



**CUSHMAN &
WAKEFIELD**
Edmonton



FOR SALE

**DEVELOPMENT
LAND**

4610 55 Avenue,
Grimshaw, AB

55 AVENUE

PROPERTY HIGHLIGHTS

Flat, mid-block lot surrounded by industrial buildings to the East, South, and West, and railroad tracks to the North. The subject site can be accessed from 55 Avenue to the South.



Jeff McCammon CCIM
Senior Associate
[780 445 0026](tel:780-445-0026)
jeff.mccammon@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. November 16, 2023

PROPERTY DETAILS

Municipal Address: 4610 55 Avenue
Legal Description: Plan 9520876; Lot 8
Site Size: ±0.95 acres (±41,466 SF)

Land Use: M-1 Industrial District. The purpose of this land use district is to provide for industrial development.
Asking Price: Market

AERIAL



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 EOIs 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.

Jeff McCammon CCIM
Senior Associate
780 445 0026
jeff.mccammon@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. November 16, 2023