FOR SALE

DEVELOPMENT
LAND OPPORTUNITY

104 3rd Street NE
DAUPHIN, MB

PROPERTY DETAILS

LOCATION
Dauphin is Manitoba's ninth largest community and serves as a hub to the province's Parkland Region. It is surrounded by rich, productive farmland, natural beauty and endless opportunity for outdoor recreation.

POPULATION
8,368 as of the 2021 Canadian Census

SITE/PROPERTY DESCRIPTION
Rectangular lot located on the corner of 1st Avenue NE and 3rd Street NE, surrounded by commercial uses and fronting on a CN rail line.

ENVIROMENTAL 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 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

PRICE	MARKET
ROLL NO.	163100
LEGAL DESCRIPTION	1/6-82-379
SITE AREA	0.9 acres
ZONING	CC – Commercial Central

The Vendor, Imperial Oil Limited (Imperial), will consider 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 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, 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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