

3 STREET W

2 STREET W

SOUTH RAILWAY AVENUE W

ELGIN HILL ROAD

DEVELOPMENT LAND FOR SALE

**600 SOUTH RAILWAY AVENUE**

DRUMHELLER, AB



**CUSHMAN &  
WAKEFIELD**

# 600 SOUTH RAILWAY AVENUE

## DRUMHELLER, AB

### The Opportunity

On behalf of Imperial Oil Limited (the “Vendor”), Cushman & Wakefield ULC (“C&W”) is pleased to present 600 South Railway Avenue, Drumheller, AB (the “Property”) to the market. The rectangular Property is comprised of approximately 1.50 acres and is located within Drumheller town centre with direct access onto South Railway Avenue (Highway 575).

### Property Details

District:	Town of Drumheller
Zoning:	Employment District
Legal Description:	Plan 8310201, Block 11
Available Area:	±65,340 sf (±1.50 acres)
Asking Price:	Market
Property Taxes:	\$2,969.49 (TBV)
Tax Assessed Value:	\$148,000 (2024)
Available:	Immediately

### Highlights

- Rectangular lot
- Exposure onto South Railway Avenue (Highway 575)
- Many nearby amenities

## ZONING

### EMPLOYMENT DISTRICT

#### Permitted Uses

Commercial	Agriculture
<ul style="list-style-type: none"><li>• Art Studio</li><li>• Drinking Establishment</li><li>• Kennel</li><li>• Restaurant/Café</li><li>• Retail &amp; Service – General</li><li>• Retail &amp; Service – Heavy</li><li>• Office</li></ul>	<ul style="list-style-type: none"><li>• Agriculture – Intensive</li></ul>
Industrial	Other Uses
<ul style="list-style-type: none"><li>• Industrial - Light</li></ul>	<ul style="list-style-type: none"><li>• Accessory Building</li><li>• Solar Energy System - Freestanding</li><li>• Solar Energy System - Rooftop</li><li>• Fascia Sign and Freestanding Sign (when associated with an approved Lodging, Commercial, Industrial development on the same parcel)</li></ul>
Institutional	
<ul style="list-style-type: none"><li>• Culture</li><li>• Education</li><li>• Government</li><li>• Health Services</li><li>• Recreation – Intensive</li><li>• Recreation – Non-Intensive</li></ul>	

#### Discretionary Uses

Lodging	Industrial
<ul style="list-style-type: none"><li>• Hotel/Motel</li><li>• Work Camp</li></ul>	<ul style="list-style-type: none"><li>• Industrial – Heavy</li><li>• Industrial – Cannabis Production</li></ul>
Commercial	Institutional
<ul style="list-style-type: none"><li>• Adult Entertainment</li><li>• Car Wash</li><li>• Drive Through Facility</li><li>• Gas Station</li><li>• Restricted Substance</li><li>• Retail</li><li>• Brewery/Distillery</li></ul>	<ul style="list-style-type: none"><li>• After Life Care</li></ul>
	Other Uses
	<ul style="list-style-type: none"><li>• Portable Sign</li><li>• Projecting Sign</li></ul>



# 600 SOUTH RAILWAY AVENUE DRUMHELLER, AB

## 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

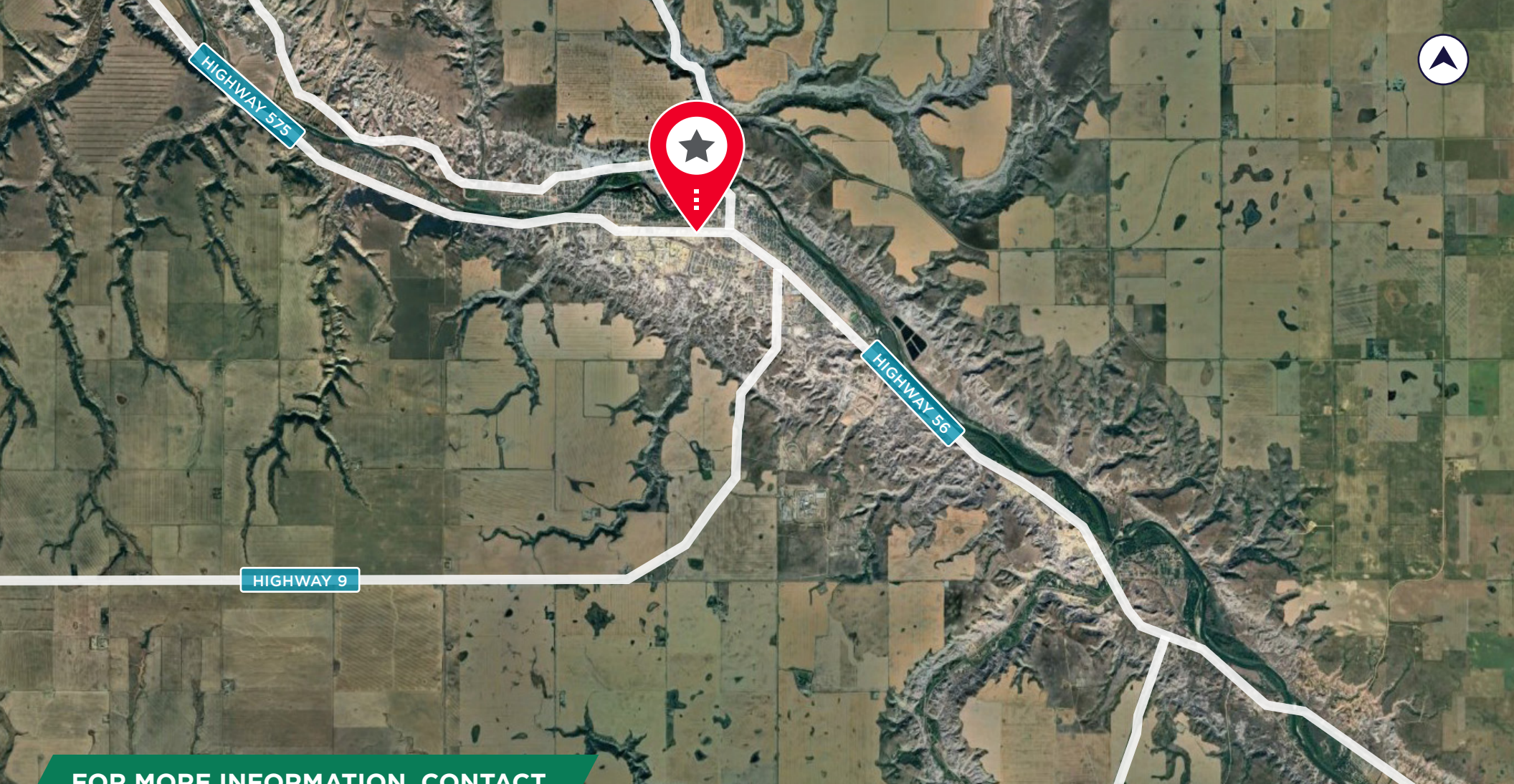
The Vendor will consider EOI submissions on the Vendor’s standard form, a copy of which will be provided to qualified Purchasers. Interested parties shall submit the EOI on terms wherein the Purchaser agrees to engage their own environmental consultant to review and provide a remedial cost estimate, 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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