



±0.75 Acres (±33,106 Sq. Ft.)

Sale Price: \$1,850,000

Property Highlights

- Vacant serviced site
- Corner lot with excellent exposure to 156 Street and 92 Avenue
- Zoned DC2 - Site Specific Development Control Provision
- Exposure to ±18,600 vehicles per day along 156 Street
- Vendor will review Expressions of Interest (“EOI”) on its standard form; *upon execution of Vendor’s standard form of Confidentiality Agreement (“CA”), Purchaser will have access to a Data Room to review environmental and other site information prior to submission of EOI*



Jeff McCammon

Partner

780 429 9352

jeff.mccammon@cwedm.com

Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Property Details

Location:

The subject property is located at the corner of 92 Avenue and 156 Street. 156 Street is the main north/south arterial servicing the immediate neighbourhoods with daily traffic count in excess of 18,600 vehicles per day.

Land Use/Zoning:

DC2(47) - Site Specific Development Control Provision

Legal Description:

Plan 5525HW, Block 11, Lot A

Taxes (2018):

\$19,544.29

Site Area:

±0.76 Acres (±33,106 sq. ft.)

Site Description & Access:

Vacant serviced site with previous buildings removed and site leveled. L shaped site has excellent exposure to 156 Street. Existing access points are a combination of two each from 156 Street and 92 Avenue. The site is also afforded a rear lane with additional access.

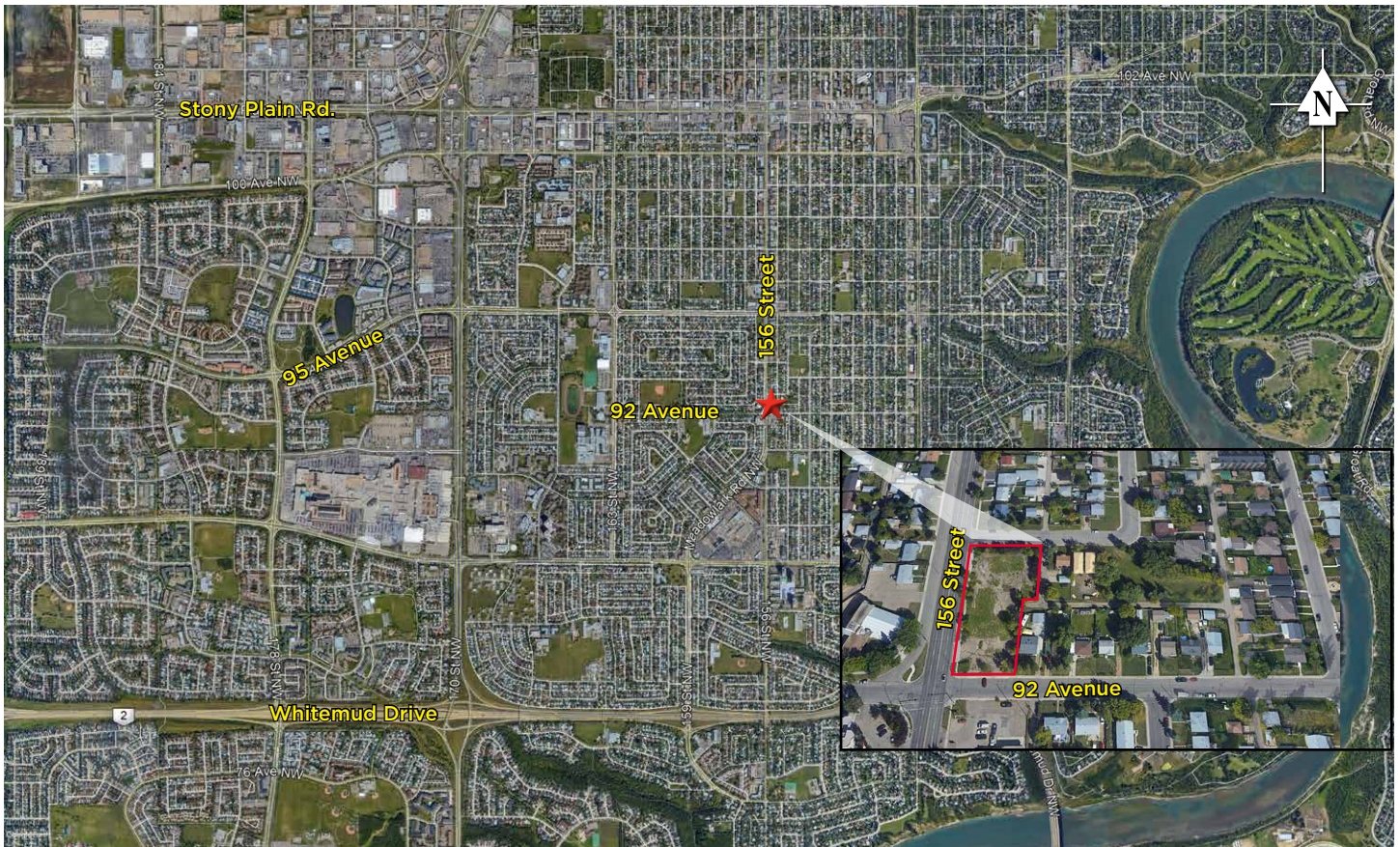
Price:

\$1,850,000

Comments:

Upon execution of Vendor's CA, environmental and site information will be released to qualified prospective purchasers.

Aerial/Location Map



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