



SUBJECT SITE

DEVELOPMENT LAND

FOR SALE

**4911**

50 AVENUE  
WHITECOURT, ALBERTA



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

## 4911 50 AVENUE

WHITECOURT, ALBERTA



### PROPERTY DETAILS & HIGHLIGHTS

#### PROPERTY DETAILS

**Legal Description:** Plan 9622045; Area 3

**Street Address:** 4911 50 Avenue

**Site Size:** ± 0.73 acres (±31,799sf) & TBC

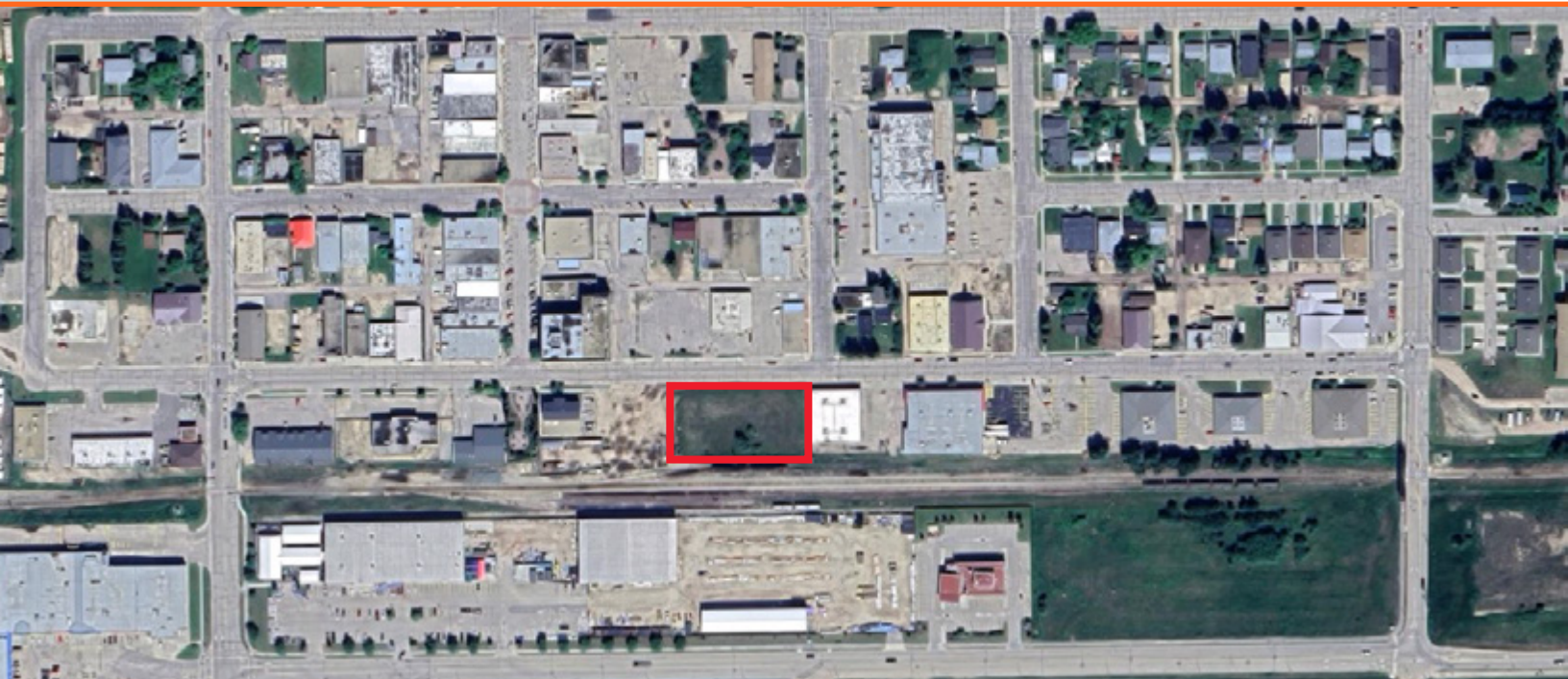
**Land Use:**

C-1 Core Commercial-Downtown  
This district is generally intended to provide for a wide variety of retail, office, and service-oriented commercial outlets, at higher densities than would normally be found in other parts of Whitecourt. It is intended to reinforce the downtown as the primary business district within Whitecourt. The regulations within the Core Commercial-Downtown District are also intended to restrict those uses which may be considered obnoxious or those involving excessive outside storage of materials, goods, and equipment.

**Asking Price:** Market

#### COMMENTS

- Flat, mid-block site surrounded by low-rise retail building to the North and East, a 2-story industrial building to the West, and railroad tracks to the South.



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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.

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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.

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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.