



2 STREET N

TOWNSHIP ROAD 131A

3 AVENUE N

VETERANS MEMORIAL HIGHWAY

2 AVENUE N



DEVELOPMENT LAND FOR SALE

114 - 2 AVENUE N

VAUXHALL, AB



# 114 - 2 AVENUE N

## VAUXHALL, AB

### The Opportunity

On behalf of Imperial Oil Limited (the “Vendor”), Cushman & Wakefield ULC (“C&W”) is pleased to present 114 - 2 Avenue N, Vauxhall, AB (the “Property”) to the market. The rectangular Property is comprised of approximately 13,939 square feet and is located on the east side of Vauxhall with direct access onto Veterans Memorial Highway (Highway 36).

### Property Details

<b>District:</b>	Town of Vauxhall
<b>Zoning:</b>	HC (Highway Commercial)
<b>Legal Description:</b>	Plan 760CM, Block 16, Lots 2-5
<b>Available Area:</b>	±13,939 sf (±0.32 acres)
<b>Asking Price:</b>	Market
<b>Property Taxes:</b>	TBV
<b>Tax Assessed Value:</b>	\$23,000 (2025)
<b>Available:</b>	Immediately

### Highlights

- Rectangular lot
- Exposure onto Veterans Memorial Highway (Highway 36)
- Many nearby amenities

## ZONING

### HC (HIGHWAY COMMERCIAL)

#### Permitted Uses

- Auto sales and service
- Convenience stores
- Drive-in/drive-through restaurants
- Driveways
- Hotels/motels
- Restaurants
- Service stations/gas bars
- Shipping container, temporary
- Signs in accordance with Schedule 7
- Veterinary clinics (2)

#### Discretionary Uses

- Accessory buildings and uses
- Car washes
- Commercial recreation
- Farm machinery/industrial machinery sales, rental and service
- Farmers markets
- Funeral homes
- Garden centres
- Lumberyards/building supplies
- Offices
- Parking facilities
- Shipping container, permanent
- Signs in accordance with Schedule 7
- Truck stops
- Truck washes
- Utilities
- Workshops



# 114 - 2 AVENUE N

## VAUXHALL, AB

### 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 material 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 (EOI). The Property will be sold on 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.

### Offer Submission

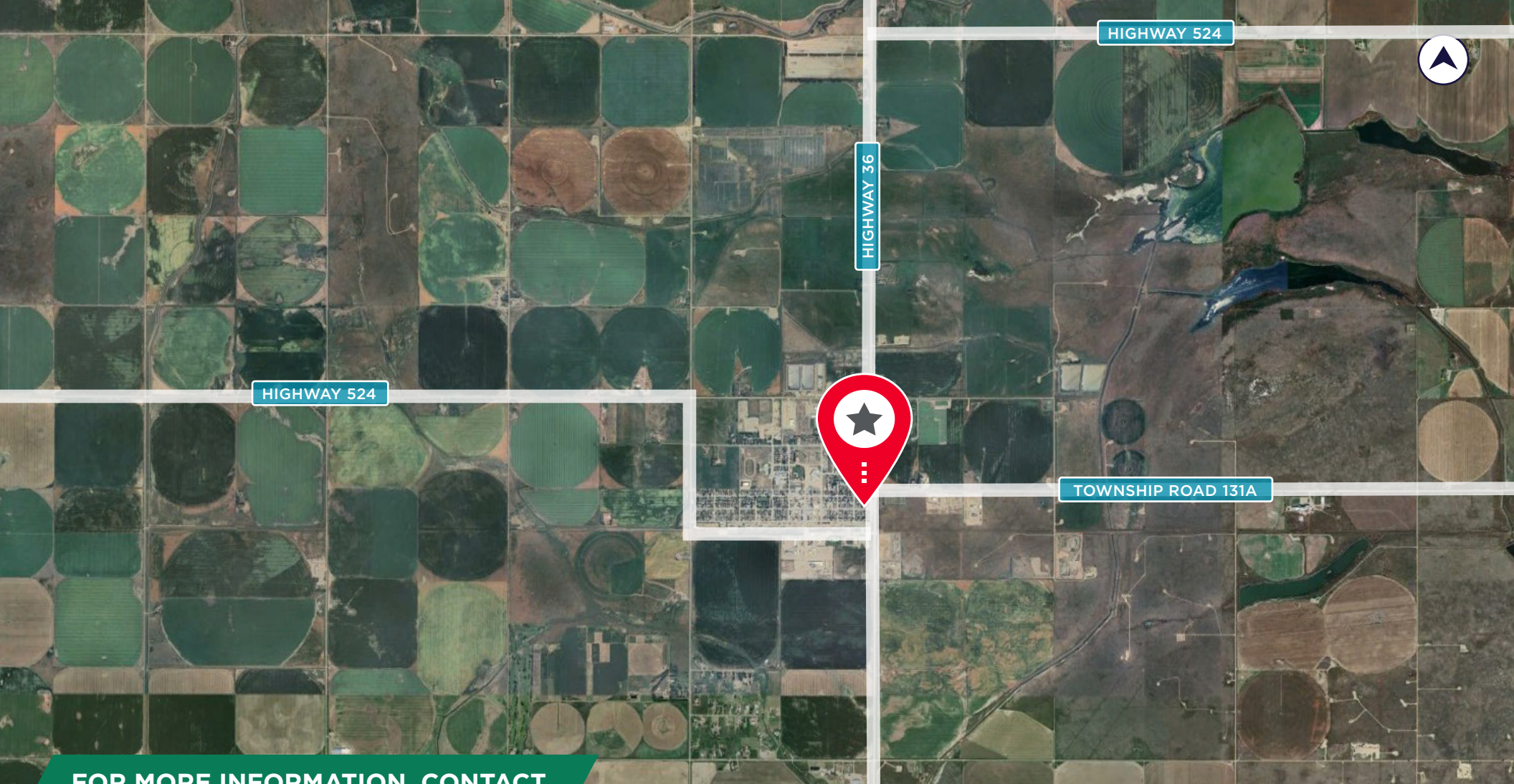
The Vendor will consider EOI submissions on the Vendor’s standard form, a copy of which will be provided to qualified Purchasers. Interested parties shall submit the EOI on terms wherein the Purchaser agrees to engage their own environmental consultant to review and provide a remedial cost estimate, and including proposed site use post-closing, submitting an EOI knowing the full extent of estimated remediation costs. It is expected that remediation costs will exceed tax assessed value of the Property. Subject to review by the Vendor, and if terms are deemed acceptable for recommendation to senior management, the Vendor will then instruct their counsel to prepare a formal OTP.

Alternatively, in certain circumstances the Vendor may consider and will need to complete additional site assessment work, and/or develop a suitable Risk Management Plan (RMP), which may be beneficial and to be adhered to by the Purchaser post-closing of a transaction; depending on the site, these requirements may take up to 12 months from submission of an EOI/execution of OTP.

The Vendor may add to the OTP a Vendor’s Condition for such a RMP, to be waived upon completion/approval of the RMP; this RMP approval will then commence the Purchaser’s Due Diligence Condition, relating to the then current site status and any constraints to be imposed by the Vendor post-closing of the transaction. Any costs incurred by a Purchaser (environmental reviews, legal, etc) are borne solely by the Purchaser and at the sole risk of the Purchaser. The Vendor will file a Restrictive Covenant upon closing, restricting future petroleum uses on site.







## FOR MORE INFORMATION, CONTACT

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