



**DEVELOPMENT LAND FOR SALE**

**5505 - 17 AVENUE SE**

CALGARY, AB



**CUSHMAN &  
WAKEFIELD**



# 5505 - 17 AVENUE SE

## CALGARY, AB

### The Opportunity

On behalf of Cenovus (the “Vendor”), Cushman & Wakefield ULC (“C&W”) is pleased to present 5505 - 17 Avenue SE, Calgary, AB (the “Property”) to the market. The Property is comprised of approximately 1.44 acres and is located in the established community of Forest Lawn. The Property is rectangular in shape and has approximately 341 feet of frontage onto International Avenue (17<sup>th</sup> Avenue SE).

### Property Details

District:	Forest Lawn Industrial
Zoning:	C-COR3f1.0h12 (Commercial Corridor 3)
Legal Description:	Plan 0511312, Block 4, Lot 9
Available Area:	±1.44 acres
Asking Price:	\$2,500,000
Property Taxes:	\$61,338.37 (2025)
Available:	Immediately

### Highlights

- Corner lot with 4 access points
- Area is serviced by public transportation (MAX Purple)
- Many nearby amenities along 17<sup>th</sup> Avenue SE (International Avenue)
- Excellent access to Stoney Trail and 52<sup>nd</sup> Street SE
- Flexible zoning allows for a variety of uses
- Close proximity to Elliston Park and East Hills Shopping Centre





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### Environmental Status

The Vendor has conducted on-site environmental work. Upon execution of a Confidentiality Agreement, C&W will provide access to a Confidential Data Room which will contain relevant environmental reports among other documents including the Vendor's standard form of Offer to Purchase.

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. The purchaser is required to have its consultants review these reports and the form of Offer to Purchase prior to submitting a Letter of Intent. The Property will be sold on an "as-is, where-is" basis. The Vendor will not be completing any further environmental assessment work and will not be providing a remediation certificate for the Property prior to closing.

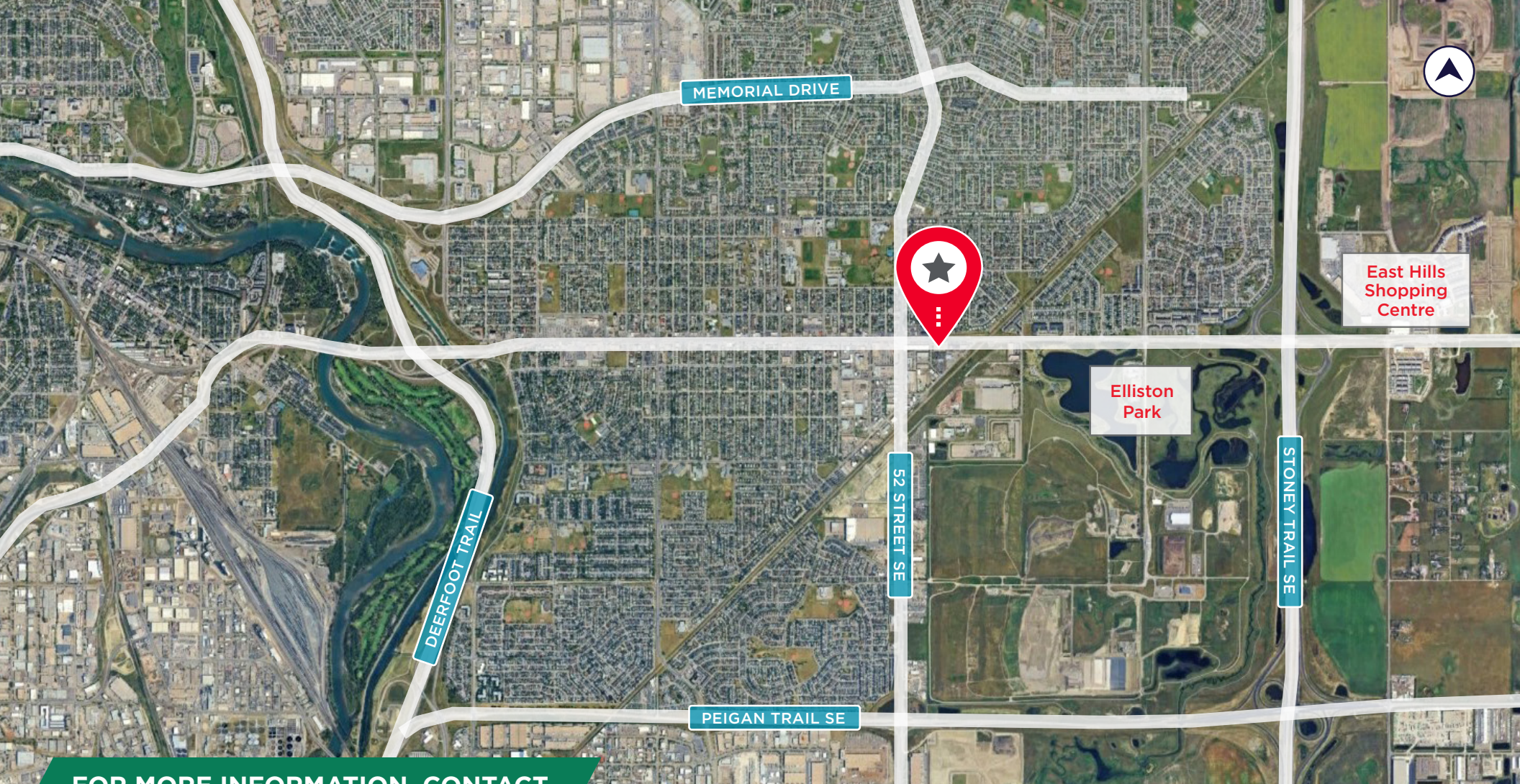
### Offer Submission

The Vendor will consider Letter of Intent ("LOI") submissions as received on the Vendor's standard form, a copy of which will be provided to qualified purchasers. Prior to reviewing any LOI, the Vendor requires assurances that the purchaser has engaged its own environmental consultant which has reviewed to the full extent and has provided a remedial cost estimate for the purchaser's intended use of the Property. Subject to review by the Vendor, and if terms are deemed acceptable for recommendation to senior management, the Vendor will instruct their counsel to prepare a formal Offer to Purchase.

Any costs incurred by a purchaser (environmental reviews, legal etc.) are borne solely by the purchaser and at the sole risk of the purchaser. Purchaser's agent's compensation will be the responsibility of the purchaser.







## 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)

TOM CHARLTON  
Vice President  
Investment Sales/Capital Markets Group  
+1 403 512 6696  
[tom.charlton@cushwake.com](mailto:tom.charlton@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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