

FOR SALE - MULTI-FAMILY PROJECT

Station Pointe

Edmonton



\$2,200,000.00

504 Belvedere Way (Area A)

Neighbourhood: Belvedere

Sale Land Legal Description: Lot 1, Block 1, Plan 092 4862

Holding: 1006592

File: CS090011

Total Land Area: 0.88 ha or 2.17 acres (more or less)

Existing Land Use Zone: **RA8- Medium Rise Apartment Zone**

Last Update: October 08, 2020

Sector: North West

Buyers Application Form:

ONLINE FORM - FILL OUT & SUBMIT

PDF FORM - DOWNLOAD, SCAN & E-MAIL, OR DELIVER

Tax Roll Number(s): 10163736

Estimated 2020 Taxes: SN/A

Annual Local Imp. Charges: SN/A

Estimated Local Imp. Payout: NIL

OTHER INFORMATION:

- Now is the time to seize the opportunity to develop your multi-family project on this 2 acre property, and be part of creating a family friendly urban village in the newly rezoned Station Pointe lands.



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.

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

City of Edmonton
OWNER-BROKER
Real Estate

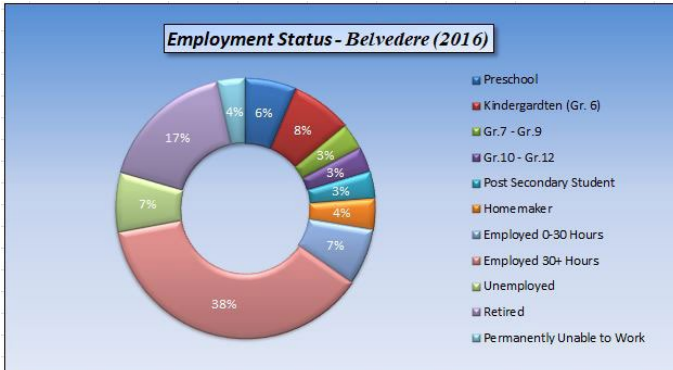
edmonton.ca/propertysales
Station Pointe

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OTHER INFORMATION:

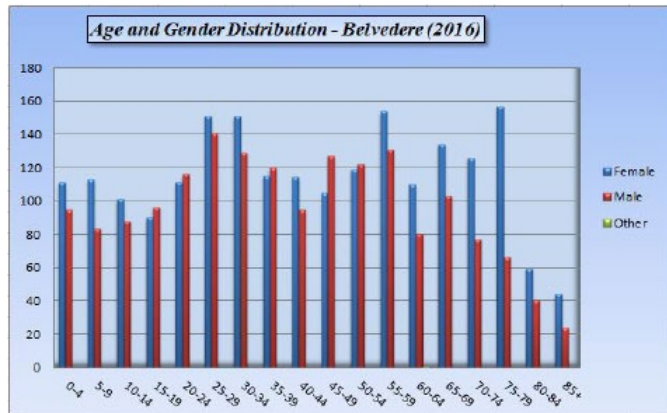
- Families and seniors will appreciate the great access to transit, shopping, downtown, recreation and leisure facilities. Perfectly situated near the Yellowhead Freeway, it's also the ideal community for residents who commute to the industrial areas of Fort Saskatchewan and Sherwood Park.

The Fort Road Revitalization includes upgraded streetscapes and landscaping, making Station Pointe one of Edmonton's most attractive new developments.



OTHER INFORMATION:

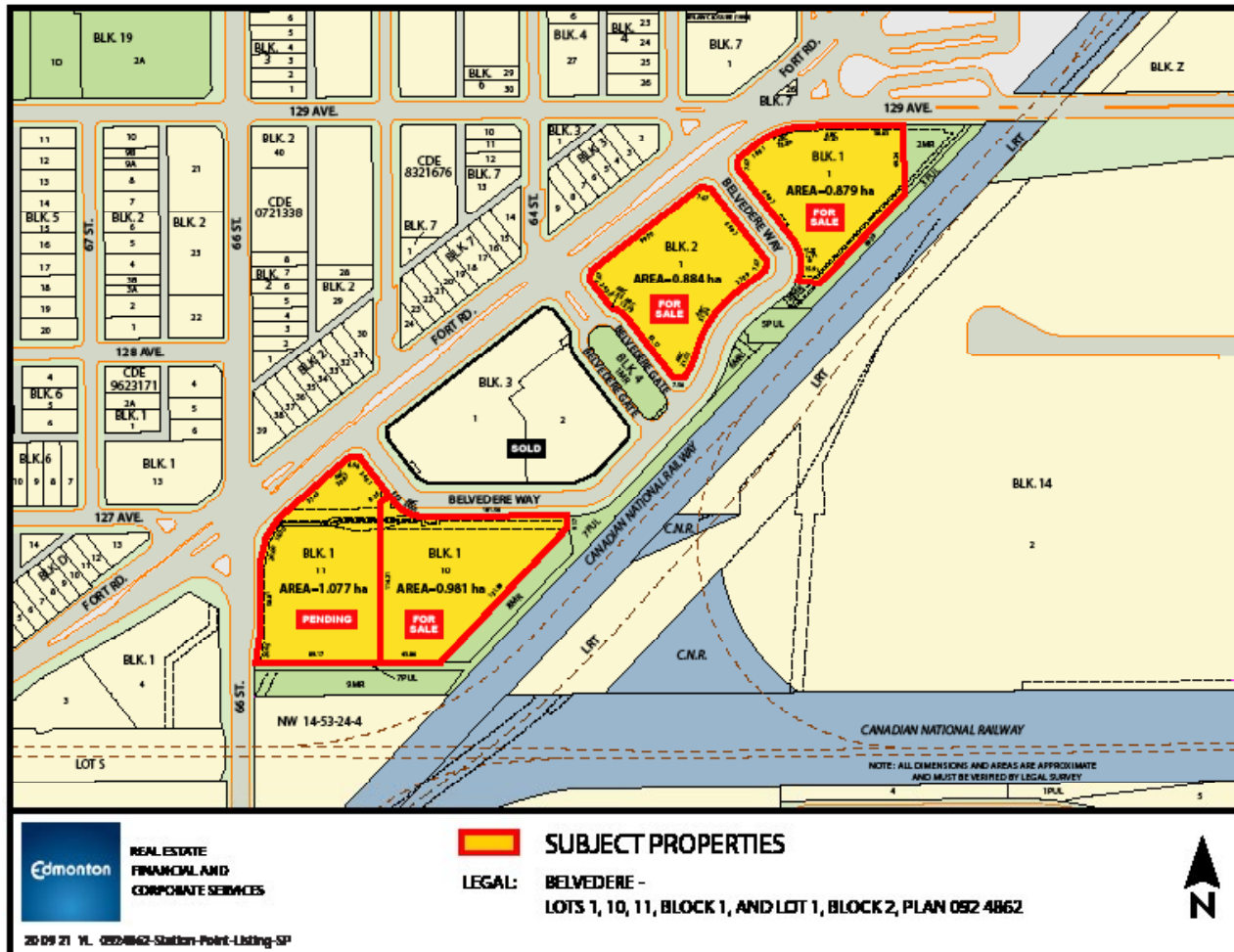
- The City-owned Station Pointe lands redevelopment is partially funded by the **Belvedere Community Revitalization Levy Area Plan (Bylaw 15932)** and is part of the **Fort Road Old Town Master Plan**, approved in 2002 with the goal of revitalizing the historic Fort Road area.
- Belvedere LRT Station is located at the corner of 62 Street NW & 129 Avenue NW Northeast Edmonton, which hosts a Park and Ride facility with 780 stalls and reserved carpool parking.



Station Pointe

CONDITIONS OF SALE:

1. All sales must be approved by the 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 price upon execution of a Sale and Development Agreement.
3. The Buyer must commence construction within (1) year of the Closing Date and complete construction within three (3) years of the Closing Date.
4. The Buyer will be required to enter into a Sale and Development Agreement and a Buy Back Option Agreement for the Development.
5. The Sale and Development Agreement will contain, among other things, a performance fee of \$50,000.00.
6. The Sale and Development Agreement will require a Leadership in **Energy and Environmental Design Certified (LEED)** or **Built Green program** for any new contemplated development to be constructed on the site.
7. All developments shall comply with the development regulations contained in the approved **Belvedere Station Area Redevelopment Plan** and **Fort Road Old Town Master Plan**.
8. 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 Buyer's sole risk; the Buyer has an obligation to ascertain the accuracy of all such information.



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ENCUMBRANCES:

Registrations:

- #092 144 132 – Caveat (Disturbed Soils)
Re: Restrictive Covenant Pursuant to Municipal Government Act
Caveator – The City of Edmonton
- #092 144 137 – Utility Right of Way,
Grantee – EPCOR Distribution & Transmission Inc.
- #092 144 138 – Utility Right of Way,
Grantee – Telus Communications Inc.
- #092 144 139 – Utility Right of Way,
Grantee – Shaw Cable Systems Limited
- #092 144 143 – Utility Right of Way,
Grantee – The City of Edmonton

PURCHASE PROCESS:

1. All submissions will be reviewed on “a first come first serve” basis. The City of Edmonton will contact the applicant(s) which the City selects, to further negotiate and formalize a Sale and Development Agreement.
2. All applicants 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.

APPLICATIONS TO PURCHASE:

- [ONLINE FORM – FILL OUT & SUBMIT](#)
- [PDF FORM – DOWNLOAD, SCAN & E-MAIL, OR DELI VER](#)

ADDITIONAL INFORMATION:

For additional background, it is recommended that applicants review the following:

- [Belvedere Station Area Redevelopment Plan \(ARP\)](#)
- [Fort Road Business and Community Association](#)
- [Fort Road Old Town Master Plan](#)



Please let us know how we are doing by taking our short survey:



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.