



11 STREET NW

SUBJECT SITE

16 AVENUE NW

**FOR SALE
DEVELOPMENT LAND**

**1202, 1206 & 1208
16TH AVENUE NW
CALGARY, AB**



CUSHMAN & WAKEFIELD ULC
Bow Valley Square IV
250 6th Avenue SW, Suite 2400
Calgary, AB T2P 3H7
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FOR SALE

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CALGARY, ALBERTA



PROPERTY DETAILS & HIGHLIGHTS

PROPERTY DETAILS

Legal Description:	Plan 3150P; Block 3; Lots 1-5; Excepting thereout all mines and minerals for the west half of lot 4 and the whole of lot 5
Street Address:	1202, 1206 & 1208 16 th Avenue NW
Site Size:	14,990 SF (0.34 acres)
Land Use:	C-COR1f4.0h24

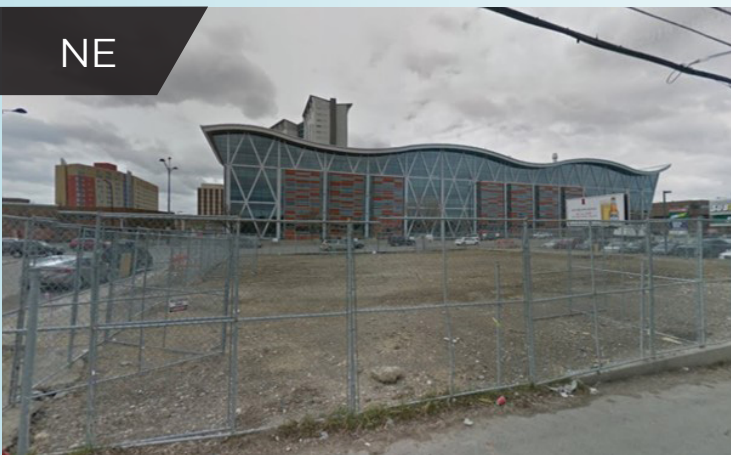


Calgary Population:
1,430,780 (2022)

SE



NE



COMMENTS

- Prime corner site located in the NW corner.
- Frontage and access to the site are proposed from 16th Ave NW, 11th St NW and the laneway.
- Neighbours to the site are main floor retail /service/quick-service restaurants in strip malls or stand-alone buildings. To the east is a free-standing restaurant; north is low density residential; west is strip centre retail; and south is Southern Alberta Institute of Technology (SAIT).
- The site is in close proximity to SAIT/ ACAD/ Jubilee LRT Station and is serviced by numerous bus routes within walking distance.
- The zoning permits a range of commercial/retail uses.
- The site is in the market on an un-priced basis.

ENVIRONMENTAL STATUS

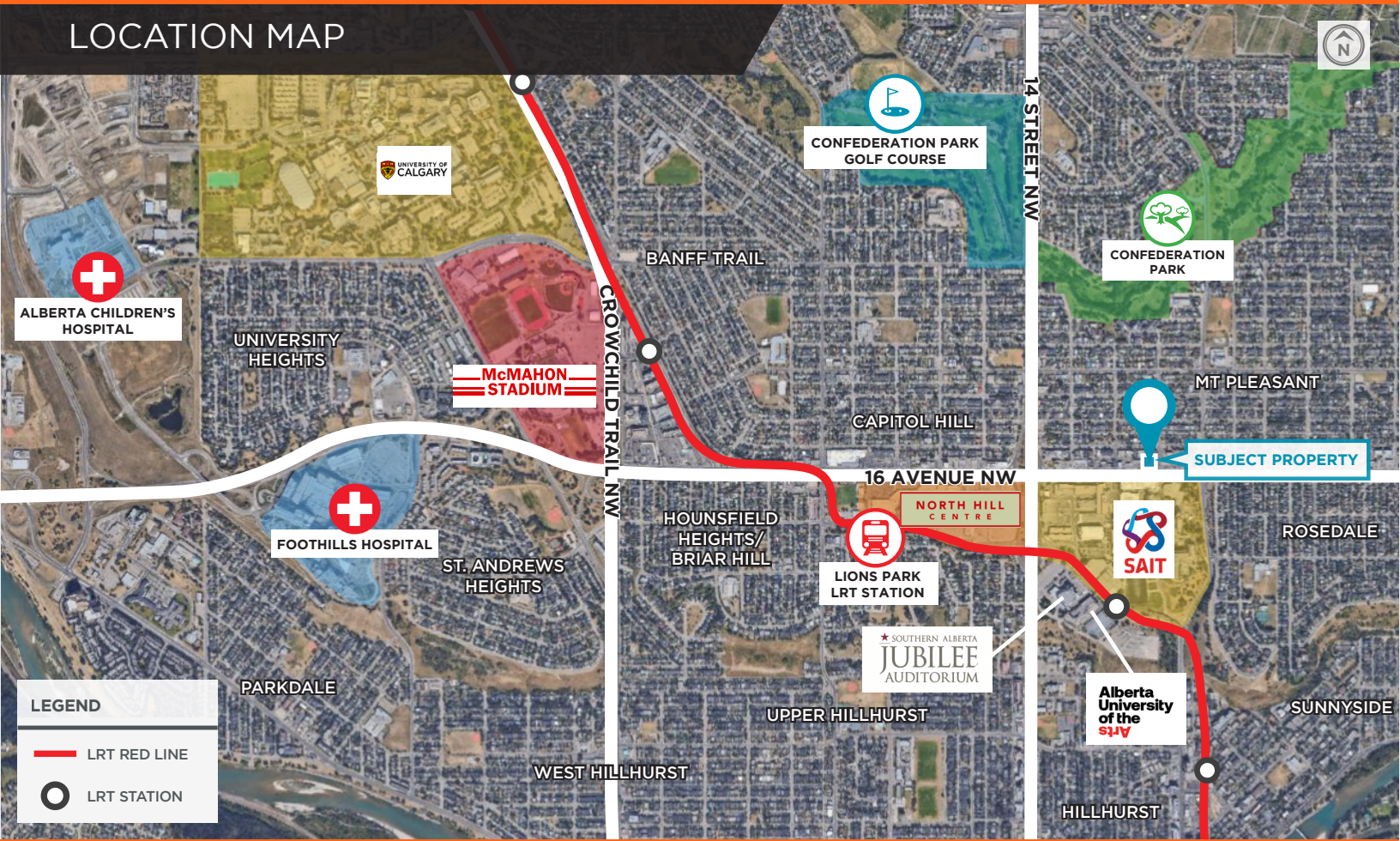
The Vendor has conducted on-site environmental work. Upon prospective purchasers executing a Confidentiality Agreement, the Vendor will provide access to a “Confidential Data Room”, which will contain, among other documents, relevant environmental reports and the Vendor’s standard form Offer to Purchase (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. The Vendor at this juncture, has yet to determine if further remediation of the site will be required; it is expected that this determination will be made in the near term.

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LOCATION MAP



25 MINUTES TO THE
CALGARY INTERNATIONAL AIRPORT



10 MINUTES TO
DOWNTOWN CALGARY



QUICK ACCESS TO S.A.I.T., UNIVERSITY
OF CALGARY, FOOTHILLS HOSPITAL
AND ALBERTA CHILDREN'S HOSPITAL

OFFERING PROCESS

The Vendor, Imperial Oil Limited (Imperial), will consider Expressions of Interest (EOI) on Imperial's standard form, a copy of which will be provided to qualified Purchasers. Interested parties shall submit EOI on terms wherein the Purchaser agrees to complete a purchase of the property on the Vendor's standard OTP. Subject to review of the environmental status of the site, the Vendor may consider a formula approach to valuation, based on whether additional remediation is required by the Purchaser, or if no further onsite work is required.

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