

FOR SALE – RESIDENTIAL INFILL SITE

Golf Course Backing Lot

Edmonton



\$535,000

8130 Rowland Road

Neighbourhood: Forest Heights

Sale Land Legal Description: Lot 17A, Block 51, Plan 6050 HW

Holdings: 64929

File: CS170029

Total Land Area : 6,682 square feet (more or less)

Existing Land Use Zone: **RF1 – Single Detached Residential Zone**

Last Update: September 10, 2020

Tax Roll Number(s): 8566457

Sector: South Central

Buyers Application Form:

ONLINE FORM – FILL OUT & SEND [LINK]

PDF FORM [LINK] – DOWNLOAD, SCAN & E-MAIL OR DELIVER

Estimate of 2019 Taxes: \$5,769

(subject to verification by Assessment & Taxation)

PROPERTY INFORMATION:

- First time, exclusive offering! Beautiful pie lot at the end of 82nd Street on Rowland Road backing the Riverside Golf Course and the North Saskatchewan River Valley. This 6,682 sq. ft. midblock lot is located in the mature Forest Heights Neighbourhood. Excellent amenities, including schooling, shopping, River Valley and Downtown access. Any developments must conform with the **Mature Neighbourhood Overlay**. Servicing is available in the abutting roadways.
- Interested parties should access the **Residential Infill Website** about the many process changes and educational tools in progress to improve infill activities in mature neighbourhoods.
- All costs associated with new roadways and servicing will be borne by the Buyer. In addition, all costs associated with 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.

10th Floor Edmonton Tower
10111 – 104 Avenue NW
Edmonton, AB T5J 0J4

Main Phone: 780-496-6000
After Hours: 311
Outside Edm: 780-422-5311

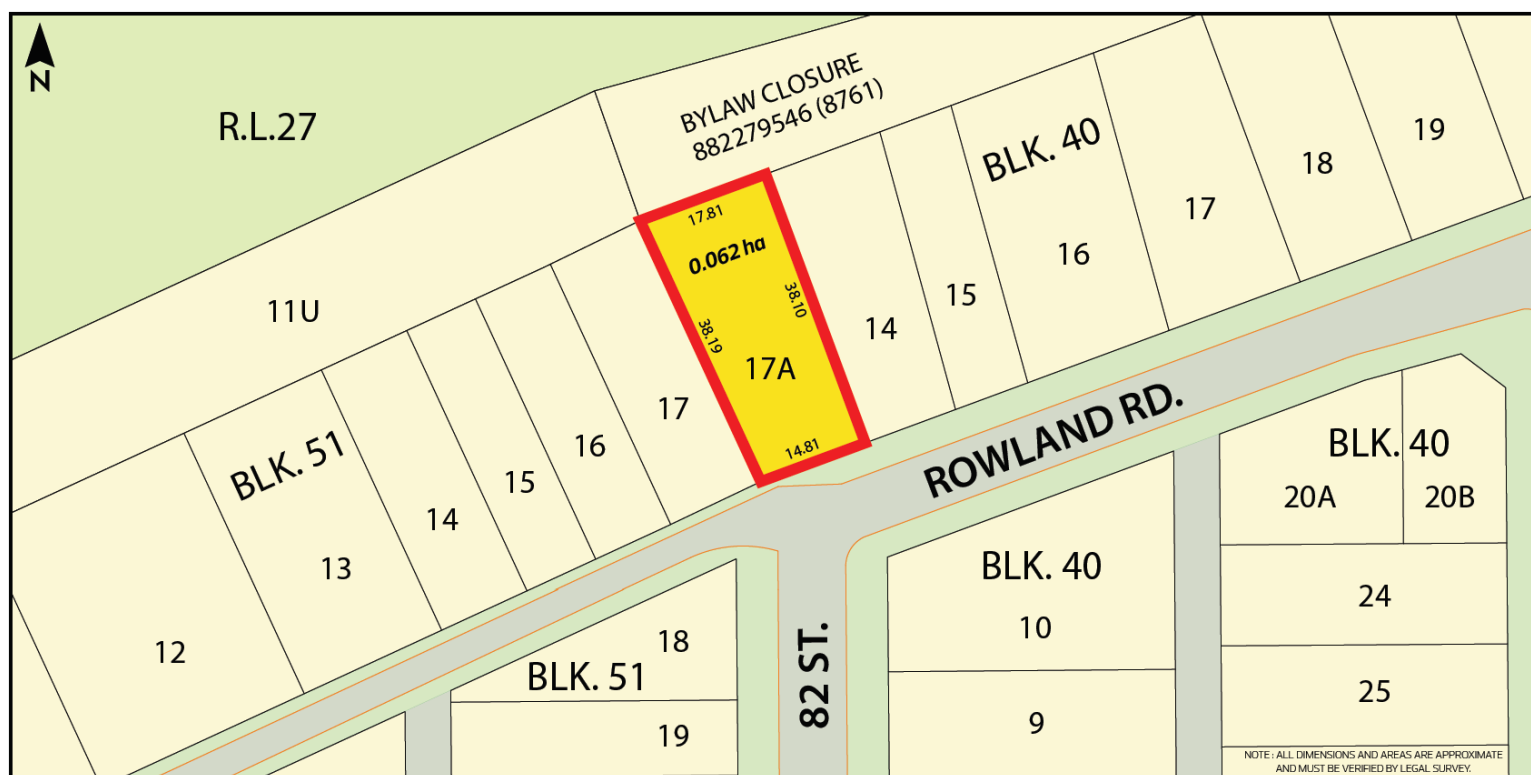
City of Edmonton
OWNER-BROKER
Real Estate

edmonton.ca/propertysales
Forest_Heights

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CONDITIONS OF SALE:

1. All sales must be approved by the manager of Real Estate, Financial and Corporate Services and/or the Executive Committee of City Council.
2. The Sale and Development Agreement will require a **Energuide**, or **Built Green Silver** or **Leadership in Energy and Environmental Design Certified (LEED)** for development to be constructed on the site within 2 Years of the closing date and the contract will contain, among other things, a performance fee of \$10,000.00. This fee will be returned upon satisfactory achievement of sustainability certification.
3. The Buyer will be required to submit a deposit cheque in the amount of 10% of the purchase price upon execution of a sales agreement.
4. All developments shall comply with the development regulations contained in the **Mature Neighbourhood Overlay**.
5. 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 Buyer's sole risk; the Buyer has an obligation to ascertain the accuracy of all such information.



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PURCHASE PROCESS:

1. This property is listed for sale in a competitive public offering.
All submissions should be emailed to:
propertysales@edmonton.ca
or delivered to:
2nd Floor Mailroom Edmonton Tower, 10111 – 104 Avenue NW
2. All applicants must acknowledge the involvement or assistance of any Licensed Real Estate Brokers within their submission.
3. 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 our short survey:

*Give us your
Feedback*

Additional Information:

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

- **Single Detached Residential Zone (RF1)**
- **Mature Neighbourhood Overlay**
- **Residential Infill Website**



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.