



DEVELOPMENT LAND FOR SALE

PLAN 9721064, BLOCK 1

BYEMOOR, AB

 CUSHMAN &
WAKEFIELD

PLAN 9721064, BLOCK 1

BYEMOOR, AB

The Opportunity

On behalf of Imperial Oil Limited (the “Vendor”), Cushman & Wakefield ULC (“C&W”) is pleased to present Plan 9721064, Block 1, Byemoor, AB (the “Property”) to the market. The rectangular Property is comprised of approximately 1.06 acres and offers good access onto Highway 589 and Highway 855.

Property Details

District:	Hamlet of Byemoor
Zoning:	A (Agriculture)
Legal Description:	Plan 9721064, Block 1
Available Area:	±1.06 acres
Asking Price:	Market
Property Taxes:	TBV
Tax Assessed Value:	\$15,780
Available:	Immediately

Highlights

- Rectangular lot
- Good access onto Highway 589 and Highway 855
- Exposure and frontage onto Railway Avenue (Range Road 165A)

ZONING - A (AGRICULTURE)

Permitted Uses

- Agricultural Operation
- Ancillary Building or Ancillary Use (Residential) - Standard size
- Ancillary Building or Ancillary Use (Industrial or Non-Residential)
- Detached Dwelling
- Garden Suite
- Government Service
- Manufactured Home not older than ten years
- Public or Private Road and Utility
- Recreational Vehicle or Recreational Vehicle - Park Model Recreational Unit
- Second Detached Dwelling or Manufactured Home (not older than ten years)
- Secondary Suite inside a Detached Dwelling

Discretionary Uses

- Agricultural Supply Depot
- Ancillary Building or Ancillary Use (Residential) - oversized
- Assisted Living Facility
- Auction Mart - Livestock
- Bed and Breakfast Establishment
- Cemetery
- Clustered Farm Dwellings and Associated Uses
- Communication Antenna and Structure
- Community Facility
- Concert site
- Contractor's Business - Home Based or Not Home Based
- Crematorium
- Data Processing Centre
- Duplex
- Farm Stall
- Guest Ranch
- Home Business
- Kennel
- Land Reclamation
- Manufactured Home older than ten years
- Oilfield Service or Supply Business - Minor
- Public or Private Road and Utility
- Recreation Facility - Indoor
- Recreation Facility - Outdoor
- Recreational Vehicle or Recreational Vehicle - Park Model Recreational Unit
- Recreational Vehicle Park and/or Campground
- Rural Convenience Store
- Rural Restaurant
- Sand, Gravel and Surface Mineral Extraction for a period of five (5) years or less and has a disturbance area that is less than five (5) hectares
- Sand, Gravel and Surface Mineral Processing for a period of five (5) years or less and has a disturbance area that is less than five (5) hectares
- Second Detached Dwelling or Manufactured Home if the parcel of land has an area of less than 80 acre (32.38 hectare)
- Secondary Suite inside a detached Ancillary Building
- Secondary Suite inside a detached Ancillary Building
- Security/Operator Dwelling Unit, for agricultural purposes only
- Third or Additional Detached Dwelling or Manufactured Home
- Value-added Agricultural Industry
- Veterinary Clinic
- Warehousing and Storage
- Waste Management Facility
- Work Camp

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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).

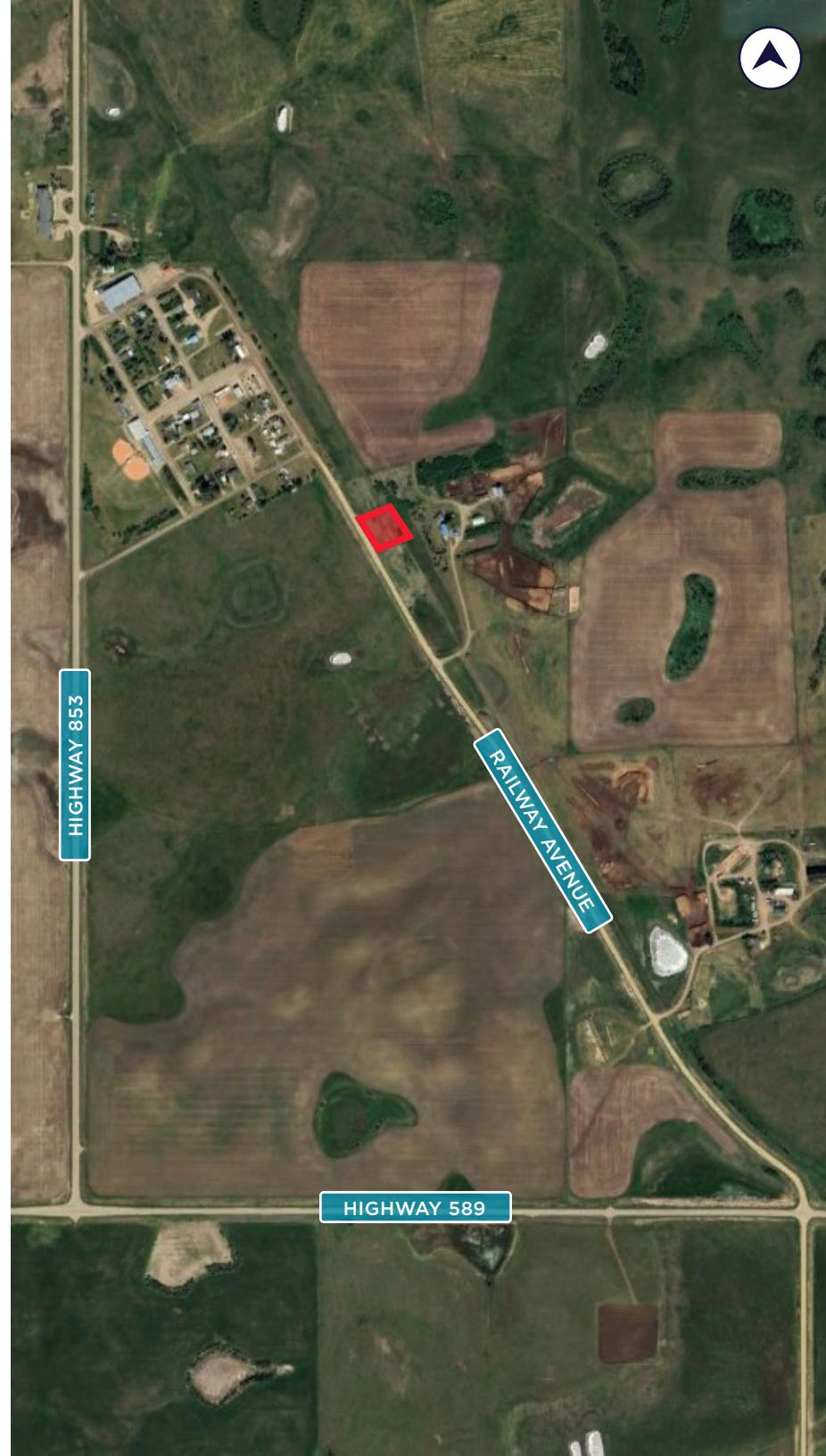
The material provided in the Data Room is for information only, and the Vendor makes no warranties or representations regarding the accuracy of the information. Accordingly, the Purchaser will be encouraged to review these reports and the OTP (including the schedules attached to the OTP) prior to submitting an Expression of Interest (EOI). The Property will be sold on 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.

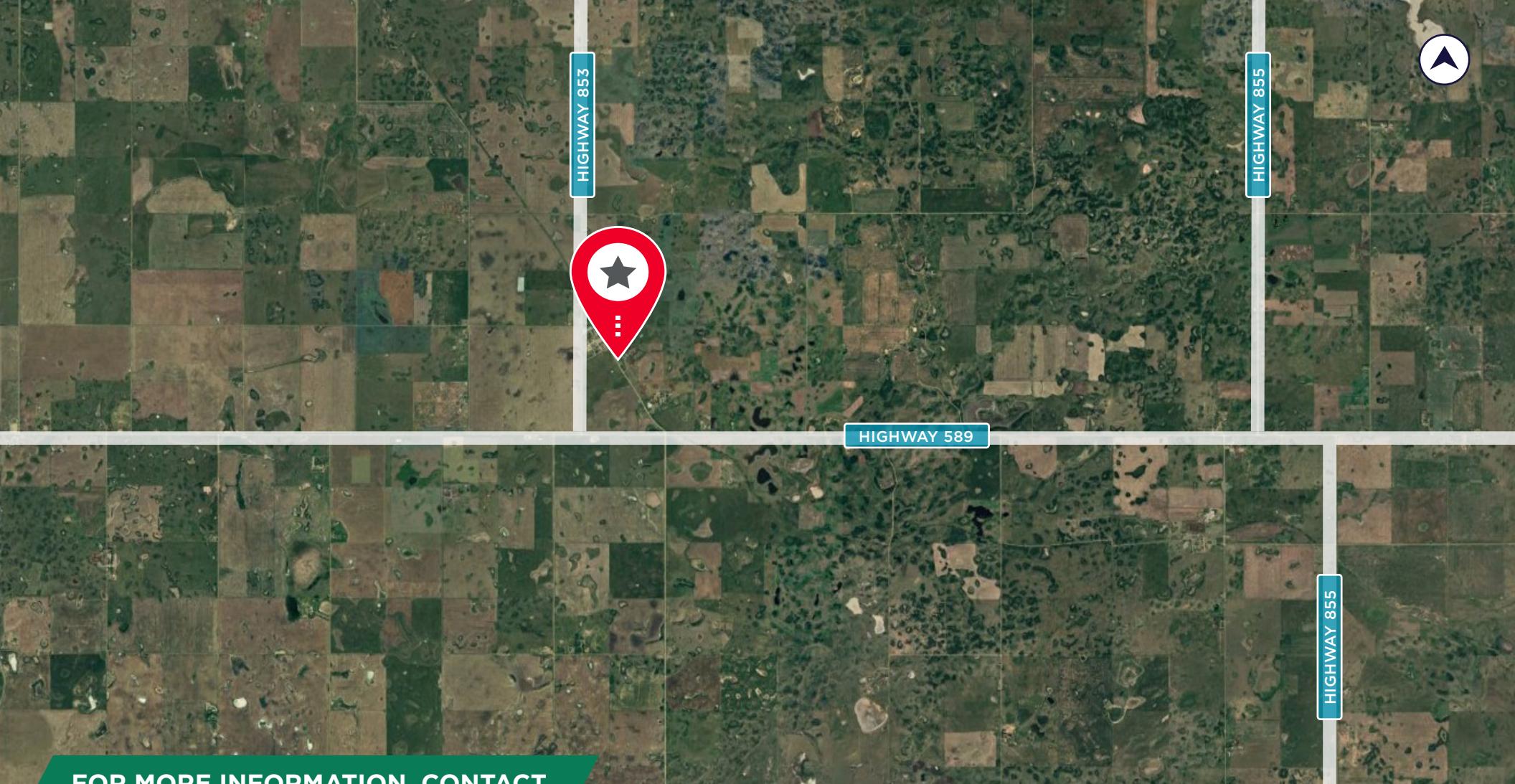
Offer Submission

The Vendor will consider EOI submissions on the Vendor’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 engage their own environmental consultant to review and provide a remedial cost estimate, and including proposed site use post-closing, submitting an EOI knowing the full extent of estimated remediation costs. It is expected that remediation costs will exceed tax assessed value of the Property. Subject to review by the Vendor, and if terms are deemed acceptable for recommendation to senior management, the Vendor will then instruct their counsel to prepare a formal OTP.

Alternatively, in certain circumstances the Vendor may consider and will need to complete additional site assessment work, and/or develop a suitable Risk Management Plan (RMP), which may be beneficial and to be adhered to by the Purchaser post-closing of a transaction; depending on the site, these requirements may take up to 12 months from submission of an EOI/execution of OTP.

The Vendor may add to the OTP a Vendor’s Condition for such a RMP, to be waived upon completion/approval of the RMP; this RMP approval will then commence the Purchaser’s Due Diligence Condition, relating to the then current site status and any constraints to be imposed by the Vendor post-closing of the transaction. Any costs incurred by a Purchaser (environmental reviews, legal, etc) are borne solely by the Purchaser and at the sole risk of the Purchaser. The Vendor will file a Restrictive Covenant upon closing, restricting future petroleum uses on site.





FOR MORE INFORMATION, CONTACT

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