



**CUSHMAN &  
WAKEFIELD**  
Edmonton

# FOR SALE DEVELOPMENT LAND

4908 43 Street,  
Rocky Mountain House, AB

## PROPERTY HIGHLIGHTS

Flat, mid-block site surrounded by low-rise industrial buildings. The site has direct access from 43rd Street.



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## PROPERTY DETAILS

**Municipal Address:** 4908 43 Street,  
Rocky Mountain House, AB

**Legal Description:** Plan 927TR; Block 61; Lot 19

**Site Size:** ± 2.07 acres (±90,169 SF)

**Land Use:** I - General industrial district to provide for a wide range of industrial businesses, supportive commercial uses, and related services whose activities may be incompatible in commercial districts.

**Asking Price:** Market

## AERIAL



## 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 a Letter of Intent. 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.