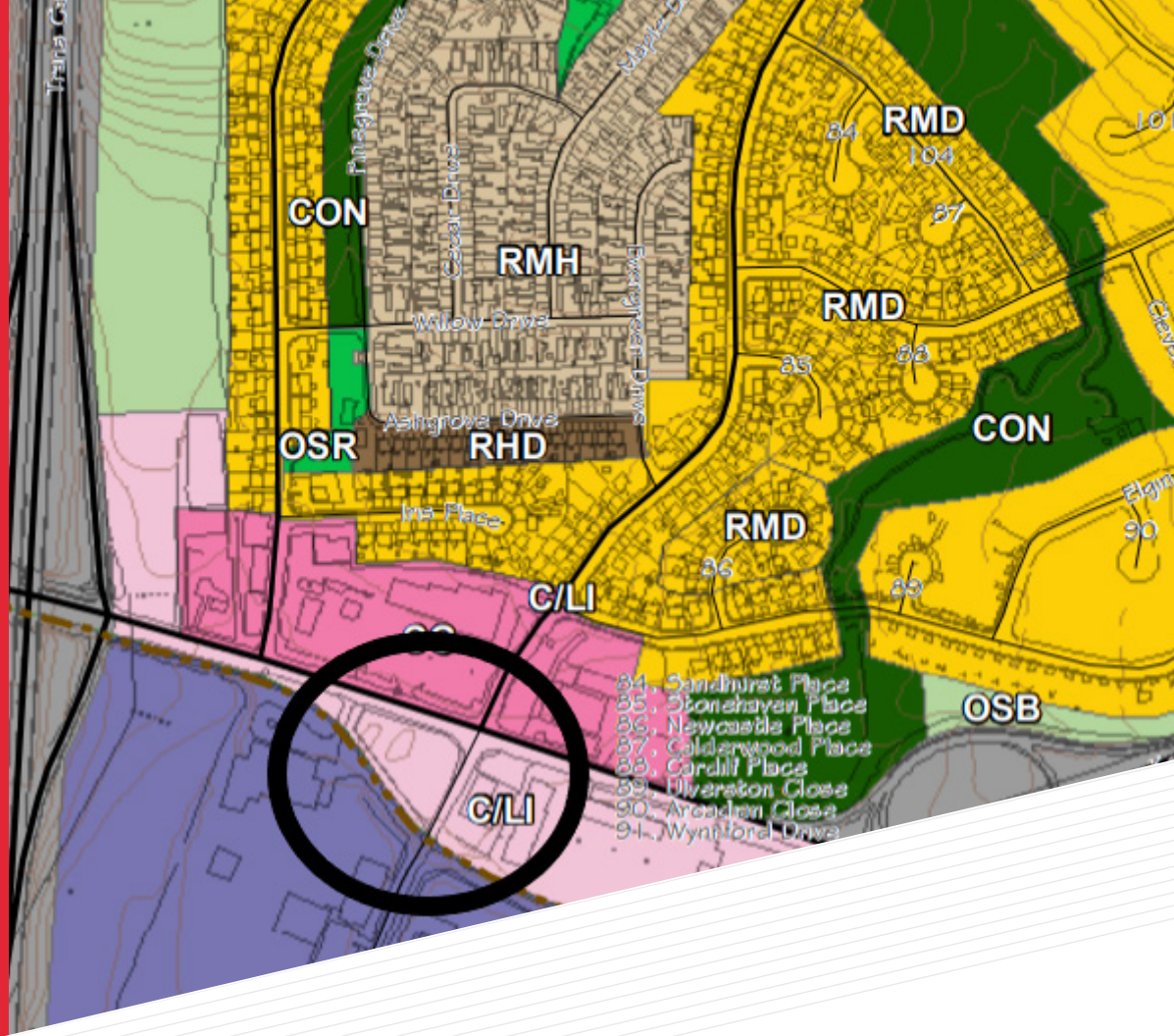




1.12 AC DEVELOPMENT OPPORTUNITY

1325-1331 TOPSAIL ROAD

PARADISE, NL



PROPERTY HIGHLIGHTS

- One land parcel totalling 1.12 acres (+/- 48,787 sf) at the entrance to the Town of Paradise.
- C/IL zoning allowing for a variety of uses including retail and commercial within a well-established commercial district and densely populated area.
- Extremely well located with high daily traffic counts offering easy access to major highways, surrounding neighbourhoods and communities.
- A corner lot that provides excellent visibility and signage opportunity.
- Vacant land cleared with frontage on Topsail Road and St. Anne's Crescent, offering the perfect central location where Topsail Road, Kenmount Road and the Trans Canada Highway meet.

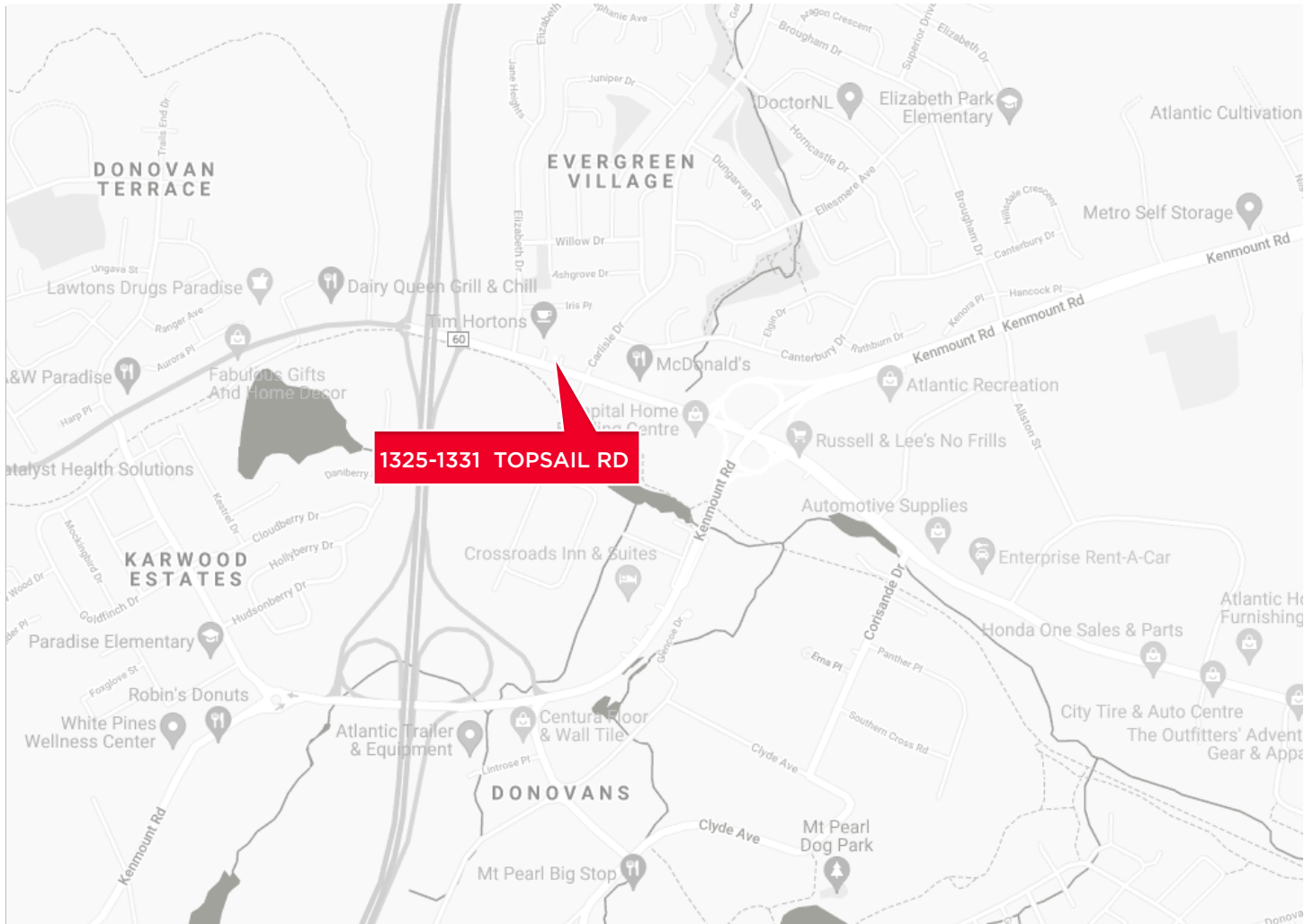
EXECUTIVE SUMMARY

Cushman & Wakefield Atlantic has been retained on an exclusive basis to arrange the sale of a property located at 1325-1331 Topsail Road, Paradise ("Property").

Vendor:	Cushman & Wakefield Atlantic - In Trust
Address:	1325-1331 Topsail Road
Site Area:	1.12 acres
Condition:	Cleared land
Frontage:	73.489 metres/241 feet
Zoning:	C/IL

LOCATION HIGHLIGHTS

Located at the intersection of Topsail Road and St. Anne's Crescent at the entrance to the Town of Paradise. With frontage on Topsail Road, the property offers easy access to all points in the metro area. The area is a well established commercial district and offers high profile retailers and restaurants.



- 1**

HIGH VISIBILITY
GREAT SIGNAGE
OPPORTUNITY
- 3**

EASY ACCESS
LOCATED NEAR
MAJOR HIGHWAYS
- 5**

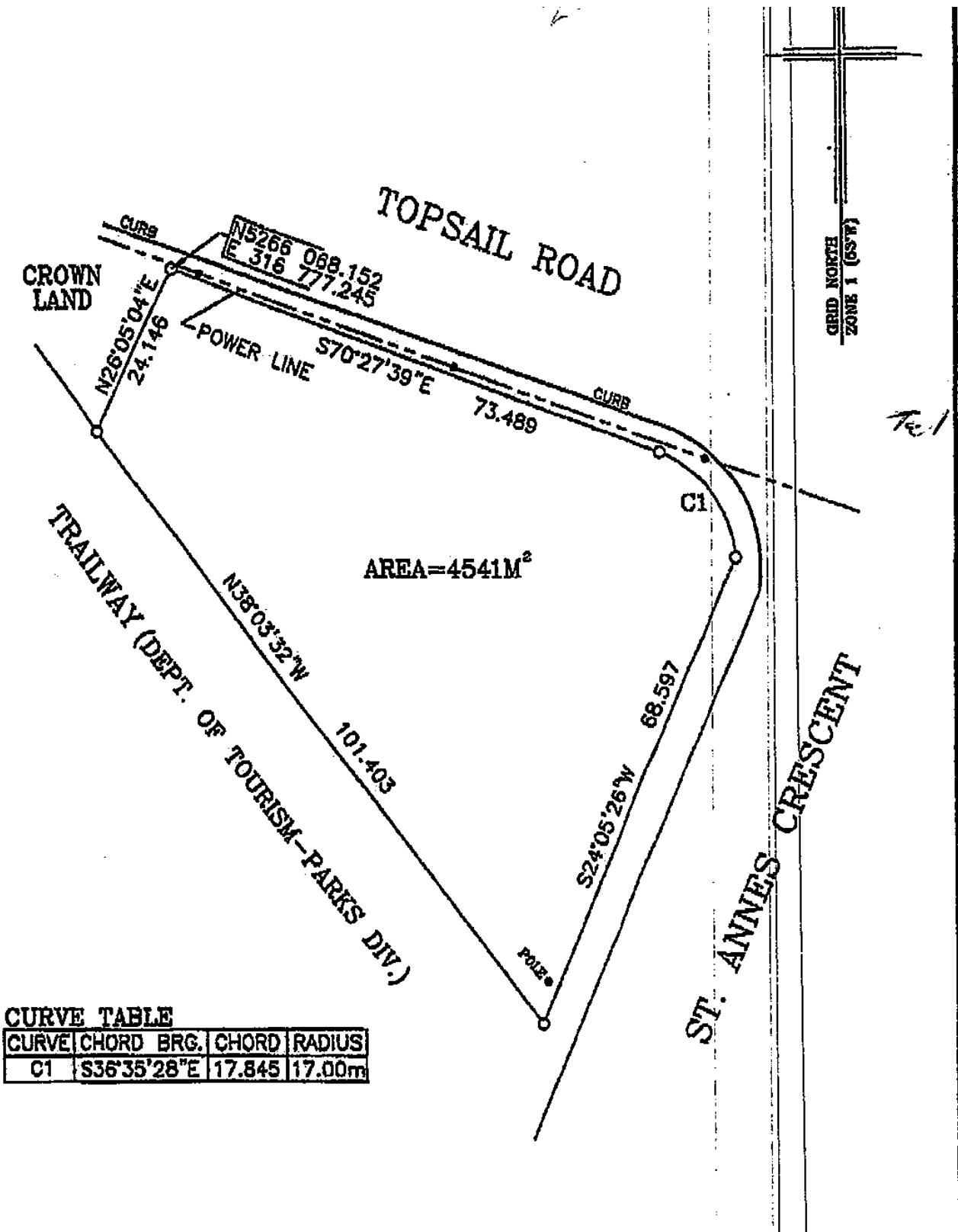
RETAIL AREA
CENTRAL RETAIL
HUB IN PARADISE
- 2**

CORNER LOT
CLEARED LAND
READY TO GO
- 4**

HIGH TRAFFIC
WITH VEHICLES AT
BUSY INTERSECTION
- 6**

C/IL ZONING
ALLOWING A
VARIETY OF USES

SITE SURVEY





OFFERING PROCESS

Cushman & Wakefield Atlantic has been retained on an exclusive basis to arrange the sale of the Property located at 1325 - 1331 Topsail Road in the Town of Paradise, Newfoundland & Labrador through a bid process

SUBMISSIONS

Based on the information contained in this property information package and other information that may be made available by Cushman & Wakefield Atlantic, interested parties are invited to provide sealed bids or bids via email using a non-binding Letter of Intent (“LOI”). The LOI must include the terms of purchase, including:

1. Total purchase price;
2. Terms and conditions of the proposal, including timelines;
3. Full contact information and address for the delivery notices;
4. The Vendor will be considering the purchaser’s interests for the property as part of the award process, please disclose potential use.

PROPERTY INQUIRIES

Interested parties may request additional information from the listing agent.

BID DATE

Buyer Proposals will be received until January 21, 2022. Addressed to Cushman & Wakefield Atlantic to the attention of Joanne Earle. Bids will be accepted via email.

GENERAL PROVISIONS

Cushman & Wakefield Atlantic is solely representing the Vendor in this transaction. The Vendor shall not be obliged to accept, or respond to, any Proposal received. The Vendor will be selecting a purchaser based on a variety of criteria, not solely price. The Vendor reserves the right to alter the bidding process described and timing thereof at its sole discretion.



**CUSHMAN &
WAKEFIELD**
Atlantic



Contact Info

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