



49 AVENUE

51 AVENUE

45 STREET

SUBJECT SITE



DEVELOPMENT LAND

FOR SALE

4619

49 AVENUE

RED DEER, AB



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

4619 - 49TH AVENUE, RED DEER



PROPERTY DETAILS & HIGHLIGHTS



PROPERTY DETAILS:

Legal Description: Plan 5620ny; Block 24; Lot 20a

Street Address: 4619 49 Avenue

Site Size: 0.66 Acres

Land Use: C-1 Commercial (City Centre) District

Price: The site is in the market on an unpriced basis.

COMMENTS:

- Potential access points from 46th, 47th Street as well as 49 Avenue.
- Well located commercial development site, just south of Red Deer's Downtown core.
- Proximal to Red Deer Regional Hospital, Province of Alberta Government Building, Provincial Court and Red Deer City Hall.
- Proximal to significant existing Downtown Red Deer retail services and amenities.

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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.

All EOI’s will be reviewed by the Vendor after May 11, 2020.

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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.