



SUBJECT SITE

DEVELOPMENT LAND

FOR SALE
1601
KENSINGTON RD NW
CALGARY, AB



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

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FOR SALE

1601 KENSINGTON ROAD NW

CALGARY, AB



PROPERTY DETAILS:

Legal Description:	Plan 51510; Block 1; Lots 1 & 2 Excepting thereout a corner cut off on plan 4312JK containing a portion of lot 1 (as to surface only)
Street Address:	1601 Kensington Road NW
Community:	Hillhurst
Site Size:	10,280 SF (0.24 Acres)
Land Use:	C-COR f2.8h16 Commercial Corridor 2

COMMENTS:

- Flat level site, on the south west corner of the intersection of 14th Street and Kensington Road NW
- Well located inner city development site in west Kensington
- Proximal to Downtown core, Beltline, SAIT, University of Calgary, Foothills Hospital and Alberta's Children's Hospital
- Hillhurst/Sunnyside Area Redevelopment Plan indicates this area can be Regional Mixed-Use for future development and will allow for a 5.0 FAR with 26m building height
- The site is in the market on an unpriced basis



Easy Access to Memorial Drive and Bow Trail SW



6 minute drive to Downtown Calgary



24 minute drive to Calgary International Airport

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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 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.

All EOI's will be reviewed by the Vendor after May 11, 2020.

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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.