

PROPERTY INFORMATION

LAST UPDATE: October 13, 2015
FILE NO: N/A
TAX ROLL NO.(S): N/A
HOLDING NO.(S): N/A

SECTOR: Northwest

COMING SOON

NEIGHBOURHOOD: Rampart Industrial, Stage 4
LOCATION: West of 142 Street Alignment, North of 157 Avenue
LEGAL DESCRIPTION: 3 Lots – To be Registered
LAND AREA: There will be 3 lots ranging from 2.71 to 5.43 acres (more or less)
EXISTING LAND USE ZONE: [IM \(Medium Industrial\) \(Link\)](#)

OTHER INFORMATION:

PURCHASE PROCESS:

1. The land is scheduled to be offered for sale in a competitive public offering and MLS Listing in late 2016 once land subdivision and servicing is completed and possession dates can be more accurately determined.

CONDITION OF SALE:

1. The Sale and Development Agreement will require a [Leadership in Energy and Environmental Design \(LEED\) \(Link\)](#) accredited development be constructed on the site and the contract will contain, among other things, a performance fee.

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 without notice.** G.S.T. is not included in price.

Annual Local Imp. Charges:	NIL
Estimated Local Imp. Payout:	NIL

PRICE: Not available at this time
ESTIMATE OF 2016 TAXES: Not at this time land only,
(subject to verification by Assessment & Taxation).



OWNER-BROKER

www.edmonton.ca/landsales

Comingsoon-12128

SUSTAINABLE
DEVELOPMENT

PROPERTY SALES
20th Floor Century Place
9803 – 102A Avenue N.W.
Edmonton, Alberta T5J 3A3

Telephone: 496-6000
After Hours: 311
(Outside Edmonton) (780) 442-5311
Fax: (780) 496-6577

N.E. 1/4 SEC.
35-53-25-4

TRANSPORTATION/UTILITY
CORRIDOR R/W

SEWER PIPELINE R/W
UTILITY R/W

BLK. 1

1

C.N.R.

LOT 70

LOT 69

LOT 68

LOT 67

LOT 66

141 ST.

162 AVE.

LOT 65

LOT 64

LOT 63

LOT 62

LOT 61

ROAD R/W

C.N.R.

C.N.R.

C.N.R.

NEW 142 ST. ALIGNMENT

OLD 142 ST. (Closed to Traffic)

LOT 4

LOT 3

LOT 5

BLK. 2

NATURAL AREA

LOT 2

NOTE : ALL DIMENSIONS AND AREAS ARE APPROXIMATE
AND MUST BE VERIFIED BY LEGAL SURVEY



LEGAL:

SUBJECT PROPERTIES

RAMPART INDUSTRIAL - LOTS 1 TO 3,
BLOCK 11, PLAN 122 _ _ _ _



PROPERTIES FOR SALE



142 STREET

137 AVE.

FUTURE 153 AVENUE

MARK MESSIER TRAIL

CAMPBELL ROAD

ANTHONY HENDAY DRIVE

PHOTO TAKEN 2012

