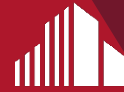
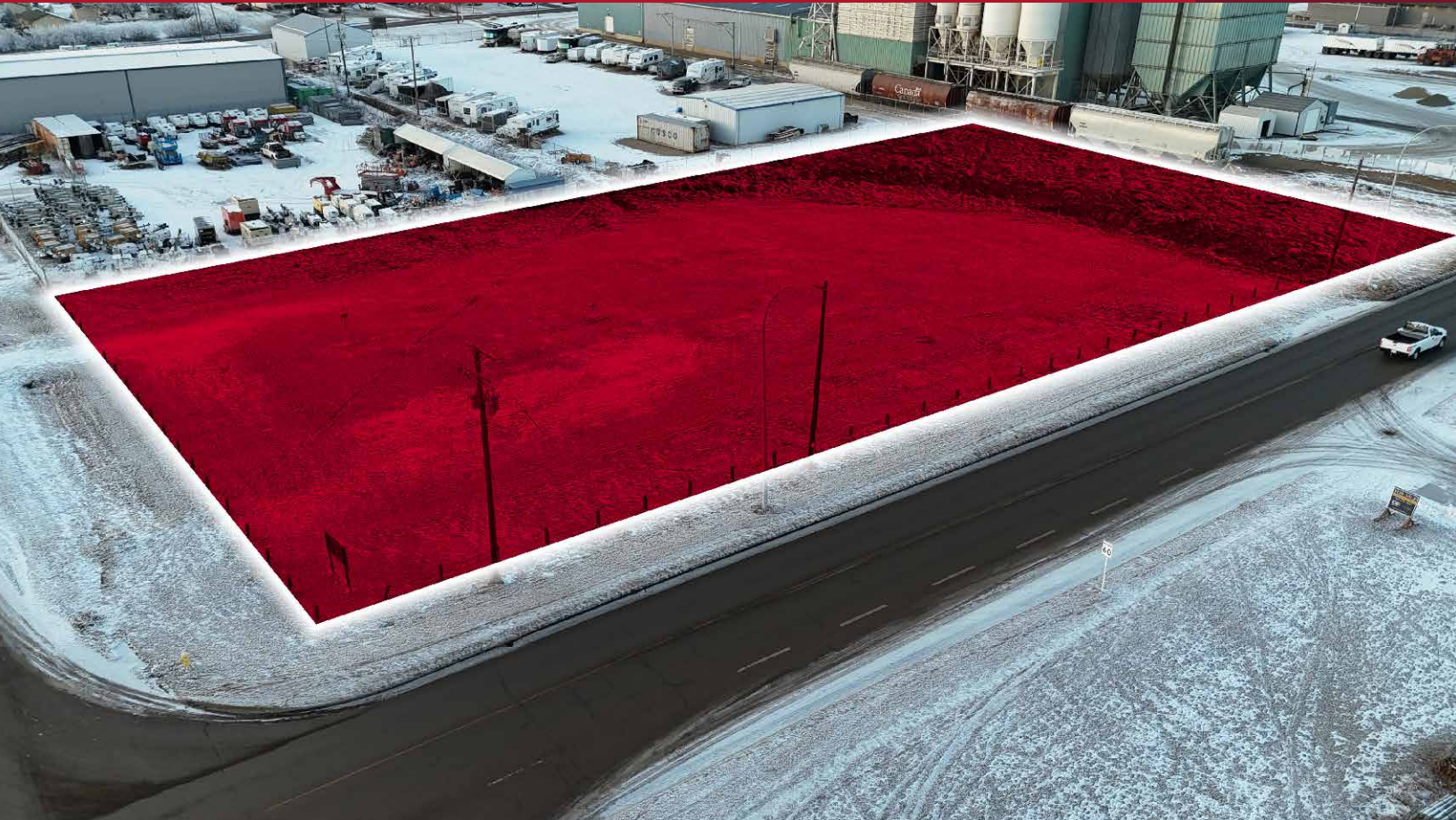


FOR SALE DEVELOPMENT LAND

4708 39 Street, Camrose, AB



**CUSHMAN &
WAKEFIELD**
Edmonton



PROPERTY HIGHLIGHTS

- Subject site is in the eastern industrial portion of the City Camrose AB, well located fronting both 47 Avenue and 39 Street.
- A few blocks north of the subject property is highway 13 which runs the entire east/west length of the city.
- Current zoning is M-1 General Industrial.
- Surrounding developments consist of industrial, distribution and business support services including lumber, gas (retail, cardlock and bulk products), and agricultural supply.
- The City's heavy and light industrial is in proximity off each side of the highway.



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Partner

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PROPERTY DETAILS

Municipal Address:	4708 39 Street Camrose, AB	Land Use:	M - 1 General Industrial District
Legal Description:	Plan 4562 Block 1 The Easterly 200 Feet In Perpendicular Width Throughout Of Lot (C)	Asking Price:	Market
Site Size:	±1.77 Acres		

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.