



SUBJECT SITE

DEVELOPMENT LAND

FOR SALE

2510

OAKMOOR DRIVE SW
CALGARY, ALBERTA

Additional information regarding litigation associated with the Real Property will be provided at a later time.

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 **CUSHMAN &
WAKEFIELD**

FOR SALE

2510 OAKMOOR DRIVE SW

CALGARY, ALBERTA



PROPERTY DETAILS & HIGHLIGHTS

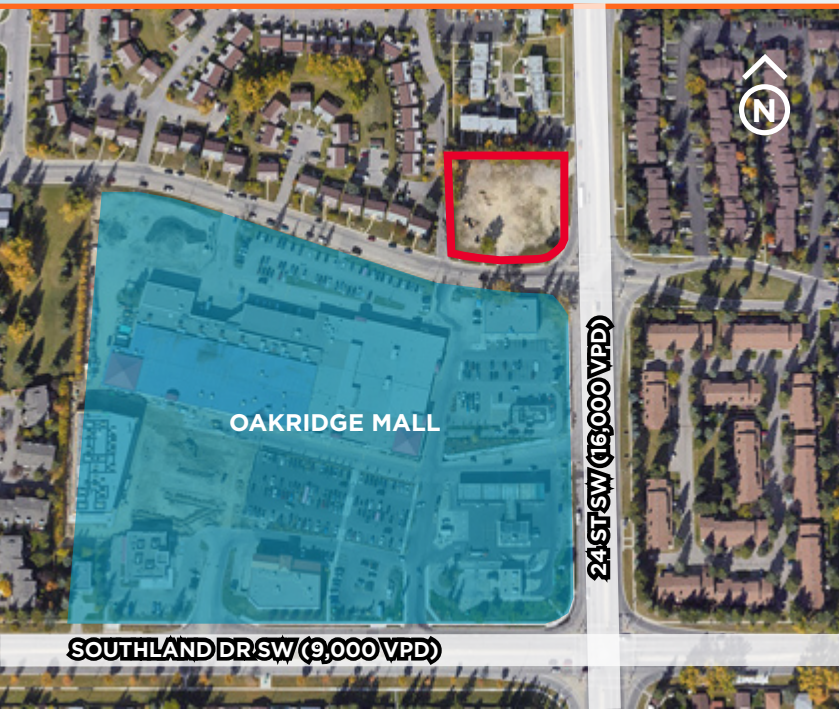


PROPERTY DETAILS

Legal Description:	Plan 7371JK; Block 2
Street Address:	2510 Oakmoor Drive SW
Site Size:	1.01 acres
Land Use:	C-N2 Commercial Neighbourhood
Asking Price:	Market
Off Site Impacts:	It is expected that the Vendor will retain any off site impacts associated with the property

COMMENTS

- Prime corner site with frontage along 24th Street SW.
- Site access may be provided from 24th Street SW or Oakmoor Drive SW.
- The parcel is located just south of the Glenmore Reservoir in the prominent Calgary community of Oakridge.
- The site is shadow anchored by Oakridge Mall and is surrounded by residential housing. Located in close proximity to South Glenmore Park, multiple schools, and numerous parks.



28 MINUTES TO THE CALGARY INTERNATIONAL AIRPORT



19 MINUTES TO DOWNTOWN CALGARY



QUICK ACCESS TO MOUNT ROYAL UNIVERSITY, ROCKY VIEW GENERAL HOSPITAL AND THE MACLEOD TRAIL RETAIL CORRIDOR

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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.

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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.