FOR SALE > RESIDENTIAL - INFILL

Parkdale

Neighbourhood: Parkdale
Legal Description: Lots 17 & 18, Block 8, Plan 5850R
Land Area: 5,937 sq.ft. (more or less)

Existing Land Use Zone: RA7 Low Rise Apartment Zone [LINK] within the Parkdale ARP [LINK] under the Medium Scale Residential Infill Overlay [LINK]. The subject area of 5,937 sq.ft. is below the threshold of 8,611 sq.ft. required for RA7 development, thus defaulting the subject property to RF4 zoning. The subject has a frontage of 49.5 feet, which is sufficient to allow semi-detached or duplex development under RF4 [LINK]. The lot may also potentially be subdivided into two skinny lots.

Price Per Square Foot: $29.47

Annual Local Imp. Charges: N/A
Estimated Local Imp. Payout: N/A

Last Update: October 7, 2019
File Number: CS-140038
Tax Roll Number(s): 4347605
Holding Number(s): 1008775
MLS Number: E4138437
Sector: North

Buyer’s Application Form:
ONLINE FORM – FILL OUT & SEND [LINK]
PDF FORM [LINK] (Scan, Email or Deliver)

City of Edmonton
OWNER-BROKER
Real Estate
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Advisements:
The land is serviceable from existing utility lines situated within the adjacent road. All costs associated with roadway modifications, upgrading, modifications/relocation of existing servicing required by any new redevelopment, and services connection charges will be the responsibility of the Buyer.

The subject lands are within the Edmonton Exhibition Lands study area and designated for Incremental Infill Growth [LINK] and Edmonton Exhibition Lands Redevelopment Report [LINK].

The City owned property directly across 80 Street to the East is currently proposed for either a LRT storage and cleaning facility or potentially, being rezoned to accommodate Transit Oriented Development (TOD).

Buyers should access the Residential Infill Website [LINK] about the many process changes and educational tools in progress to improve infill activities in mature neighbourhoods.

ESA Phase I was completed by Nichols Environmental (Canada) Ltd. Based on the findings of the Phase I ESA, [LINK] Nichols Environmental is of the opinion that the level of environmental risk associated with the Property is low. As this time, Nichols Environmental has no recommendations for further assessment (Phase II ESA) of the Property.

Purchase Process:

1. This property is listed for sale on MLS in a competitive public offering. All submissions should be emailed to propertysales@edmonton.ca or delivered to 2nd Floor Mailroom, Edmonton Tower, 10111 – 104 Ave NW

2. As this Property is listed on MLS, 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.

Advisements:

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.