



3 STREET W

HIGHWAY 5

1 STREET W

DEVELOPMENT LAND FOR SALE

1 STREET WEST

MAGRATH, AB



**CUSHMAN &
WAKEFIELD**

1 STREET WEST

MAGRATH, AB

The Opportunity

On behalf of Imperial Oil Limited (the “Vendor”), Cushman & Wakefield ULC (“C&W”) is pleased to present approximately 8,620 sf (±0.20 acres) of development land in Magrath, AB (the “Property”) to the market. The rectangular Property is zoned LI (Light Industrial) and offers good access onto Highway 5 and 1 Street W (Highway 62).

Property Details

District:	Town of Magrath
Zoning:	LI (Light Industrial)
Legal Description:	Meridian 4, Range 22, Township 5, Section 35, Portion of the South West Quarter
Available Area:	±8,620 sf (±0.20 acres)
Asking Price:	Market
Property Taxes:	TBV
Tax Assessed Value:	\$15,520.00 (2024)
Available:	Immediately

Highlights

- 2 separately titled lots
- Good access onto Highway 5 and 1 Street West (Highway 62)

ZONING

LI (LIGHT INDUSTRIAL)

Permitted Uses

- Accessory development to an approved permitted use
- Accessory development to an
- Auto body repair and paint shop
- Automotive repair and service
- Automotive sales
- Building supplies store
- Business support services
- Car wash
- Contractor, building and trade
- Equipment sales and service
- Garden centre
- Horticultural operation
- Light fabrication shop
- Manufacturing, light
- Mini storage facility
- Retail, small-scale
- Service station
- Shipping container, permanent (≤2)
- Shipping container, temporary
- Sign types: 1, 2, 3, 5, 6
- Single-detached dwelling (existing)
- Solar collector, attached
- Utility
- Veterinary clinic, small animal
- Warehouse, retail
- Warehouse, wholesale

Discretionary Uses

- Accessory development to an approved discretionary use
- Bulk fuel storage and sales
- Cannabis production facility
- Concrete batch plant
- Contractor, heavy duty equipment
- Educational institution
- Farmer’s market
- Farm/industrial machinery sales & service
- Feed mill/grain elevator
- Fertilizer storage and sales
- Food processing facility
- Food store
- Funeral home
- Government services
- Indoor recreation facility
- Kennel
- Manufacturing, heavy
- Office
- Outdoor storage
- Parking facility
- Pet care services
- Recycling facility
- Renewable energy, commercial/industrial
- residential accommodation in conjunction with an industrial use
- Restaurant
- Retail, large-scale
- Salvage yard
- Sand blasting facility
- Seed cleaners and storage
- Sign types: 7, 8, 9, 10
- Small wind energy system, types A & B
- Solar collector, freestanding
- Truck transportation depot
- Veterinary clinic, large animal

1 STREET WEST MAGRATH, 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.

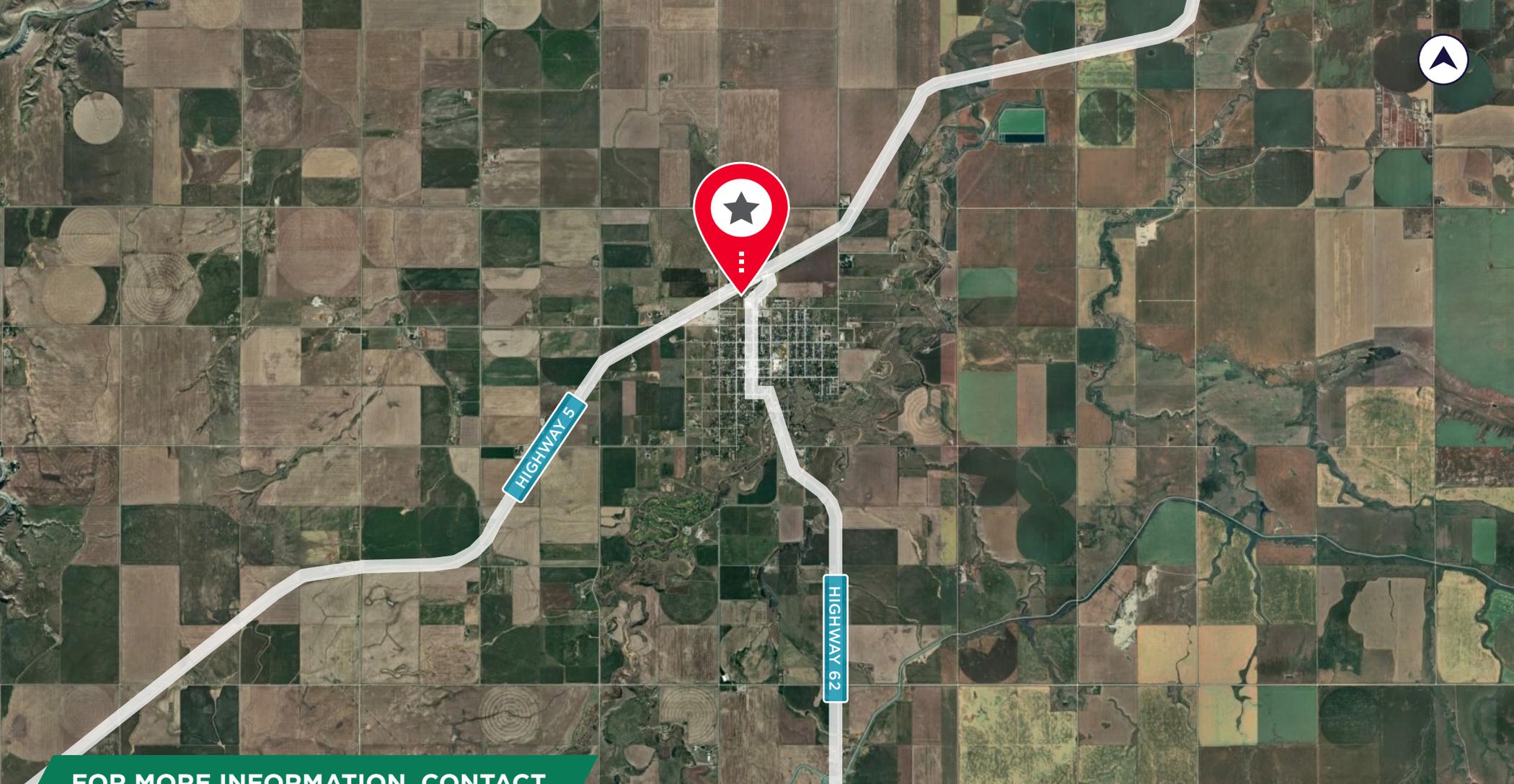
Offer Submission

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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