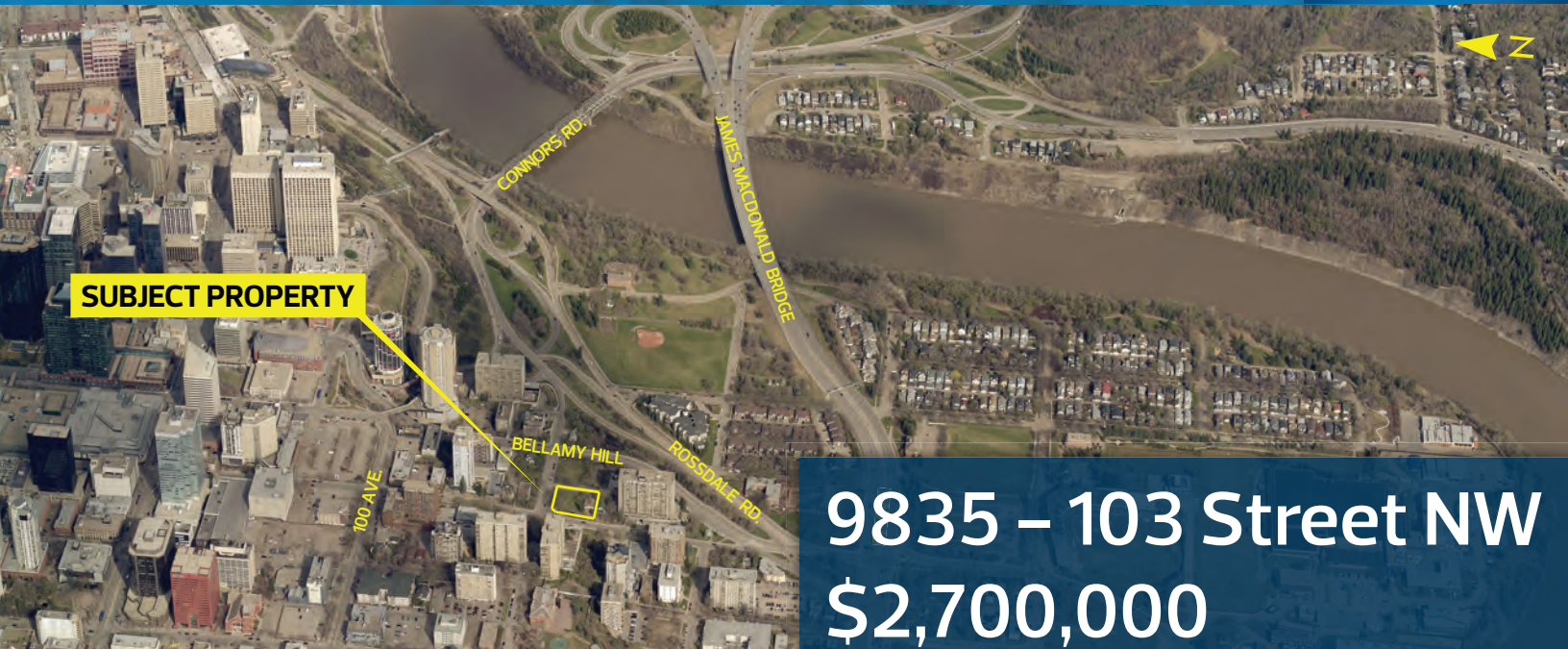


FOR SALE – HIGH DENSITY MULTIFAMILY PROPERTY

Downtown

Edmonton



9835 – 103 Street NW
\$2,700,000

Neighbourhood:	Downtown
Legal Description:	Lot 53,54,55, Block 2, Plan NB
City Holding No.:	224415, 45067, 615876
City File No.:	CS200009
Total Land Area:	0.51 acres / 22,325 sq. ft. (more or less)
Existing Land Use Zone:	HDR High Density Residential
Last Update:	March 21, 2022
Tax Roll Number:	10884160
Estimated Taxes 2021: <small>(subject to verification by Assessment and Taxation)</small>	\$28,518 (est.)
Annual Local Imp. Charges:	Not available
Est. Local Imp. Payout:	Not available
Sector:	Central

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

Looking to develop in Downtown Edmonton? No need to look further! This great lot just off Bellamy Hill will offer future residents sweeping River Valley views. This 22,325 sq ft corner site has one-of-a-kind access to both the Downtown core and the breathtaking River Valley. Jasper Avenue is less than a 10-minute walk away, providing future residents great access to world-class dining, entertainment and convenient amenities such as Edmonton's LRT transit system. Also just steps away, lies the North Saskatchewan River Valley—the largest urban park in Canada with access to more than 160km of maintained trails and 20 major parks.

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
Real Estate

edmonton.ca/propertysales

Downtown

Property Information

There is a semi-detached building located on site. The City would support submissions that incorporate this historically significant structure into the future development.

The City is subdividing and retaining the southern most lot (Lot 52).

The City of Edmonton is seeking Purchase and Development proposals that will contribute to the vision of the Capital City Downtown Plan.

Conditions of Sale

- All sales must be approved by the manager of Real Estate, Financial and Corporate Services and/or the Executive Committee of City Council.
- The Buyer will be required to enter into a Sale and Development Agreement as well as a Buy Back Option 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 and a performance fee of 10% of the purchase price. This is tied to completion of the development within 3 years of closing and achieving either the **Leadership in Energy and Environmental Design Certified (LEED)** or **Energuide**.
 - All developments shall comply with the development regulations contained in the **HDR** and **Special Area Downtown** zoning documents, the **Capital City Downtown Plan**, along with alignment to the **Edmonton Design Committee**.

- 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.
- All costs associated with new roadways and servicing will be borne by the Buyer. In addition, all costs associated with roadway modifications, upgrading, modification/relocation of existing services, required by any new development will be borne by the Buyer.



Downtown

Purchase Process

To submit an offer for this property, please email or mail a completed PDF buyers application [Form](#) to the below:

propertysales@edmonton.ca

Email Subject Line: "Downtown – Submission"

or Mail to:

Att: Supervisor, Property Sales
10th Floor Edmonton Tower
10111 – 104 Avenue NW
Edmonton, AB T5J 0J4

The City may contact applicant(s) to further negotiate and formalize a Sale Agreement.

All Applicants must acknowledge the involvement or assistance of any Licensed Real Estate Brokers within their submission. The City reserves the right at its discretion, to accept, reject or further negotiate with any or all applicant and/or cancel or modify this offering.

Additional Information

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

- [Edmonton Design Committee](#)
- [Special Area Downtown](#)
- [Capital City Downtown Plan](#)
- [LRT](#)
- [Downtown Bike Network](#)



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.