

FOR SALE - INDUSTRIAL DEVELOPMENT SITE

# 34 ACRES OF DEVELOPMENT LAND IN RAMPART INDUSTRIAL

## 16116 - 142 STREET & 16121 CAMPBELL ROAD

- 13.88 Hectares (34.3 Acres) more or less in Northwest Edmonton
- Zoned Industrial Medium (IM)
- Direct Access off 142nd Street
- Henday Drive, Highway 16 and Yellowhead Trail.
- Exposure to Campbell Road
- Services provided in adjacent roadways and stubbed to property line.

**34 Acres  
For Sale**

**2.7 to 5.4  
Acre Sites  
Coming  
Soon**

**For  
Sale  
Click for  
Info.**

**1.3 to 4.9 Acre  
Sites Coming Soon**

**Edmonton**

2nd Floor Edmonton Tower  
10111 - 104 Avenue NW  
Edmonton, AB T5J 0J4

Main Phone: 780-496-4074  
After Hours: 311  
Outside Edm: 780-422-5311

**City of Edmonton  
Real Estate**

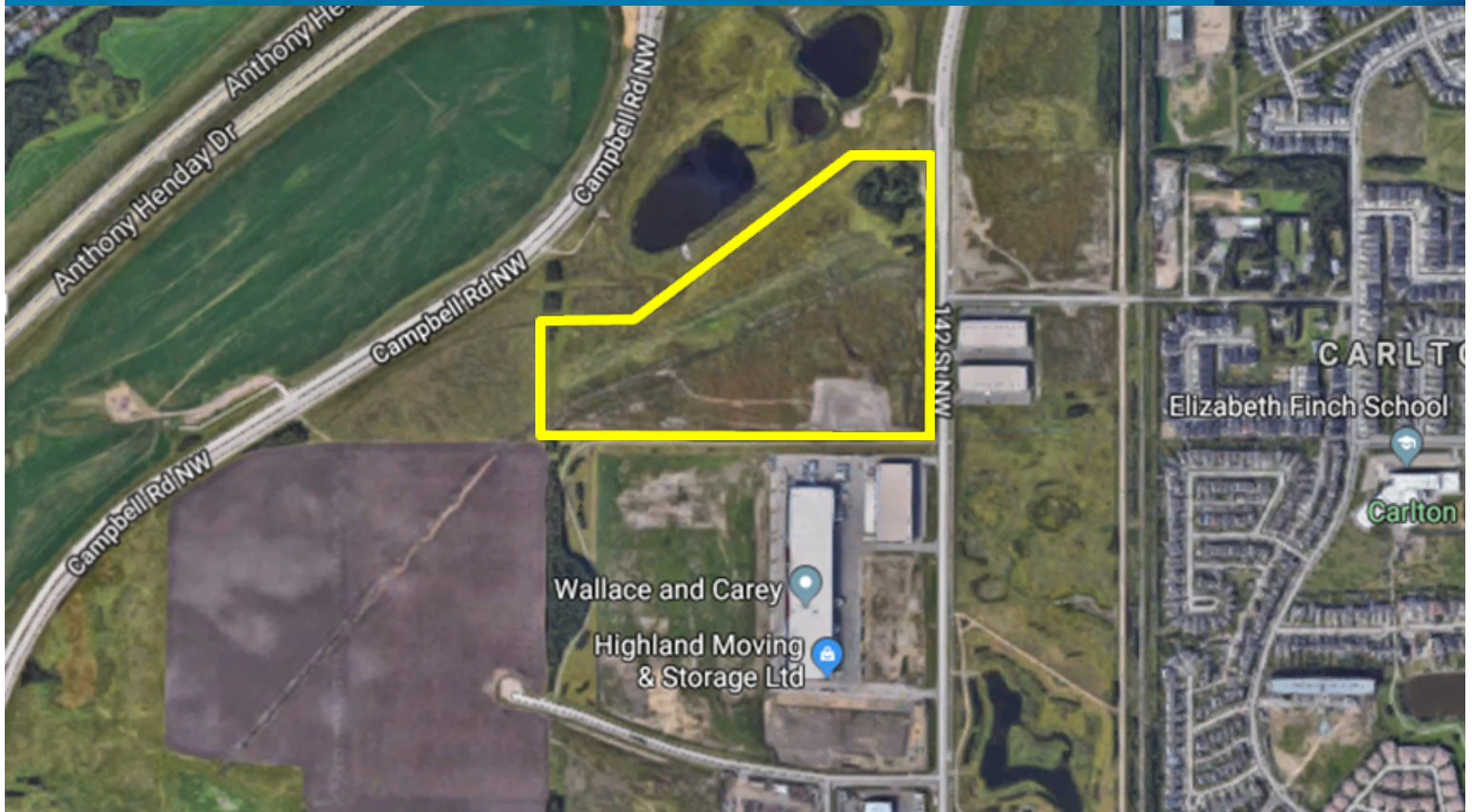
[edmonton.ca/Rampart\\_listing](http://edmonton.ca/Rampart_listing)



FOR SALE – INDUSTRIAL DEVELOPMENT SITE

Edmonton

# 34 Acres In Rampart Industrial



## \$20,000,000

Neighbourhood: [Rampart Industrial Park](#)

Sale Land Legal Description: Lot: OT, Plan :812 1200 &  
Portion of NE 35-53-25 W4<sup>th</sup>

Holdings: 1008405 & 1007116

Total Land Area : 34.3 Ac / 13.88 hectares (more or less)

Existing Land Use Zone: [IM – Medium Industrial Zone](#) &  
[PU – Public Utility Zone](#)

Last Update: March 27, 2019

Tax Roll Number(s): Lot OT – 3857224,  
Pt NE 35-53-25 W4<sup>th</sup> – 1108471

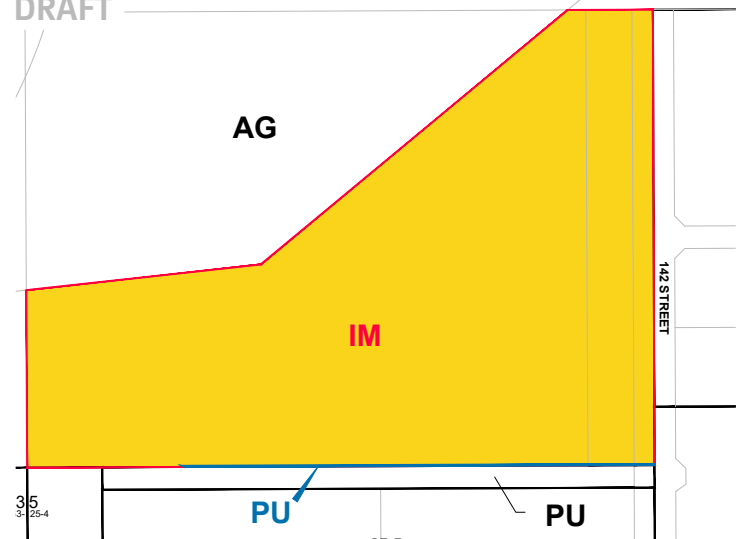
Price Per Acre: \$583,000

Sector: Northwest

Estimate of 2019 Taxes: \$422,122  
(subject to verification by Assessment & Taxation)

## 16116 – 142 Street & 16121 Campbell Road

DRAFT



10<sup>th</sup> Floor Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, AB T5J 0J4

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City of Edmonton  
OWNER-BROKER  
Real Estate

[edmonton.ca/propertysales](http://edmonton.ca/propertysales)  
Rampart\_34\_acres

# 34 Acres In Rampart Industrial

## PROPERTY INFORMATION:

- The property is located in the developing Rampart Industrial Park with easy and efficient access to Anthony Henday Drive, Highway 16 and Yellowhead Trail.
- Direct access to the property is provided off 142 Street.
- Full municipal services are available in adjacent roadways.
- The site development design will be subject to:
  - An onsite Storm Water Management system to store the 1 in 5 year storm event with a storm water outlet flow rate of 35L/S/Ha.
  - The perimeter elevations will be kept at the same levels as currently exists on site.
- PAC's, ARA's and other assessment are owing on this site in the amount of approximately \$8.00 Million
- The dirt pile currently located on site is to be removed prior to closing.
- All costs associated with access, roadway modifications, upgrading, modification/relocation/extension of existing services will be borne by the buyer.
- A pipeline and associated right of way previously bisected the site. This pipeline has been removed and the right of way has been discharged.

## ADDITIONAL INFORMATION:

For additional background, it is recommended that applicants review the following:

- (IM) Medium Industrial Zone
- (PU) Public Utility Zone
- Bylaw 18404
- Rampart Industrial Area Structure Plan
- Geotechnical Report
- Phase I – Environmental Site Assessment

## PURCHASE PROCESS:

- This property is listed for sale on MLS in a competitive public offering. All submissions should be emailed to:**  
[propertysales@edmonton.ca](mailto:propertysales@edmonton.ca)  
**or delivered to:**  
**2nd Floor Mailroom, Edmonton Tower, 10111 – 104<sup>th</sup> Avenue NW.**
- As this Property is listed on MLS, 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 applicants and/or cancel or modify this offering.

## APPLICATIONS TO PURCHASE:

- ONLINE FORM – FILL OUT AND SUBMIT
- PDF FORM, SCAN AND EMAIL OR DELIVER

Please let us know how we are doing by taking this short survey:

*Give us your  
Feedback*



*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. GST is not included in price.*

# 34 Acres In Rampart Industrial

## CONDITIONS OF SALE:

- All sales must be approved by the Branch Manager of Real Estate, Financial and Corporate Services and/or the Executive Committee of City Council.
- The Buyer will be required to enter into a Sale and Development Agreement as well as a Buy Back Option Agreement. Among other things, the agreements will contain the following requirements and conditions:
  - The Buyer must commence construction within two (2) year of the Closing Date and complete construction within four (4) years of the Closing Date.
  - The Buyer must consolidate the titles to the properties onto one title.
  - The Buyer must obtain a Built Green Silver certification, or a Leadership in Energy and Environmental Design Certified (LEED or equivalent for the development.
  - Provision of a deposit in the amount of 10% of the purchase price upon execution of a Sale and Development Agreement.
  - All developments shall comply with the development regulations contained in the [\(IM\) Medium Industrial Zone](#) and the [Rampart Industrial Area Structure Plan](#).
- The property is subject to the following Registrations:
 

Pt NE35-53-25 W4<sup>th</sup>

a) Registration – 052 110 839 – Zoning Regulations in favour of Her Majesty the Queen In Right of Canada C/O the Minsiter of national defence

Lot OT, Plan 812 1200

a) Registration – 052 105 442 – Zoning Regulations in favour of Her Majesty the Queen In Right of Canada C/O the Minsiter of national defence

b) Registration – 112 037 113 – Caveat for the Deferred Reserve in favour of the City of Edmonton

c) Registration – 132 028 624 – Utility Right of Way in favour of the City of Edmonton

**Both Properties will have a Restrictive Covenant in favour of the City of Edmonton for disturbed soils registered prior to transfer.**
- 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, access, environmental quality /liability, soil conditions or developability with respect to the property are taken and relied upon at the Buyers sole risk and the Buyer has the obligation of ascertaining the accuracy of all such information.

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## 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.