FOR SALE – CONNAUGHT ARMOURY

Strathcona

FILE#: CS240029-YA **HOLDING#:** 59847 **LAST UPDATE:** July 8, 2025

10310 – 85 Avenue NW
$2,470,000

Property Type:	Historical Building & Excess Land
Neighbourhood:	Old Strathcona
Sector:	South Central
Legal Description:	Plan I; Block 97; Lots 1 to 4
Total Land Area:	24,278 sq.ft. or 2,255 sq.m. (more or less)
Total Building Area:	14,748 sq.ft. or 1,370 sq.m. (more or less)
Existing Land Use Zone:	DC1 14507 Strathcona – Connaught Armory
Tax Roll Number:	3927316, 3927332, 7113905
Estimated Taxes 2025:	Not Available

(subject to verification by Assessment and Taxation)

Presenting an exceptional opportunity to acquire a prime DC1 14507 potential redevelopment site in Edmonton's iconic Old Strathcona Provincial Historic Area and Business Improvement Area (BIA). This site offers developers a unique chance to capitalize on the area's dynamic energy while preserving its valuable heritage. The excess land has rezoning potential. If rezoned, and under the guidance of the Scona District Plan, this portion of the site could potentially be redeveloped with a multi-unit residential building with covered parking and limited commercial uses on the first floor.

A portion of the parcel contains the Connaught Armoury. The Connaught Armoury is situated in the popular "Whyte Ave" district, a vibrant area and found between major vehicle corridors: Gateway Boulevard and 104 Street NW (Calgary Trail South). This area is rich with art, culture, historic charm, and modern design. It is adjacent to the Old Strathcona Farmers' Market, restaurants, and shops. Top education institutions are nearby including the UofA, MacEwan, and NAIT. The beautiful River Valley is also a short walk away.

Buyer's Application Form

DOWNLOAD PDF (scan, email or mail)

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

City of Edmonton
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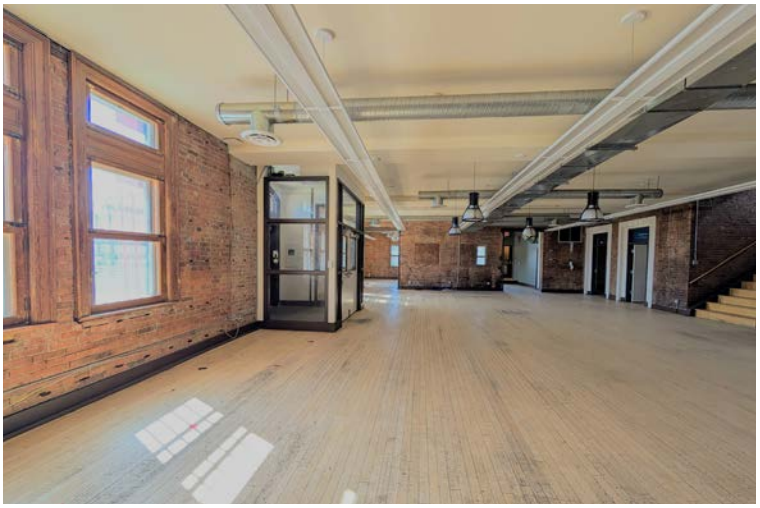

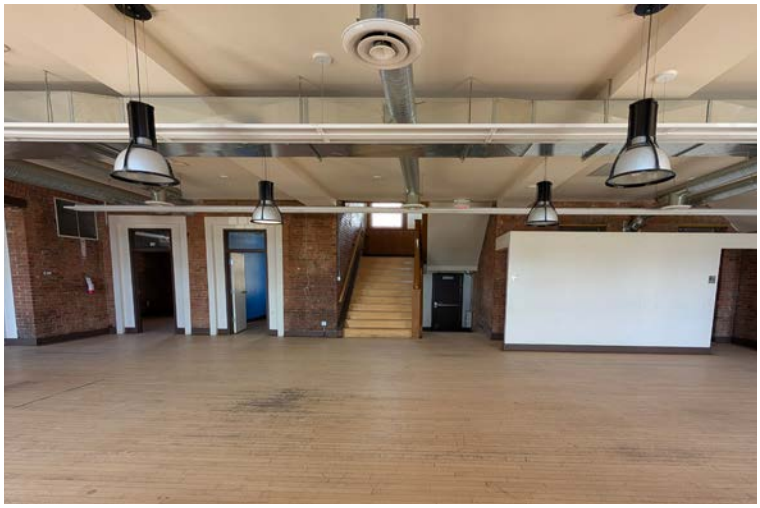

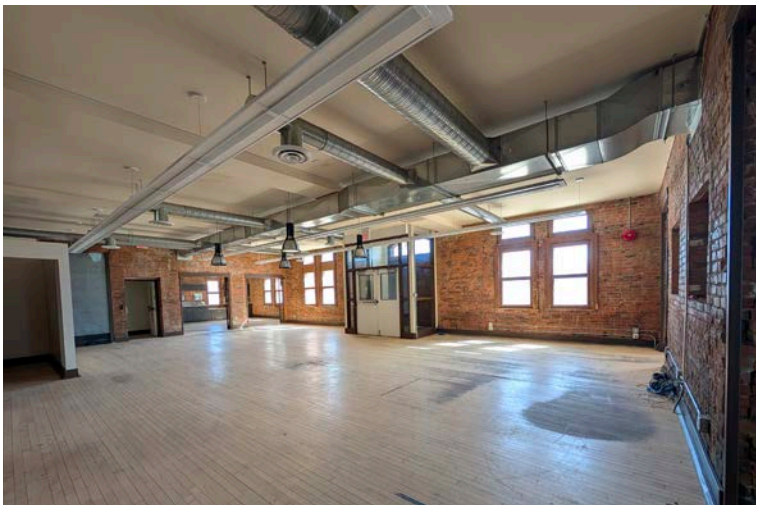

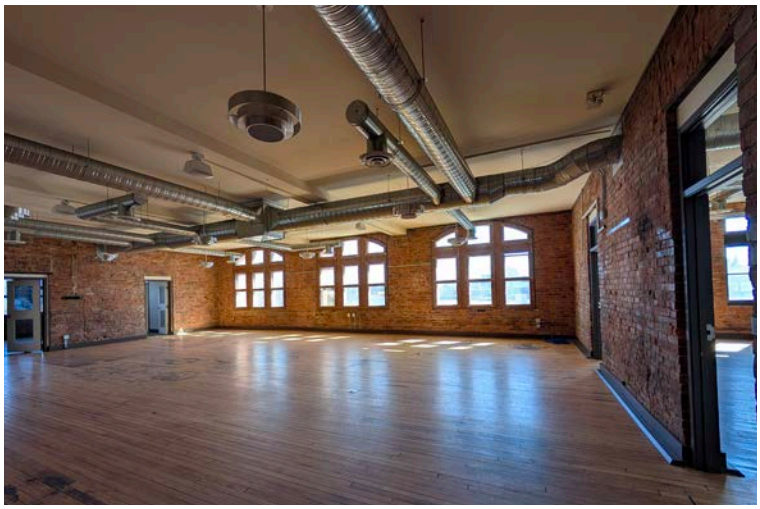

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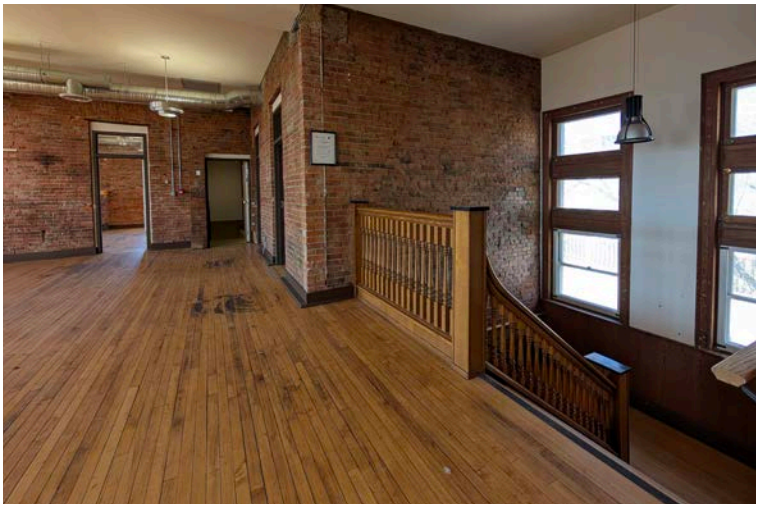

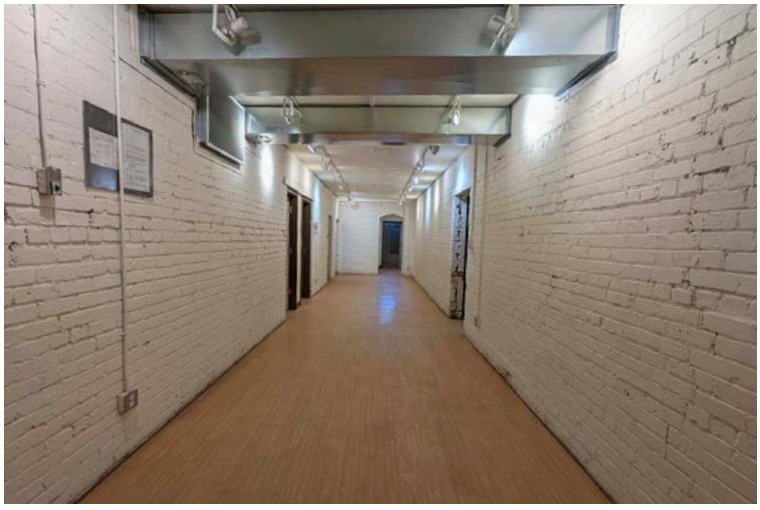

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CONNAUGHT ARMOURY

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Built in 1911, it is one of the oldest remaining armouries in Alberta and is one of Edmonton's notable historic buildings. The Connaught Armoury is a legally-protected Municipal and Provincial Historic Resource site. The existing zoning allows an appropriate mix of residential, community oriented, institutional and commercial uses and includes regulations that ensure any use in the building and future renovations are beneficial to the adjacent residential development and sympathetic to the original historic characteristics of the building as specified under its designation as a Municipal and Provincial Historic Resource. Designated Municipal Resources have access to the City Heritage Program's Maintenance Grant, covering 1/3 of eligible maintenance costs up to a maximum matching grant of $100,000, on a 5-year repeating cycle. Designated Provincial Historic Resources can also access historic resource conservation grants from Alberta Arts, Culture and Status of Women. The vacant lot may also be eligible for the infill redevelopment grant programs.

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CONDITIONS OF SALE

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1. All sales are subject to approval of the Branch Manager of Real Estate, Financial and Corporate Services and/or the Executive Committee of the City Council.
2. The Buyer must have the property professionally inspected.
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. 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 Buyers sole risk; the Buyer has an obligation to ascertain the accuracy of all such information.
5. 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.
6. All costs associated with new roadways and/or servicing will be the responsibility of the Buyer. In addition, all costs associated with roadway modifications, upgrading, relocation of existing services, required by any new development will be solely borne by the Buyer.

PURCHASE PROCESS

1. All interested parties must submit a buyer's application form to the City. This property will be sold on a first come, first serve basis. If your submission is deemed acceptable, the City may contact you to further negotiate and formalize a sale agreement.

   All submissions should be emailed to:

   propertysales@edmonton.ca
   Email Subject Line:
   "CS240029 Connaught Armoury – Submission"

   or Mail to:

   Attn: Supervisor, Property Sales
   2nd Floor Mailroom, Edmonton Tower
   10111 – 104 Avenue NW
   Edmonton, AB T5J 0J4

2. The City is also open to all offers including redevelopment of the parking lot. Buyers should clearly identify if they are interested in redevelopment of the parking lot, either through a standalone building or a sympathetic addition to the armoury. If the intention is redevelopment, explain how the Buyer will integrate the City's vision. The historic resource designations technicially apply to this portion of the site as well as the historic building itself. Any proposed redevelopment of the parking lot area may need to involve a subdivision of the site to remove the historic designation from this portion of the property.
3. Buyers must acknowledge the involvement or assistance of any Licensed Real Estate Brokers within their submission.

ADDITIONAL INFORMATION

- Bylaw 14467 – Designate the Connaught Armoury as a Municipal Historic Resource
- Financial Incentives for Municipal Resource
- Scona District Plan, Scona District Policy and District Maps
- Old Strathcona Business Association
- Provicial Historic Area
- Business Improvement Area (BIA)
- The Old Strathcona Public Realm Strategy envisions a new future for parks, plazas, parking lots, sidewalks, alleys and streets. The Strategy incorporates input from Edmontonians, key actions, public realm concept and recommended improvements. Please visit the Old Strathcona Public Realm Strategy Website for the most up to date information.

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