

Parkdale



8116 – 115 Avenue NW
\$630,000

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
Current Land Use Zone:	RM h16 – Medium Scale Residential
Tax Roll Number:	3108396, 3108420, 3108412
Estimated Taxes 2024:	To be determined by Assessment and Taxation
Annual Local Imp. Charges:	N/A
Last Update:	January 10, 2024

Buyer's Application Form

PDF FORM – DOWNLOAD (scan, email or mail)

The City of Edmonton is pleased to offer the opportunity to develop low rise apartment in a neighbourhood of Parkdale. The 14,681 square foot site, zoned **RM h16 – Medium Scale Residential** 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.

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.

Parkdale



NOTE : ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND MUST BE VERIFIED BY LEGAL SURVEY



REAL ESTATE
FINANCIAL AND
CORPORATE SERVICES



SUBJECT PROPERTIES

TOTAL AREA = 1,379.51 Sq.m

LEGAL:

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



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 [RM h16.0 – Medium Scale Residential Zone](#).
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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