

FOR SALE – INDUSTRIAL DEVELOPMENT SITE

# Roper Industrial

Edmonton



## \$5,500,000

## 5405 51 Avenue NW

**Neighbourhood:** Roper Industrial

**Sale Land Legal Description:** Lot:3, Block:1, Plan:182 3415

**Holdings:** 1007824

**Total Land Area :** 7.04 acres / 2.85 hectares (more or less)

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

**Last Update:** Dec 10, 2019

**Tax Roll Number(s):** 10924379

**Sector:** Southeast

**Buyers Application Form:**

[ONLINE FORM – FILL OUT & SEND \[LINK\]](#)

[PDF FORM \[LINK\] – DOWNLOAD, SCAN & E-MAIL OR DELIVER](#)

**Property Assessment & Taxation:**

*Property will be assessed and taxed following Closing Date.*

### PROPERTY INFORMATION:

- The property is located in the desirable Roper Industrial neighbourhood with direct exposure to Whitemud Drive and easy access from 51 Ave.
- The site is partially serviced with water and sanitary.
- The Buyer will have to provide on-site storage and a controlled outlet to Mill Creek (with approvals from the City of Edmonton).
- The site has no power servicing. Buyer will need to contact EPCOR Power for the requirements, methods and costs which will be at the Buyer's cost.
- 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.

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

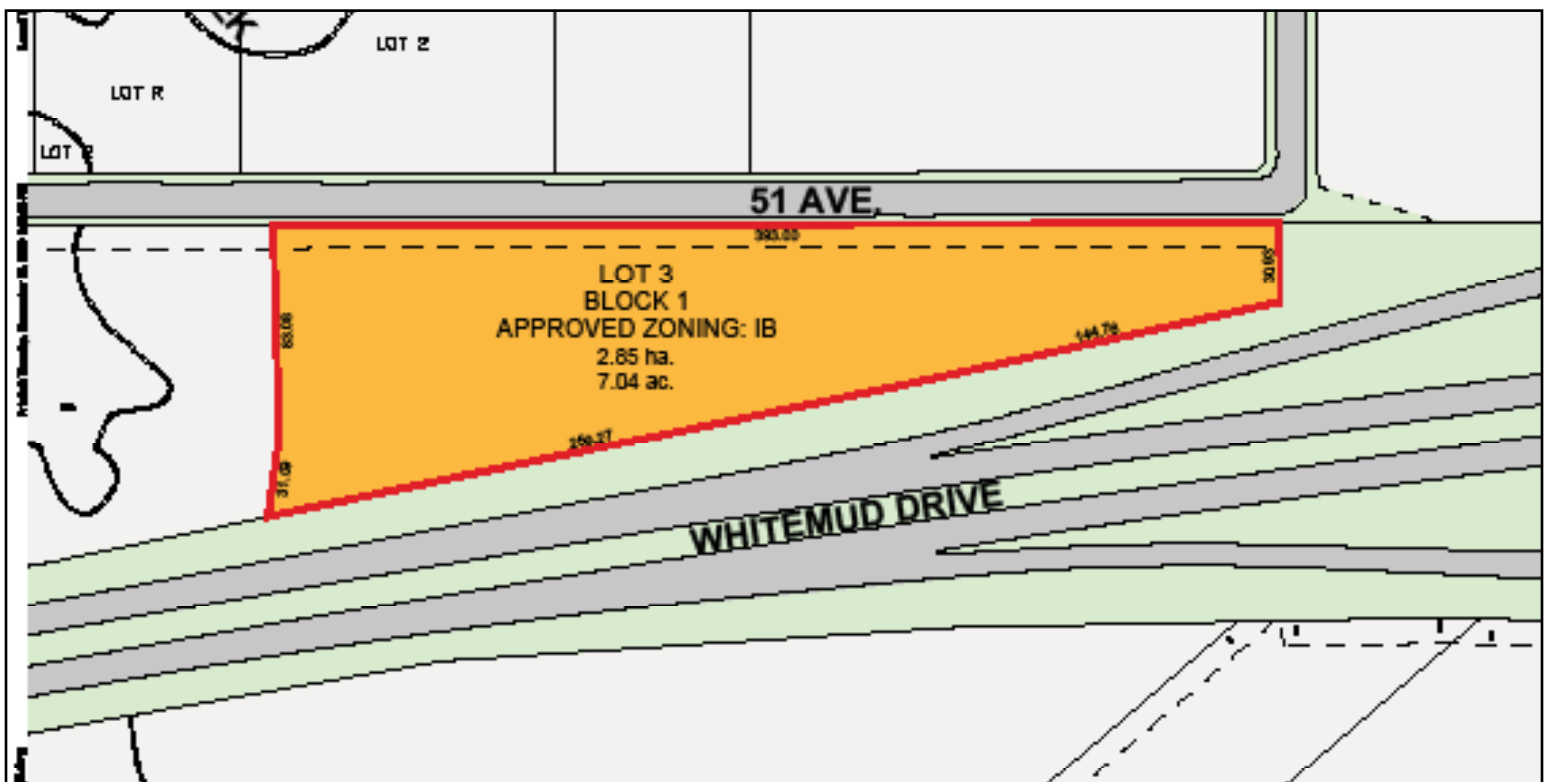
Main Phone: 780-496-6000  
After Hours: 311  
Outside Edm: 780-422-5311

**City of Edmonton**  
OWNER-BROKER  
**Real Estate**

edmonton.ca/propertysales  
Roper\_Industrial

**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 the City Council.
2. The Buyer will be required to submit a deposit cheque in the amount of 10% of the purchase price upon execution of a Sale and Development Agreement.
3. The Buyer must commence construction within (1) year of the Closing Date and complete construction within three (3) years of the Closing Date.
4. The Buyer will be required to enter into a Sale and Development Agreement and a Buy Back Option Agreement for the Development.
5. The Sale and Development Agreement will contain, among other things, a performance fee of \$250,000.00.
6. The Sale and Development Agreement will require a **Leadership in Energy and Environmental Design Certified (LEED)** for any new contemplated development to be constructed on the site.
7. All developments shall comply with the development regulations contained in the approved **Southeast Industrial Area Outline Plan (SEIOP)**.
8. 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.
  - It will be the Buyer's responsibility to clean and level the site



## PURCHASE PROCESS:

1. All interested parties must submit a buyer's application form to the City. Upon the City's review, the applicant may be contacted to further negotiate and formalize a Sale Agreement.
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](#)

## Additional Information:

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

- [Industrial Business Zone \(IB\)](#)
- [Southeast Industrial Area Outline Plan \(SEIOP\)](#)
- [Land Development Application](#)
- [Engineering Drawing](#)

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*Give us your  
Feedback*



## 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.