



KANANASKIS ROAD (HWY 541)

COWBOY TRAIL (HWY 22)

DEVELOPMENT LAND FOR SALE

11 KANANASKIS ROAD

LONGVIEW, AB



CUSHMAN &
WAKEFIELD

11 KANANASKIS ROAD

LONGVIEW, AB

The Opportunity

On behalf of Cenovus (the “Vendor”), Cushman & Wakefield ULC (“C&W”) is pleased to present 11 Kananaskis Road, Longview, AB (the “Property”) to the market. The rectangular Property is comprised of approximately 16,988 square feet and is located on the north edge of Longview at the corner of Highway 22 and Highway 541.

Property Details

District:	Longview, Foothills County
Zoning:	C-HWY (Highway - Commercial)
Legal Description:	Plan 7710990, Block A, Lot 1
Available Area:	±16,988 sf (±0.39 acres)
Asking Price:	\$50,000
Property Taxes:	\$2,512.53 (2025)
Available:	Immediately

Highlights

- Prime location at the corner of Highway 22 and Highway 541
- Many nearby amenities
- Flexible zoning allows for a variety of uses

ZONING

C-HWY (Highway Commercial)

Permitted Uses

- Automotive and Recreational Vehicles Sales/Rental Establishment, Light
- Automotive and Equipment Repair Shop, Light
- Car and Truck Washing Establishment
- Drive-in Restaurants
- Garages, Public
- Gas Bars
- Hotels and Motels
- Office Uses
- Parks
- Eating and Drinking Establishments
- Service Stations

Discretionary Uses

- Automotive and Recreational Vehicles sales/Rental Establishment, Heavy
- Automotive and Equipment Repair Shop, Heavy
- Commercial Communications (CC) Facility
- Communications Tower, Small Radio
- Drinking Establishment
- Greenhouse, Commercial
- Industrial Vehicle and Equipment Sales/Rental Establishment
- Industrial Service Shops
- Parking Lots
- Public and Quasi-Public Buildings, Installation and Facilities
- Repair and Service Shops
- Retail Stores
- Signs
- Veterinarian Clinic

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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.

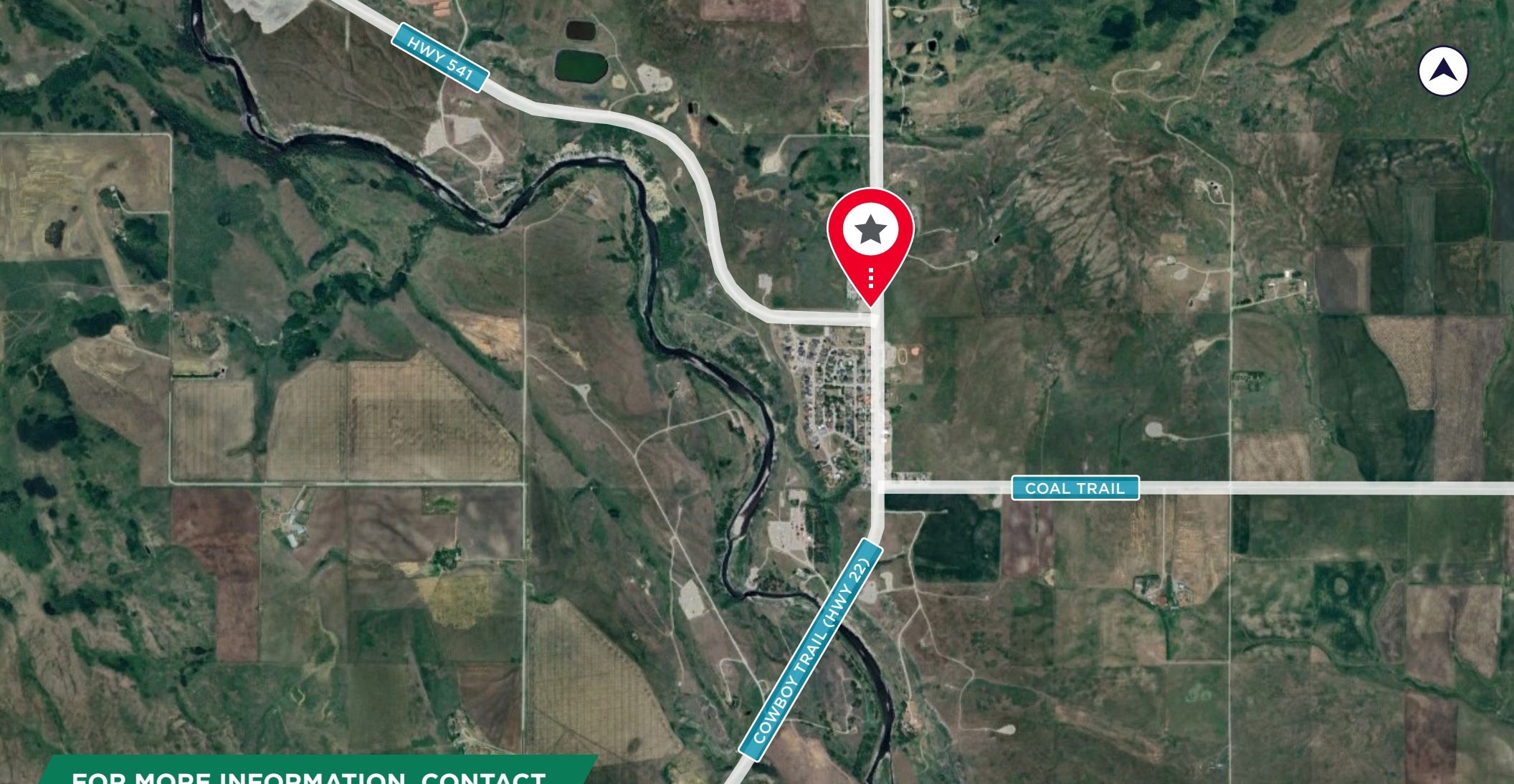
The material provided in the Data Room is for information only, and the Vendor makes no warranties or representations regarding the accuracy of the information. The purchaser is required to have its consultants review these reports prior to submitting a Letter of Intent. The Property will be sold on 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

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