

FILE#:CS240054-YA

HOLDING#: 87111, 822852

LAST UPDATE: January 7, 2025



SUBJECT PROPERTY

# 10325 – 83 Avenue NW

## \$959,000

<b>Property Type:</b>	Historical Commercial
<b>Neighbourhood:</b>	Old Strathcona
<b>Sector:</b>	South Central
<b>Legal Description:</b>	Plan I; Block 68; Lots 19 to 22
<b>Total Land Area:</b>	566 sq.m. or 6,092 sq.ft. (more or less)
<b>Total Building Area:</b>	133.2 sq.m. or 1,434 sq.ft. (more or less)
<b>Existing Land Use Zone:</b>	<b>DC1 (20476), Sub Area 2, Area B</b>
<b>Tax Roll Number:</b>	7099716
<b>Estimated Taxes 2024:</b> <small>(subject to verification by Assessment and Taxation)</small>	Not Available
<b>Annual Local Imp. Charges:</b>	Not Available

### Buyer's Application Form

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

Own a piece of history in the thriving Old Strathcona **Provincial Historic Area** and **Business Improvement Area**. The City of Edmonton is offering the "Strathcona Public Market" building and land located in the heart of Old Strathcona's heritage character area. The building was built in 1909 to support Strathcona's original farmers' market and is on the City's Inventory of Historic Resources (not designated). Though the condition of the property is not warranted, this heritage-designation candidate property, a prime 6,092 sq.ft. (0.14 acres) property, is zoned **DC1 (20476), Sub Area 2, Area B** for which, given the heritage nature of the site and conscious heritage-oriented design choices, the City may consider a variety of uses such as markets, Multi-unit Housing (above ground storey only), shops, restaurants, and a professional centre.

This property is situated next to popular "Whyte Ave" along a core, vibrant, pedestrian friendly 83 Avenue NW which is between major vehicle corridors: Gateway Boulevard and 104 Street NW (Calgary Trail South). Nestled in a growing and lively area rich with art, culture, historic charm, and modern design; it's a unique heritage retention opportunity within a thriving neighbourhood. This property is adjacent to the **Old Strathcona Farmers' Market**, restaurants, and shops. Top education institutions are nearby including the **UofA**, GMCC and **NAIT**. Close to premier health and wellness facilities. The beautiful **River Valley** is a short walk away. Easy access to the **UofA Hospital**, surgical centres, clinics, and pharmacies.

*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.*

## Municipal Historic Resource

The building is prime for rehabilitation and the City will consider a sale related to redevelopment if heritage aspects are, in their opinion, reasonably preserved. Although preservation of the building is encouraged, the City will also consider offers for redevelopment of the parcel. Designation of the property as a legally-protected Municipal Historic Resource opens access to various heritage grant funding programs from The City of Edmonton, including rehabilitation grants of up to \$500,000 in matching grants and ongoing maintenance grants of \$100,000 every five years. In all cases renovation and redevelopment must emphasise and retain the original, historic architectural and urban design characteristics of this core Edmonton area.



# Strathcona



## 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 must have the property professionally inspected.
3. The Buyer will be required to submit a deposit cheque in the amount of 10% of the purchase price upon execution of a sales agreement.
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. The successful applicant will be required to represent and warrant that it is not prohibited from purchasing the property under The Purchase of Residential Property by Non-Canadians Act, S.C. 2022, c. 1, s. 235, and regulations thereunder, as amended from time to time.
6. 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.
7. All costs associated with new roadways and/or servicing will be the responsibility of the Buyer. In addition, all costs associated with roadway modifications, upgrading, relocation of existing services, required by any new development will be solely borne by the Buyer.

## Purchase Process

1. All interested parties must submit a [buyer's application form](#) to the City. This property will be sold on a first come, first serve basis. 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](mailto:propertysales@edmonton.ca)

Email Subject Line:

"CS240054 Strathcona – Submission"

or Mail to:

Attn: Supervisor, Property Sales

2nd Floor Mailroom, Edmonton Tower

10111 – 104 Avenue NW

Edmonton, AB T5J 0J4

2. Preservation of this building is strongly encouraged, however the City is also open to all offers including redevelopment of the lot. Buyers should clearly identify if they are interested in redevelopment of the lot or preservation of the building and whether they will be applying for heritage status. If the intention is redevelopment, please provide explanation of how the Buyer will preserve heritage aspects and integrate the City's vision.
3. Buyers must acknowledge the involvement or assistance of any Licensed Real Estate Brokers within their submission.

## Other Information

- [Financial Incentives for Municipal Historic Resource](#)
- [Scona District Plan](#)
- The Old Strathcona Public Realm Strategy envisions a new future for parks, plazas, parking lots, sidewalks, alleys and streets. The Strategy incorporates input from Edmontonians, key actions, public realm concept and recommended improvements. Please visit the [Old Strathcona Public Realm Strategy Website](#) for the most up to date information.
- [Old Strathcona Business Association](#)

*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.*