

Evansdale



14945 88A Street NW
\$2,750,000

Neighbourhood:	Evansdale
Legal Description:	Plan 2122495 Block 40 Lot 4
Sector:	North East
Total Land Area:	1.23 ha or 3.05 acres (more or less)
City Holding No.:	1011207
City File No.:	CS200034
Existing Land Use Zone:	US (Urban Services)
Last Update:	April 13, 2022
Tax Roll Number:	11045366

A rare opportunity to develop a 3.05 acre surplus school site in the mature neighbourhood of Evansdale! While currently zoned Urban Services (US), this site has potential for a future multi-family or community development. The site is located on the north end of St. Olga Park, near several schools spanning kindergarten to grade 12 and it's only a 5 minute drive to the main retail centres of Northgate Centre and Londonderry Mall.

BUYER'S APPLICATION FORM

[PDF FORM – DOWNLOAD](#) (scan, email, or mail)

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.

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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 **Energuide** 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 10% of the purchase price. 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)”** or **Energuide** certification.

3. The sale is subject to the Buyer entering into a Deferred Servicing Agreement with the City.

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. All costs associated with the development of this site will be borne by the Buyer including roadway modifications, upgrading and modification/relocation of existing services.

Purchase Process

In order to give all interested parties an equal opportunity, all submissions received will be held until **4:00 p.m. on May 20, 2022**. After that time, the City will contact the selected applicant to further negotiate and formalize a sale agreement.

To submit an offer to purchase this property, please complete the **Buyer's Application Form** and, at a high level, outline your future development proposal in the “Additional Information” section of the form.

All submissions should be emailed to:

propertysales@edmonton.ca

Email Subject Line:

“Evansdale – Submission”

or Mail to:

Att: Supervisor, Property Sales
10th Floor Edmonton Tower
10111 – 104 Avenue NW
Edmonton, AB T5J 0J4

Buyers must acknowledge the involvement or assistance of any Licensed Real Estate Brokers within their submission.

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.

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.