

TOWN OF RAYMOND – COMMERCIAL LOT PACKAGE

High-Profile Commercial Development Opportunity

Property Overview

Location: Corner of Highway 52 & Broadway Street North

Size: Approx. 0.55-acre

Zoning: Commercial

Sale Price: \$130,000 CAD

Previous Use: Former Esso Gas Station

Environmental Status: Fully Remediated with Certificate issued by Alberta Environment



This property sits on the busiest intersection in Raymond, offering unmatched visibility and traffic exposure. The cleared, development-ready lot is ideal for retail, service-based, mixed-use or franchised businesses looking to establish a strong presence in Southern Alberta.

Council will review proposals and if a suitable applicant is found, the accepted proposal will have 12 months to submit a development permit from the date the land transaction closes, and will have an additional 12 months from approval of the Development Permit to begin construction on the site which will be evidenced by the installation of the building footings and site servicing. Failing which the Town will have the option to repurchase the property at the original purchase price less 10% of the purchase price.

Proposal Evaluation Criteria

Criteria	Weight
Business Viability & Type (retail, service, franchise, etc.)	25%
Employment Opportunities (number of jobs created)	25%
Development Plans (building size, aesthetic, site use etc.)	20%
Mixed Use Potential (commercial & residential uses)	15%
Ownership Experience (track record of business ownership/operation)	10%
Community Impact & Fit	5%

Proposal Requirements

Each Proposal must include:

1. Purchase Offer

- Purchase Price: \$130,000 CAD
- Deposit: 10% of accepted purchase price is required (due upon acceptance of the offer).
- Deposit is **NON-REFUNDABLE**.

2. Business Proposal, including:

- Business name, type, and overview
- Proposed lot use and development timeline
- Estimated job creation (full-time and part-time)
- Experience and qualifications of ownership group
- Franchise affiliations (if any)
- Preliminary concept plans or renderings (optional but encouraged)

3. Development Commitment

- Construction on the lot must begin within 24 months of the finalized and approved purchase agreement. Failure to do so will result in loss of 10% of lot purchase price and the ownership of the land will revert back to the Town of Raymond.

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