

FOR SALE – INDUSTRIAL DEVELOPMENT SITE

3.98 Acres In Rampart Industrial

Edmonton



14135 – 162 Avenue NW

\$2,786,000

Neighbourhood: **Rampart Industrial Park**

Sale Land Legal Description: Lot 3, Block 2, Plan 132 0403

Holding: 1008105

File: CS130021

Total Land Area : 3.98 acres / 1.61 hectares (more or less)

Existing Land Use Zone: **IM – Medium Industrial Zone**

Last Update: December 4, 2019

Tax Roll Number(s): 10390418

Price Per Acre: \$700,000

Sector: Northwest

Annual Local Improvement Charges: NIL

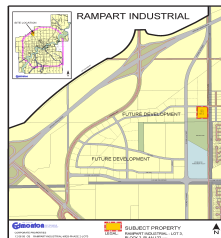
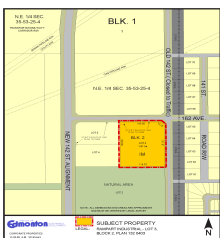
Estimates Local Improvement Payout: NIL

Estimate of 2019 Taxes: \$66,051

(subject to verification by Assessment & Taxation)

PROPERTY INFORMATION:

- The property is located in the developing Rampart Industrial Park with access to Anthony Henday Drive, Highway 16 and Yellowhead Trail.
- Direct access to the property is provided off 162 Avenue.
- The land is fully serviced from the adjacent road with service stubs to the property line. All servicing connection charges will be the responsibility of the Buyer.
- The site development design will be subject to:
 - a) An on-site Storm Water Management system to store the 1 in 5 year storm event with a storm water outlet flow rate of 35L/S/Ha.
 - b) The perimeter elevations will be kept at the same levels as currently exists on site.
- All costs associated with access, roadway modifications, upgrading, modification/relocation/extension of existing services will be borne by the buyer.



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
Rampart_lot3_CS130021

3.98 Acres In Rampart Industrial

ADDITIONAL INFORMATION:

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

- **(IM) Medium Industrial Zone**
- **Rampart Industrial Area Structure Plan**
- **Geotechnical Report**
- **Phase I – Environmental Site Assessment**

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 this short survey:

*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.

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)** 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**.
3. The property is subject to the following Registrations:
 - a) Registration – 052 105 442 – Zoning Regulations in favour of Her Majesty the Queen In Right of Canada C/O the Minister of national defence. For the original document of the Zoning Regulations see Registration 052 104 445
 - b) Registration – 132 028 624 – Utility Right of Way in favour of the City of Edmonton (ATCO Gas)
 - c) Registration – 132 028 626 – Utility Right of Way in favour of the City of Edmonton (Epcor Distribution and Transmission Inc.)
4. 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.

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.