



CROWSNEST HWY

SUBJECT SITE

2 AVENUE S

3 AVENUE S

DEVELOPMENT LAND

FOR SALE

1611

2ND AVENUE S
LETHBRIDGE, ALBERTA



CUSHMAN & WAKEFIELD ULC
Bow Valley Square IV
250 6th Avenue SW, Suite 2400
Calgary, AB T2P 3H7
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FOR SALE

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LETHBRIDGE, ALBERTA



PROPERTY DETAILS & HIGHLIGHTS



PROPERTY DETAILS

Legal Description:	Plan: 4;21;8;32;NW
Street Address:	1611 2nd Ave S
Site Size:	39,775 SF (0.91 acres)
Land Use:	C-G General Commercial
Asking Price:	\$525,000

COMMENTS

- Flat mid-block site located along 2nd Avenue, back against Hwy 3 to the north with limited exposure.
- Frontage and access to the site from curb cuts on 2nd Avenue.
- Neighbors proximal to the site are predominantly commercial service tenants, including a Harley Davidson dealership.
- The zoning permits a wide range of commercial/retail uses.



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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.