



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SALE

**DEVELOPMENT
LAND**

1 Street East, DeBolt, AB

PROPERTY HIGHLIGHTS

- Subject site is in the eastern portion of the Hamlet of DeBolt AB, well located fronting Alberta Avenue & First Street East.
- Current zoning is HI Hamlet Industrial district.
- Surrounding developments consist mainly of residential, highway support services including gas (retail, cardlock and bulk products), hotel/motel and restaurant uses.
- The town's heavy and light industrial is in proximity off each side of the highway.



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PROPERTY DETAILS

Municipal Address:	1 Street East, DeBolt, AB	Land Use:	HI - Hamlet Industrial
Legal Description:	Plan 1273HW Block 2 Lots 9-13 Inclusive (single title)	Asking Price:	Market
Site Size:	±0.96 Acres (41,963 SF)		

AERIAL



OFFERING PROCESS ENVIRONMENTAL STATUS

The Vendor has conducted on-site environmental work. Upon prospective purchasers executing a Confidentiality Agreement, the Vendor will provide access to a “Confidential Data Room”, which will contain, among other documents, relevant environmental reports and the Vendor’s standard form Offer to Purchase (OTP). The information provided in the Data Room is for information only, and the Vendor makes no warranties or representations regarding the accuracy of the information. Accordingly, the Purchaser will be encouraged to review these reports and the OTP (including the schedules attached to the OTP) prior to submitting a Letter of Intent. The property will be sold as an “as is, where is” basis. The Vendor will not be completing any further environmental assessment work or providing a remediation certificate for the property prior to closing.

OFFERING PROCESS

The Vendor, Imperial Oil Limited (Imperial), will consider the submission of EOI’s on Imperial’s standard form, a copy of which will be provided to qualified Purchasers. Interested parties shall submit the EOI on terms wherein the Purchaser agrees to complete a purchase of the property on the Vendor’s standard OTP.