

2 AVENUE W

4 STREET W

3 STREET W

RAILWAY AVENUE W



DEVELOPMENT LAND FOR SALE

401 RAILWAY AVENUE W

HANNA, AB



CUSHMAN &  
WAKEFIELD

# 401 RAILWAY AVENUE W

## HANNA, AB

### The Opportunity

On behalf of Imperial Oil Limited (the “Vendor”), Cushman & Wakefield ULC (“C&W”) is pleased to present 401 Railway Avenue W, Hanna, AB (the “Property”) to the market. The rectangular Property is comprised of approximately 33,977 square feet and is located on the south end of Hanna with good access onto Highway 9 and Palliser Trail.

### Property Details

<b>District:</b>	Town of Hanna
<b>Zoning:</b>	I (Industrial District)
<b>Legal Description:</b>	Plan 9710179, Block 2 (for railway purposes)
<b>Available Area:</b>	±33,977 sf (±0.78 acres)
<b>Lots Dimensions:</b>	272' x 125' (approx.)
<b>Asking Price:</b>	Market
<b>Property Taxes:</b>	\$211.03 (2025)
<b>Tax Assessed Value:</b>	\$11,890 (2025)
<b>Available:</b>	Immediately

### Highlights

- Rectangular lot
- Good access onto Highway 9 and Palliser Trail
- Exposure and frontage onto Railway Avenue W
- Many nearby amenities

## ZONING I (INDUSTRIAL DISTRICT)

### Permitted Uses

- Accessory Building
- Accessory Building, Fabric Covered
- Accessory Building, Shipping Container
- Agricultural Supply Depot
- Auction Facility – No Livestock
- Auto Body Shop
- Automotive Repair and Service
- Building Supply Centre
- Bulk Fuel Station
- Car Wash
- Contractor Services
- Equipment Rental Shop
- Food Processing Storage and Sales
- Gas Bar and Service Station
- Greenhouse
- Heavy Equipment Sales and Service
- Manufacturing, Heavy
- Manufacturing, Light
- Print Shop
- Public Building
- Recycling Depot
- Renewable Energy System, Attached
- Retail store
- Self-Storage Facility
- Sign (Sign type 1, 2, 3, 4, 5, 6, 7, 10)
- Storage Yard
- Utilities
- Veterinary Clinic
- Warehousing and Distribution

### Discretionary Uses

- Adult Entertainment Facility
- Artist Studio
- Athletic and Recreational Facility, Indoor
- Athletic and Recreational Facility, Outdoor
- Auction Facility
- Cannabis Production Facility
- Dwelling Unit (one accessory to an industrial use)
- Kennel
- Park
- Renewable Energy System, Freestanding
- Sign\*\* (Sign type 6, 8)
- Waste Transfer Station
- Work Camp
- Wrecker and Salvage



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### 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

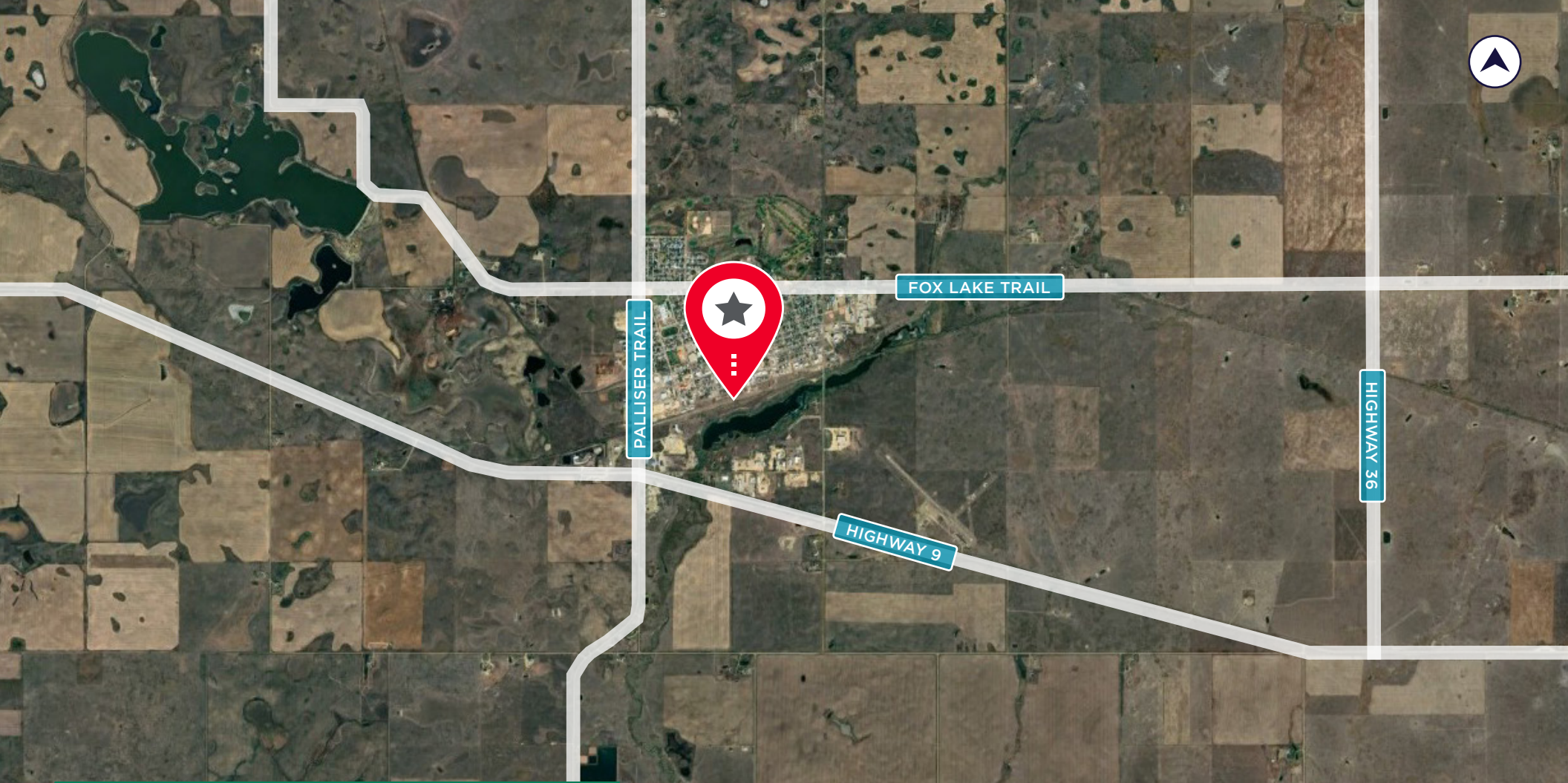
The Vendor will consider EOI submissions on the Vendor’s standard form, a copy of which will be provided to qualified Purchasers. Interested parties shall submit the EOI on terms wherein the Purchaser agrees to engage their own environmental consultant to review and provide a remedial cost estimate, 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

SEAN FERGUSON  
Associate Vice President  
Industrial Sales & Leasing  
+1 403 615 1893  
[sean.ferguson@cushwake.com](mailto:sean.ferguson@cushwake.com)

ALAN FARLEY  
Associate Vice President  
Industrial Sales & Leasing  
+1 403 797 5024  
[alan.farley@cushwake.com](mailto:alan.farley@cushwake.com)

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

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