



**SUBJECT SITE**

**DEVELOPMENT  
LAND**

**FOR SALE**  
**1015**  
**CENTRE STREET SE**  
**HIGH RIVER ALBERTA**



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These statements are based upon the information furnished by the principal and sources, which we deem reliable - for which we assume no responsibility and is subject to verification during a formal due diligence period. This submission is made subject to prior sale, change in price or terms, or withdrawal without notice. Prospective purchasers should not construe this information as legal or tax advice. Legal counsel, accountants or other advisors should be consulted, if desired, on matters related to this presentation.

# FOR SALE

**1015 CENTRE STREET SE**  
HIGH RIVER, ALBERTA

## PROPERTY DETAILS & HIGHLIGHTS



## PROPERTY DETAILS

<b>Legal Description</b>	Plan 9110633; Lot 2
<b>Street Address</b>	1015 Centre Street SE
<b>Site Size</b>	15,330 SF (0.35 acres)
<b>Land Use</b>	CBD Central Business District
<b>Asking Price</b>	\$168,000



High River Population  
13,584 (2016)

## COMMENTS

- Located mid-block at 1015 Centre Street in High River.
- Frontage and access to the site is from curb cuts on Centre St. The lot is mostly level, and at grade with Centre St.
- The rear of the lot backs against a former railway ROW.
- Proximal neighbors are a mix of older generation commercial and industrial oriented users.
- South of the vacant site is a dated commercial multi tenant building. A car wash facility is situated north of the site.
- The zoning permits a wide range of commercial/retail uses.

## 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.