FOR SALE – LOW RISE APARTMENT LAND

Parkdale

8116 – 115 Avenue NW
$630,000

The City of Edmonton is pleased to offer the opportunity to develop low rise apartment in a neighbourhood of Parkdale. The 14,681 square feet site, zoned Low Rise Apartment Zone (RA7) is situated at the intersection of 82 Street and 115 Avenue, in close proximity to Borden Park and Neighbourhood Shopping Centres. Additionally, it is located in between Stadium and Coliseum LRT Stations.

Interested parties are encouraged to review the Residential Infill Guidelines about the many process changes and educational tools in progress to improve infill activities in mature neighbourhoods.

Neighbourhood: Parkdale
Legal Description: Plan 5850R, Block 4, Lots 1-3
Sector: Central
Total Land Area: 14,681 square feet (more or less)
City Holding No.: 95121, 114803, 312638
City File No.: CS210029
Existing Land Use Zone: RA7 – Low Rise Apartment Zone
Tax Roll Number: 3108396, 3108420, 3108412
Estimated Taxes 2023: To be determined by Assessment and Taxation
Annual Local Imp. Charges: N/A
Last Update: May 5, 2023

Buyer’s Application Form
PDF FORM – DOWNLOAD (scan, email or mail)

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LEGAL:

PARKDALE –
LOTS 1–3, BLOCK 4, PLAN 5850R

SUBJECT PROPERTIES
TOTAL AREA = 1,379.51 Sq.m
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Conditions of Sale

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 will be required to submit a deposit cheque in the amount of 10% of the purchase upon execution of a sales agreement.

3. The Sale and Development Agreement will require a Built Green Silver, Leadership in Energy and Environmental Design “certified” (LEED), Energuide or equivalency. 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 agreement will contain, among other items, a performance fee of 10% of the purchase price to be paid on Closing Date. This fee will be returned upon satisfactory completion of the development and achievement of a sustainability certification.

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 develop-ability 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 developments shall comply with the development regulations contained in the approved Mature Neighbourhood Overlay, Residential Infill Guidelines, and RA7 Zoning.

6. The buyer will be required to register a 6x6 meters corner cut as road plan in the Southeast corner of the Subject Property prior to the sale.

7. With redevelopment of the parcel, boulevard, sidewalk, curb and gutter and curb crossings will be required to replace, and the alley crossing will be required to be reconstructed. A deferred servicing agreement will also be registered on title for the required site enhancements. Upon submission of a development application, additional development conditions may be required.

8. Access will only be permitted to the adjacent lane. No access will be permitted to 82 Street or 115 Avenue. The existing accesses to 115 Avenue will be required to be removed.

Purchase Process

1. All interested parties must submit a buyer’s application form to the City. 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: “Parkdale - Submission”

   or Mail to:
   Attn: Supervisor, Property Sales
   10th Floor Edmonton Tower
   10111 – 104 Avenue NW
   Edmonton, AB T5J 0J4

2. Buyers 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.

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