



**DEVELOPMENT LAND**

**FOR SALE**  
**1001**  
**MAYOR MAGRATH DRIVE S**  
**LETHBRIDGE, ALBERTA**



**CUSHMAN & WAKEFIELD ULC**  
Bow Valley Square IV  
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# FOR SALE

## 1001 MAYOR MAGRATH DRIVE S

LETHBRIDGE, ALBERTA



### PROPERTY DETAILS

**Legal Description:** Plan 100HP; Block 1; Lot 18

**Street Address:** 1001 Mayor Magrath Drive S

**Site Size:** 10,602 SF (0.24 acres)

**Land Use:** C-H Highway Commercial

**Asking Price:** Un-priced

### COMMENTS

- Flat corner site located on the busy SE corner of Parkside Drive and Mayor Magrath Drive.
- Site access proposed from eastbound South Parkside Drive and northbound on Mayor Magrath Drive S.
- Neighbours in proximity are main floor retail/service/quick service restaurants in strip malls or stand alone buildings, as well as numerous hospitality facilities.



Lethbridge Population:  
101,324 (2020)



30,000 VPD on Mayor  
Magrath Drive S



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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 an Expression of Interest. 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.