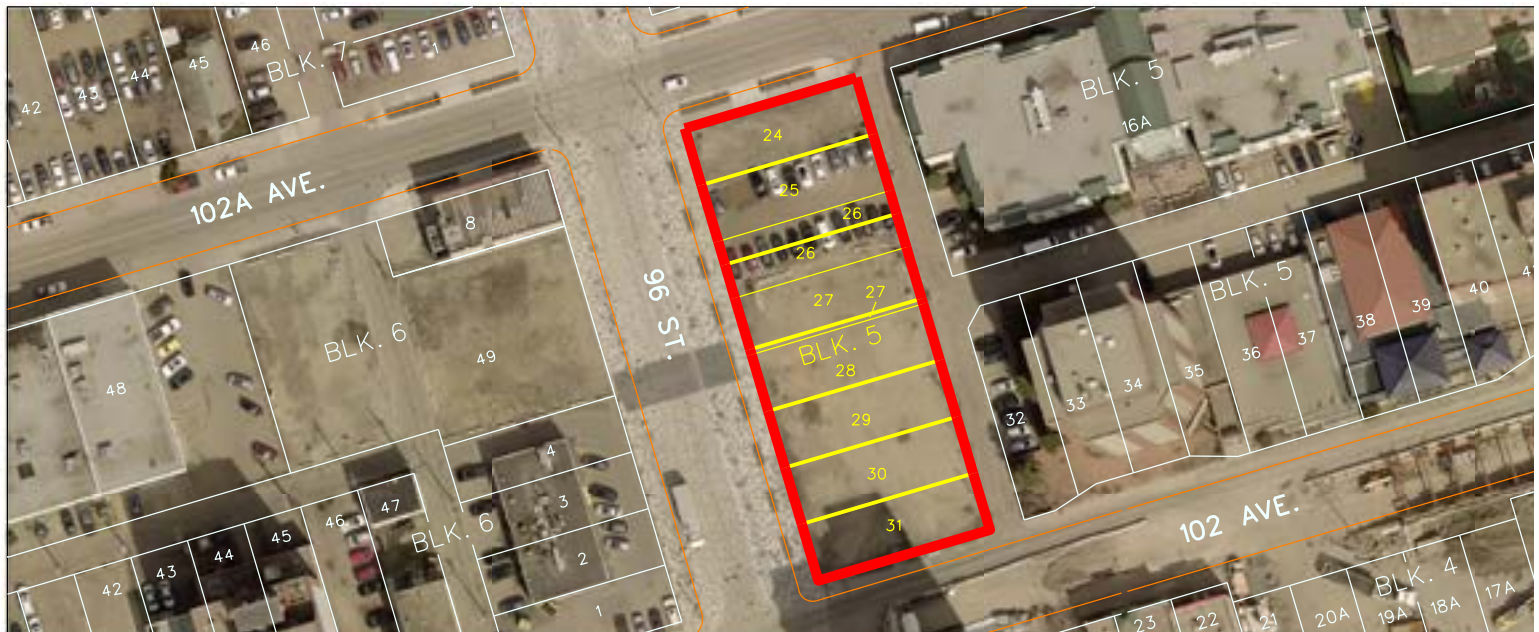


FOR SALE - ARMATURE BLOCK

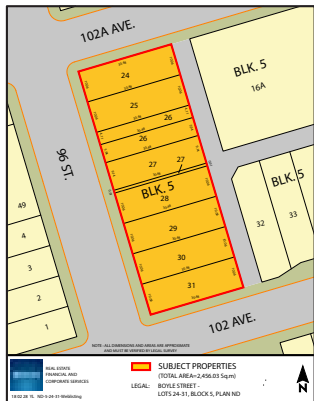
# The Quarters Downtown

Edmonton



**10211, 10217, 10219 - 96 Street NW  
and 9568 - 102 Avenue NW**

**\$2,800,000**



Neighbourhood: Boyle Street  
Sale Land Legal Description: Lots 24 - 31, Block 5,  
Plan ND  
Land Area : 0.607 Ac / 26,436 sq ft / 2,456 sq m.  
(more or less)

Annual Local Imp. Charges: \$61.57  
Estimated Local Imp. Payout: NIL  
Price Per Square Foot: \$106.00  
Estimate of 2018 Taxes: \$26,830  
(subject to verification by Assessment & Taxation)

Existing Land Use Zone: **DC1 - Within the Quarters / The  
Armature (Area 2) Edmonton Zoning Bylaw Sections  
860 (The Quarters Overlay)**[\[LINK\]](#)

Other Information:

MLS Number: E4104089

A mixed-use development opportunity awaits on this assembled parcel of land. The site consists of a full city block that fronts the recently completed pedestrian oriented corridor known as the [Armature](#) [\[LINK\]](#). Edmonton's River Valley (Louise McKinney Park) and the future Quarters stop of the Valley Line LRT are within walking distance. This property is located along the newly created [Downtown Bike Network](#) [\[LINK\]](#) between the future [Kinistinnaw Park](#) [\[LINK\]](#) to the north and the newer Hyatt Hotel to the south. The City of Edmonton is seeking Purchase and Development proposals that will contribute to the vision of the Quarters Downtown.

Last Update: April 3, 2018

Tax Roll Number(s): Lot 24 - 3648201, Lot 25 & portion  
of Lot 26 - 3648359, Portion of Lot 26 & 27 3648508, Lot  
28 - 3648607, Lot 29 - 3648706, Lot 30 - 10014653, Lot  
31 - 10014669

Sector: Northwest

[COLOUR AERIAL PHOTO - DOWNLOAD](#) [\[LINK\]](#)  
[The Armature \(96 Street\) Quarters Downtown Video](#) [\[LINK\]](#)

Buyer's Application Form:

[ONLINE FORM - FILL OUT & SEND](#) [\[LINK\]](#)  
[PDF FAX FORM - DOWNLOAD](#) [\[LINK\]](#)

The proposed development will require the approval of  
the [Edmonton Design Committee](#). [\[LINK\]](#)



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

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

Fax: 780-496-6577  
[edmonton.ca/propertysales](http://edmonton.ca/propertysales)  
[Armature\\_Listing](#)

City of Edmonton  
OWNER-BROKER  
Real Estate

FOR SALE

Edmonton

# The Quarters Downtown

## Other Information: con't

A plan of consolidation will be completed prior to closing.

A supplemental Phase 2 Environmental Site Assessment, was completed on February 27 2018, and is available for review upon request. Some additional remediation has been identified as required.

All costs associated with roadway modifications, upgrading, modification/relocation of existing services and costs associated with site remediation, required for any new development will be borne by the buyer.

There is currently a month to month sign lease.

## Purchase Process:

1. Applicants are strongly encouraged to describe/present their proposed development for this property. This can be done in one of the following ways:
  - Within the "Additional Information" section of the "Buyer's Application Form" or on the ["Interactive Buyer's Application Form" \[LINK\]](#); or
  - Submit an information package describing the proposed development including a completed buyers application form via [email to property-sales@edmonton.ca](mailto:property-sales@edmonton.ca) prior to the submission deadline shown below. This property has been listed for sale on MLS in a competitive public offering. Multiple offers are commonly received as a result of these public offerings.
2. In order to give all interested buyers an equal opportunity, **all submissions will be held until 4:00 p.m. May 25th, 2018.** After that time, the City of Edmonton will contact the applicant(s) which the City selects, to further negotiate and formalize a Sale and Development Agreement.
3. As this Property is listed on MLS all, Applicants must acknowledge the involvement or assistance of any Licensed Real Estate Brokers within their submission.

## Purchase Process: con't

4. 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.

## 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 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 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" \(LEED\) \[LINK\]](#) or [Built Green Silver \[LINK\]](#) 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 15% or \$400,000, whichever is greater. This is tied to completion of the development within 3 years of closing and achieving either the [Leadership in Energy and Environmental Design "Certified" \(LEED\) \[LINK\]](#) or [Built Green Silver \[LINK\]](#).
  - All developments shall comply with the development regulations contained in The Quarters Downtown Area Redevelopment Plan.
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 Buyer's sole risk and the Buyer has the obligation of ascertaining the accuracy of all such information.

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.

FOR SALE

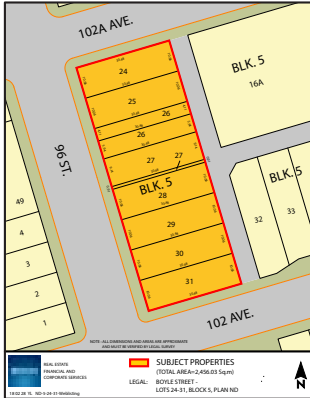
Edmonton

# The Quarters Downtown

## ADDITIONAL INFORMATION

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

- [DC1 Direct Development Control Provision; Armature Areas 1, 2 and 3 \[LINK\]](#)
- [The Armature](#)
- [The Quarters Downtown Area Redevelopment Plan \[LINK\]](#)
- [Business Improvement Area \[LINK\]](#)
- [Edmonton Design Committee \[LINK\]](#)



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