

# Lot 5 Block 1 Southeast Industrial



## 2840 - 50 Avenue NW

### \$745,000

**Neighbourhood:** Southeast Industrial  
**Legal Description:** Plan 2121748, Block 1, Lot 5  
**Sector:** Southeast  
**Total Land Area:** 0.38 ha or 0.95 acres (more or less)

**City Holding No.:** 1011837  
**City File No.:** CS210086

**Existing Land Use Zone:** **IL - Light Industrial Zone**

**Last Update:** February 15, 2022  
**Tax Roll Number:** 11013831  
**Estimated Taxes 2022:** \$17,899  
(subject to verification by Assessment and Taxation)

**Annual Local Imp. Charges:** Not Available  
 Southeast Industrial Not Available

### Buyer's Application Form

**PDF FORM - DOWNLOAD** (scan, email or mail)

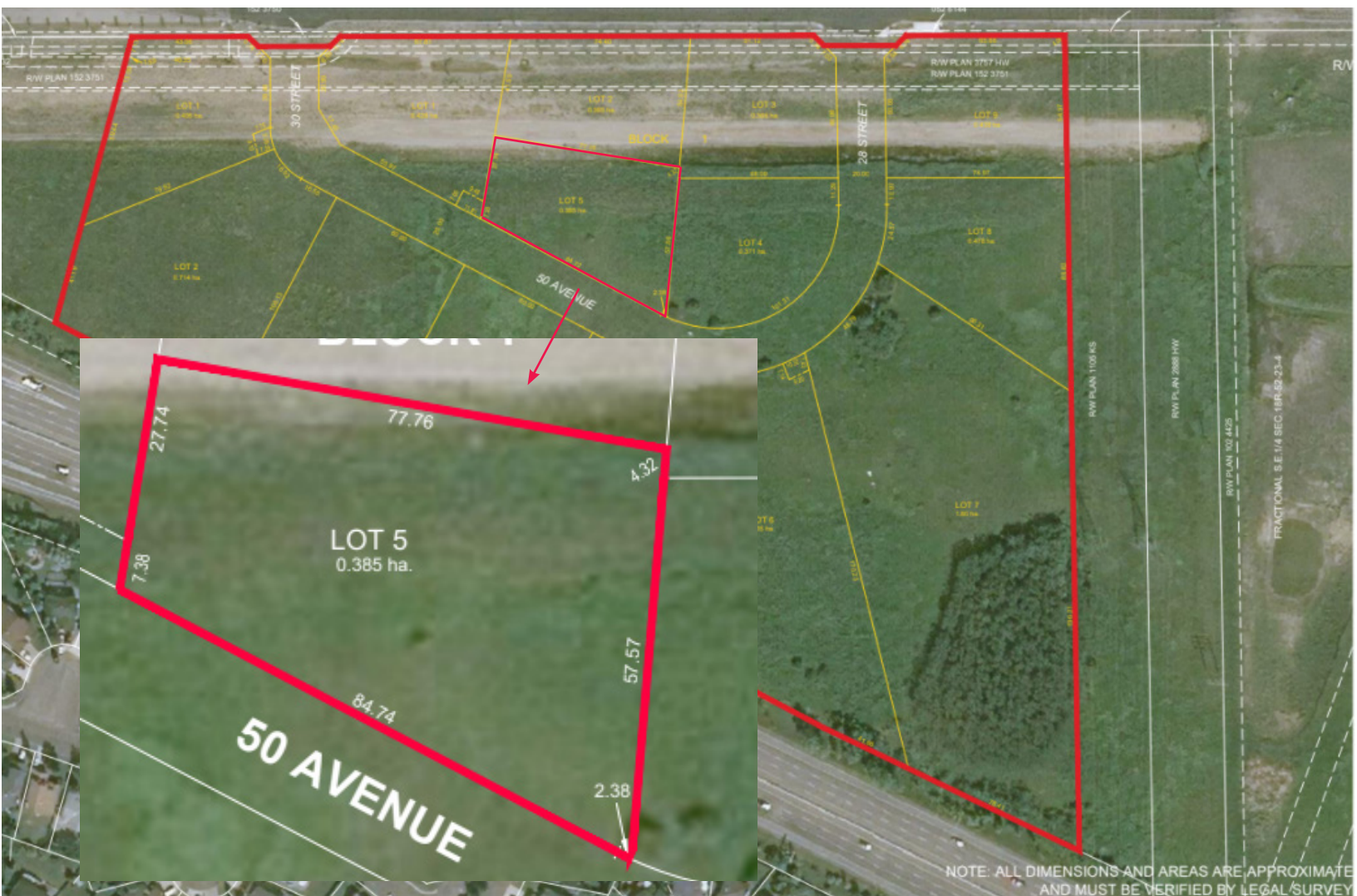
The City is selling 14 individual lots in the Southeast Industrial neighbourhood totalling approximately 8.6 ha or 21.31 acres in land area. Lot 5 is a 0.38 ha, fully serviced, trapezoid shaped lot zoned Light Industrial. This lot is suitable for a number of development options including but not limited to General Industrial Uses and Contractor Services, Professional, Financial Office Services, Breweries, and Distilleries.

The subject has convenient access to Edmonton's major highways network, including Sherwood Park Freeway, Whitemud Drive, and Anthony Henday Drive. This location allows for simple entry to the inner and outer areas of the City.

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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- The Southeast Industrial area is agglomerated with Industrial developments containing a number of unique features which offer the opportunity to create an attractive and efficient industrial environment. For example, it is favourably situated in relation to the **Truck Route Network**, so trucks carrying heavy loads and goods can directly reach their destination.
- For additional background information, Applicants may review the **South-East Industrial Area Outline Plan**.



Note: All dimensions and areas are approximate and must be verified by legal survey.

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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 enter into a Sale and Development 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.
- The Sale and Development Agreement will contain, among other things, a performance fee of 10% of the purchase price tied to the construction commencement date, construction completion date and the environmental sustainability requirement.

3. 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.

## Purchase Process

1. All interested parties must submit a **buyers application form** to the City. These lots will be sold on a first come, first serve basis. Upon the City’s review, the applicant may be contacted to further negotiate and formalize a Sale Agreement.
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.

## Additional Information

It is recommended that applicants review the following:

- **IL – Light Industrial Zone**
- **Truck Route Network**
- **South-East Industrial Area Outline Plan**
- **Leadership in Energy and Environmental Design**
- **Energuide**



## 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.