



TRANS CANADA HIGHWAY

EDMONTON TRAIL

DEVELOPMENT LAND FOR SALE

421 - 16 AVENUE NE

CALGARY, AB



CUSHMAN &  
WAKEFIELD



# 421 - 16 AVENUE NE

## CALGARY, AB

### The Opportunity

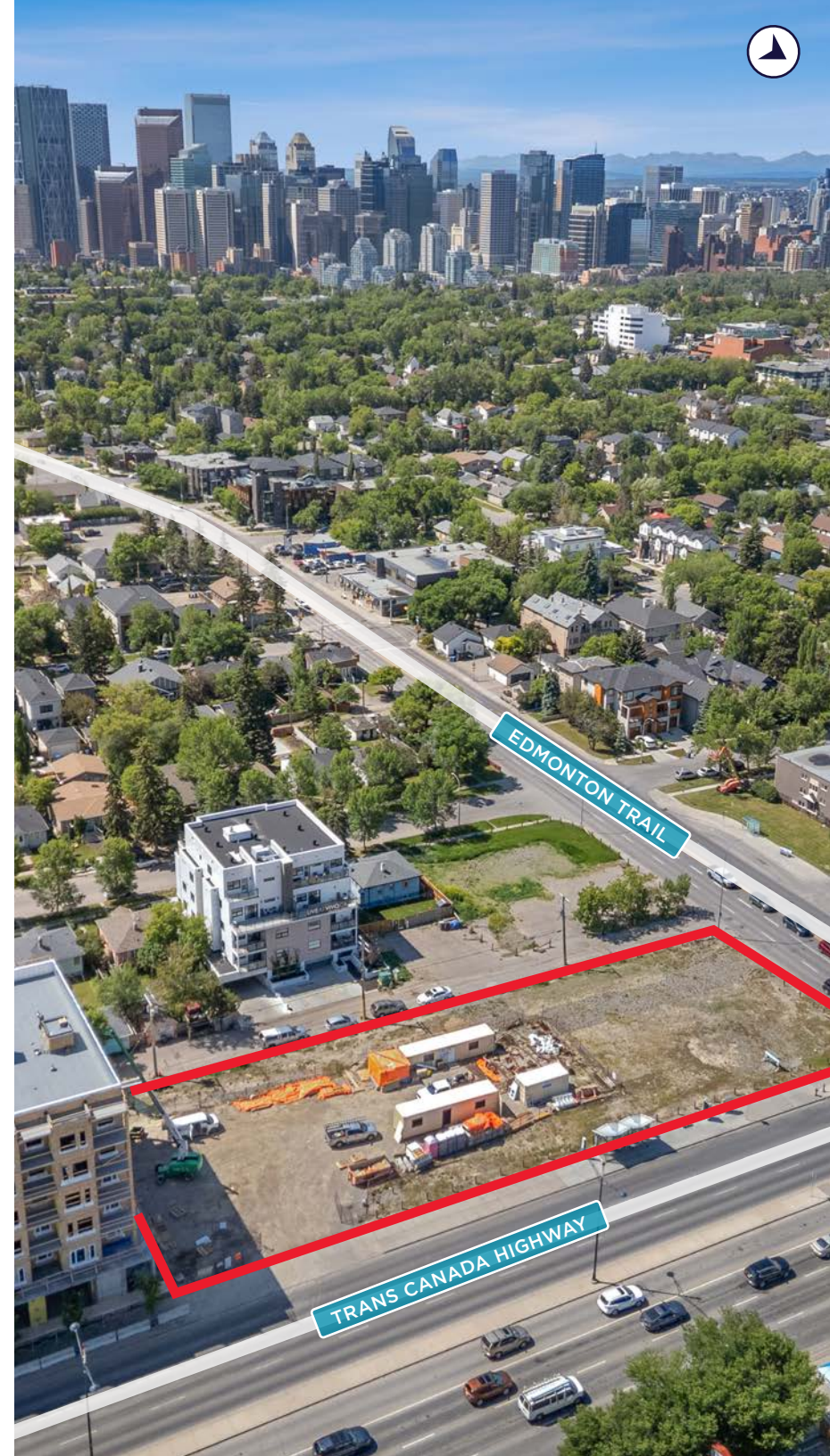
On behalf of Cenovus (the “Vendor”), Cushman & Wakefield ULC (“C&W”) is pleased to present 421 - 16 Avenue NE, Calgary, AB (the “Property”) to the market. The Property is comprised of approximately 33,369 square feet and is located in the inner-city neighbourhood of Renfrew. The Property is rectangular in shape and offers approximately 276 feet of direct exposure onto the Trans Canada Highway (16<sup>th</sup> Avenue NE).

### Property Details

<b>District:</b>	Renfrew
<b>Zoning:</b>	C-COR2f4.5h28 (Commercial Corridor 2)
<b>Legal Description:</b>	Plan 0912886, Block 42, Lot 49
<b>Available Area:</b>	±33,369 sf (±0.766 acres)
<b>Asking Price:</b>	\$6,200,000
<b>Property Taxes:</b>	\$65,267.52 (2025)
<b>Available:</b>	Immediately

### Highlights

- Possible to purchase with the ±13,164 sf property to the south (1600 Edmonton Trail, 406/408 - 15 Avenue NE)
- Inner-city, corner lot at the intersection of Edmonton Trail and 16<sup>th</sup> Avenue NE (Trans Canada Highway)
- Access onto Edmonton Trail, 16<sup>th</sup> Avenue NE, and alleyway
- Area is serviced by public transportation (MAX Orange)
- Many nearby amenities along 16<sup>th</sup> Avenue NE (Trans Canada Highway)
- Flexible zoning allows for a variety of uses





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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.

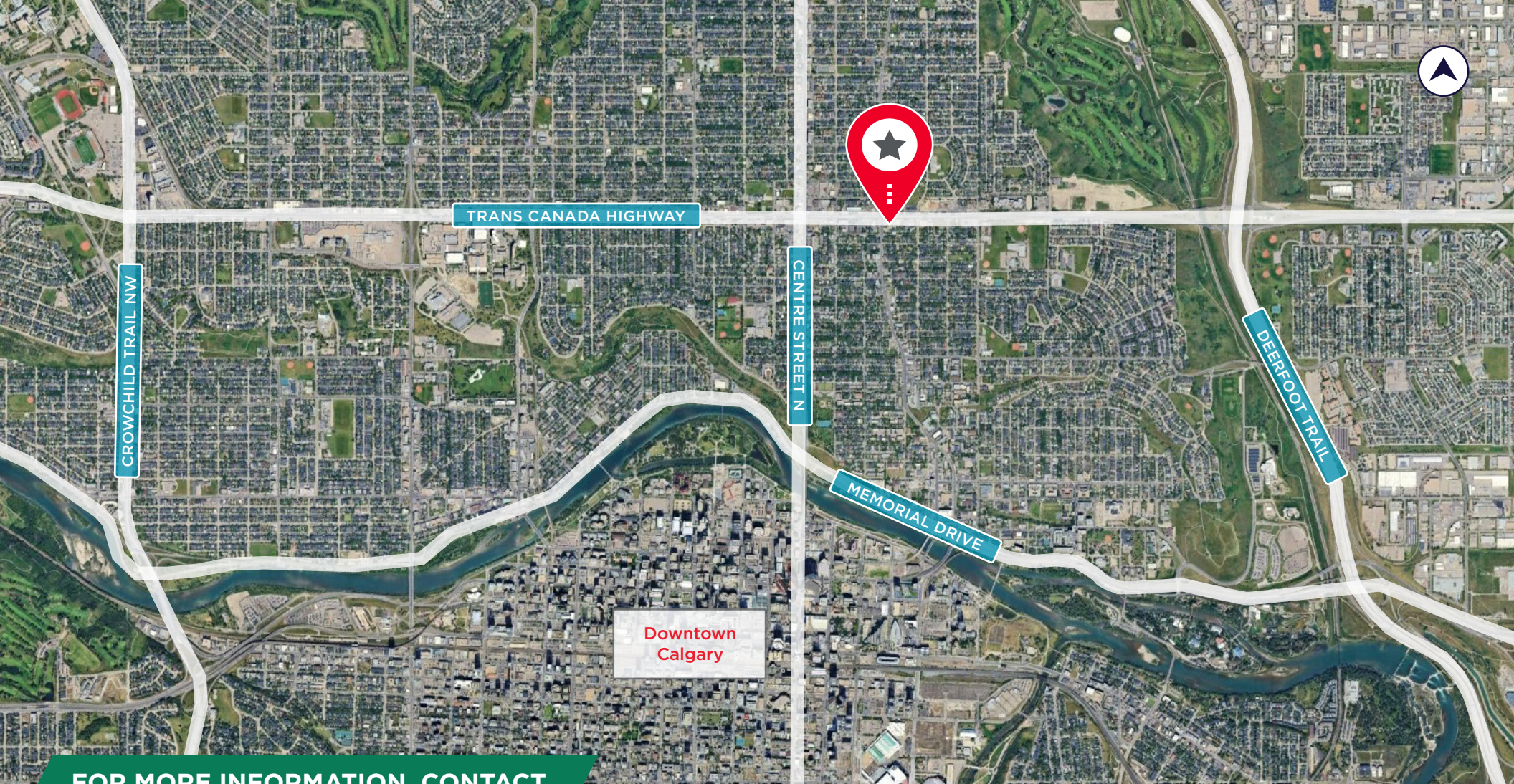
### Offer Submission

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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