

Roper Industrial



5405 51 Avenue NW

\$5,200,000

Neighbourhood: Roper Industrial
Legal Description: Plan 1823415, Block 1, Lot 3
Sector: Southeast
Total Land Area: 7.04 acres or 2.85 ha (more or less)
City Holding No.: 1007824
City File No.: CS190025

Existing Land Use Zone: **IB – Industrial Business Zone**

Last Update: March 21, 2022
Tax Roll Number: 10924379
Estimated Taxes 2021: Not available
(subject to verification by Assessment and Taxation) Assessment and Taxation)

Annual Local Imp. Charges: Not available
Est. Local Imp. Payout: Not available

Buyer's Application Form

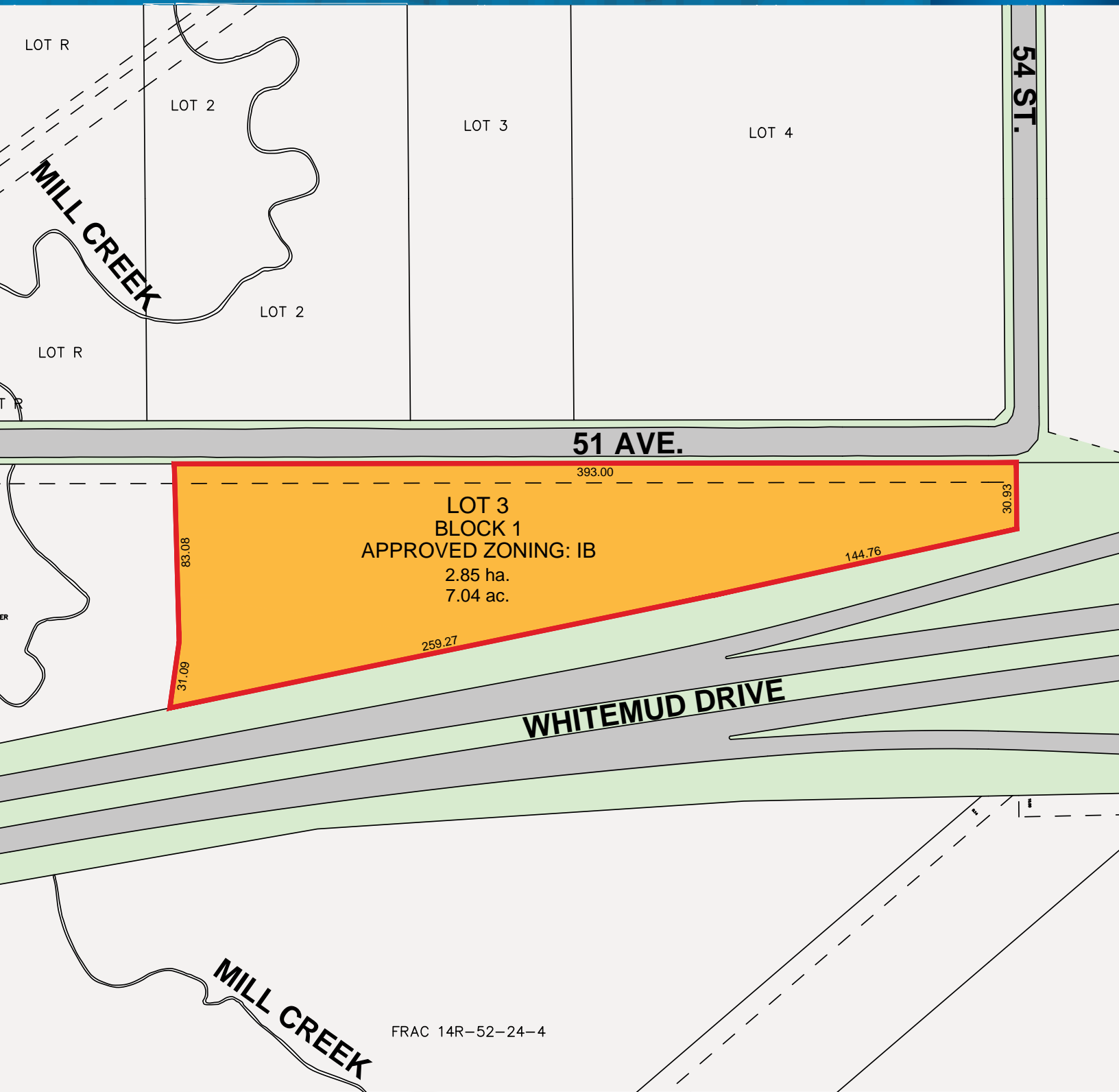
PDF FORM – DOWNLOAD (scan, email or mail)

This 7.04 acre industrial lot is conveniently located in Roper Industrial with direct exposure to Whitemud Drive and easy access from 51 Ave. The site is partially serviced with water and sanitary but does require power servicing, and on-site storage and a controlled outlet to Mill Creek. Nearby amenities include the Jackie Parker Park, the Millwoods Golf Course, the new Davies Transit Centre and LRT Stop, and proximity to similar industrial businesses.

All costs associated with access, roadway modifications, upgrading, modification/relocation of existing services, required by any new development will be borne by the Buyer.

The information contained herein is believed to be true, but does not constitute a contract. Buyers should verify all information to their own satisfaction. Price, terms and conditions are subject to change within notice. GST is not included in price.

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Conditions of Sale

1. All sales must be approved by the Branch Manager of Real Estate, Financial and Corporate Services and/or the Executive Committee of City Council.

2. The Buyer will be required to enter into a Sale and Development Agreement. Among other things, the agreements will contain the following requirements and conditions:

- The Buyer must commence construction within one (1) year of the Closing Date and complete construction within three (3) years of the Closing Date.
- The Buyer must obtain a **Leadership in Energy and Environmental Design “certified (LEED)”** or **Energuide** certification for the development.
- Provision of a deposit in the amount of 10% of the purchase price upon execution of a Sale and Development Agreement and a performance fee of \$250,000 This is tied to completion of the development within 3 years of closing and achieving either the **Leadership in Energy and Environmental Design “certified (LEED)”** or **Energuide** certification.
- All developments shall comply with the development regulations contained in the approved **Southeast Industrial Area Outline Plan (SEIOP)**.

3. The property is being sold on a strictly “as is”, “where is basis”. Any representations or information regarding the size, configuration, dimensions, zoning, utility services, environmental quality/liability, soil conditions or developability with respect to the property are taken and relied

upon at the Buyers sole risk; the Buyer has an obligation to ascertain the accuracy of all such information.

4. All costs associated with the development of this site will be borne by the Buyer including roadway modifications, upgrading and modification/relocation of existing services.

Purchase Process

All interested parties must submit a buyers application form to the City. If your submission is deemed acceptable, the City *may* contact you to further negotiate and formalize a sale agreement. All submissions should be emailed to:

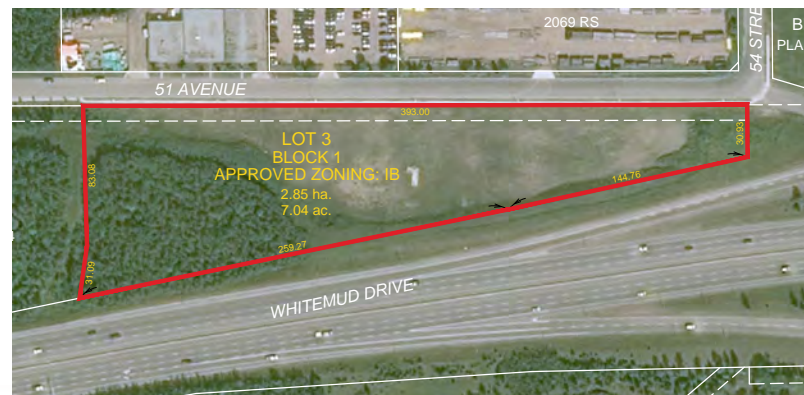
propertysales@edmonton.ca

Email Subject Line: “Roper – Submission”

or Mail to:

Att: Supervisor, Property Sales
10th Floor Edmonton Tower
10111 – 104 Avenue NW
Edmonton, AB T5J 0J4

All Applicants must acknowledge the involvement or assistance of any Licensed Real Estate Brokers within their submission. The City reserves the right at its discretion, to accept, reject or further negotiate with any or all applicant and/or cancel or modify this offering.



City of Edmonton Strategic Objectives



HEALTHY CITY

Edmonton is a neighbourly city with community and personal wellness that embodies and promotes equity for all Edmontonians.



URBAN PLACES

Edmonton neighbourhoods are more vibrant as density increases, where people and businesses thrive and where housing and mobility options are plentiful.



REGIONAL PROSPERITY

Edmonton grows prosperity for our Metro Region by driving innovation, competitiveness and relevance for our businesses at the local and global level.



CLIMATE RESILIENCE

Edmonton is a city transitioning to a low-carbon future, has clean air and water and is adapting to a changing climate.