



**DEVELOPMENT LAND**

FOR SALE

**3710**

**17 AVENUE SE**

CALGARY, ALBERTA



**CUSHMAN & WAKEFIELD ULC**  
Bow Valley Square IV  
250 6th Avenue SW, Suite 2400  
Calgary, AB T2P 3H7  
[cushmanwakefield.com](http://cushmanwakefield.com)

**Tom Charlton**  
Vice President  
Investment Sales Direct  
Tel: 403 261 1117  
[tom.charlton@cushwake.com](mailto:tom.charlton@cushwake.com)

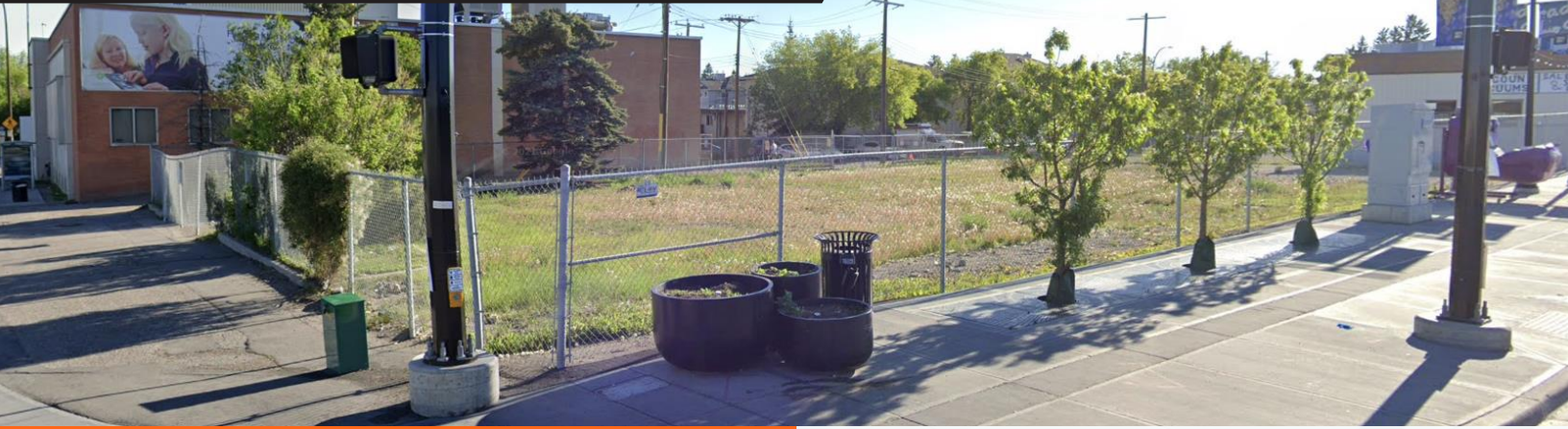
# FOR SALE

## 3710 17 AVENUE SE

CALGARY, ALBERTA



### PROPERTY DETAILS & HIGHLIGHTS



#### PROPERTY DETAILS

**Legal Description:** Plan 2700AH; Block 8; Lot A

**Street Address:** 3710 17 Avenue SE

**Site Size:** ± 0.37 acres

**Land Use:** MU-2f4.5h20 Mixed Use - Active Frontage

**Asking Price:** Market

#### COMMENTS

- Flat, corner lot located on the busy NE corner of 17th Avenue and 36th Street SE Calgary, Alberta.
- Partially paved with direct exposure to International Avenue. An all turns (signalized) intersection is at 17th and 36th.
- The site is surrounded by a variety of retail services along 17<sup>th</sup> Avenue.
- The zoning permits a wide range of commercial/ retail uses.



#### DEMOGRAPHICS (WITHIN 5 KM)

**Population:** 123,352

**Median Age:** 40

**Median Household Income:** \$77,232

**Traffic Count (Along 17<sup>th</sup> Avenue)** 28,000 vehicles per day

**FOR SALE**  
**3710 17 AVENUE SE**  
CALGARY, ALBERTA



## 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.

**Tom Charlton**  
Vice President  
Investment Sales  
Direct Tel: 403 261 1117  
[tom.charlton@cushwake.com](mailto:tom.charlton@cushwake.com)

**CUSHMAN & WAKEFIELD ULC**  
Bow Valley Square IV  
250 6th Avenue SW, Suite 2400  
Calgary, AB T2P 3H7  
[cushmanwakefield.com](http://cushmanwakefield.com)



[www.cushmanwakefield.com](http://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.