



SUBJECT SITE

DEVELOPMENT LAND

FOR SALE

810

**CENTRE STREET N
SUNDRE ALBERTA**



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

Tom Charlton
Vice President
Investment Sales
Direct Tel: 403 261 1117
tom.charlton@cushwake.com

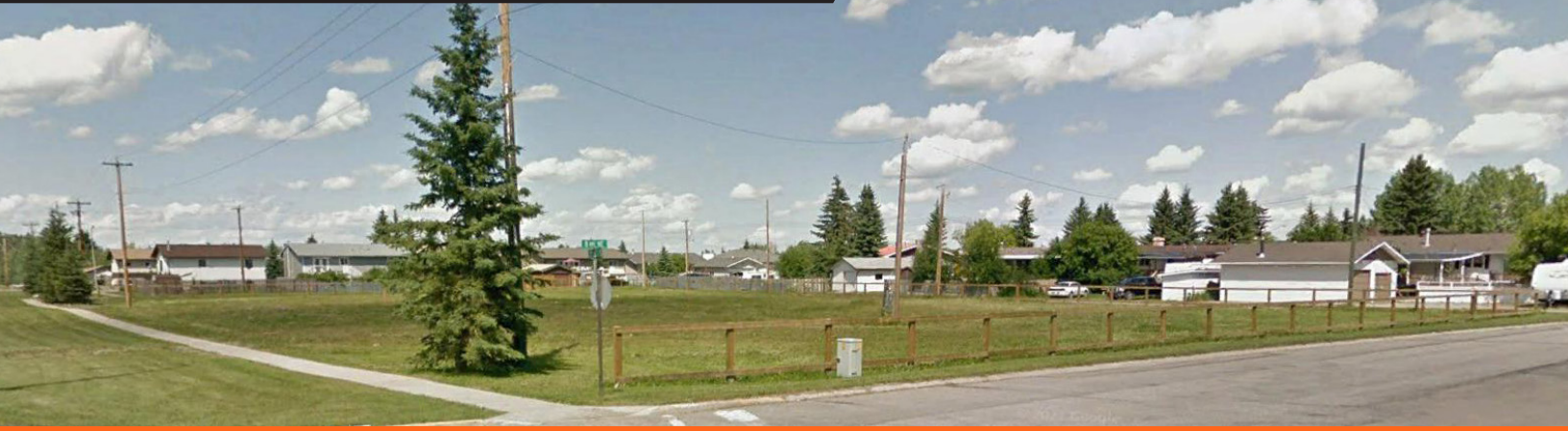
FOR SALE

810 CENTRE STREET N

SUNDRE, ALBERTA



PROPERTY DETAILS & HIGHLIGHTS



PROPERTY DETAILS

Legal Description: Plan - 4281HN; Block A

Street Address: 810 Centre Street N

Site Size: 1.55 Acres

Land Use: R1

Asking Price: Market

COMMENTS

- This flat, corner site is located along Centre Street N.
- Situated in the northern residential district.
- Accessed by Centre Street N, 8th Avenue NE and through the alleyway.
- Neighbours single-family detached housing and is in close proximity to Myron Thompson Health Centre, Sundre RCMP detachment, churches, schools and parks.
- Fully serviced.



FOR SALE

810 CENTRE STREET N

SUNDRE, ALBERTA



OFFERING PROCESS

ENVIRONMENTAL STATUS

The Vendor has conducted an on-site environmental assessment. 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 an Expression of Interest. 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. The Vendor will review EOI’s as they are received.

Tom Charlton

Vice President

Investment Sales

Direct Tel: 403 261 1117

tom.charlton@cushwake.com

CUSHMAN & WAKEFIELD ULC

BOW VALLEY SQUARE IV

250 6TH AVENUE SW, SUITE 2400

CALGARY, AB T2P 3H7

CUSHMANWAKEFIELD.COM



www.cushmanwakefield.com

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.