

FOR SALE

**Advanced Technology Centre
9650 – 20 Avenue NW
\$4,000,000**

edmonton.ca/propertysales

Edmonton

Last Update: October 31, 2021

Advanced Technology Centre

Edmonton Research Park

Advanced Technology Centre (ATC) is an almost 50,000 sq. ft. multi-tenant office building that provides the perfect environment for tech companies, shared collaborative offices and businesses alike to grow. Located adjacent to South Edmonton Common at the corner of Parsons Road and 23 Avenue, the building has rear exposure to an average of 27,000 vehicles a day.

Inside, ATC provides adaptable tenant space featuring unique skylights, demountable walls, common areas and shared meeting rooms for built-in flexibility. Not just a functional space, ATC has also been recognized for its architectural significance, winning the Canadian Architect Award of Excellence in 1986 and a Governor General's Award for Architecture in 1992. The building is currently 72% occupied with month-to-month tenants at market rates.



Property Details

List Price – \$4,000,000

LAND INFORMATION

Address:	9650 – 20 Avenue NW
Legal Description	Lot 6, Block 1, Plan 8722619
Sector:	South East – Edmonton Research Park
Land Area:	5.03 acres or 2.04 hectares (more or less)
Existing Zoning:	IB (Industrial Business Zone)
Tax Roll Number:	3195856
Estimated 2021 Taxes:	\$204,915

(subject to verification by Assessment and Taxation)

BUILDING INFORMATION

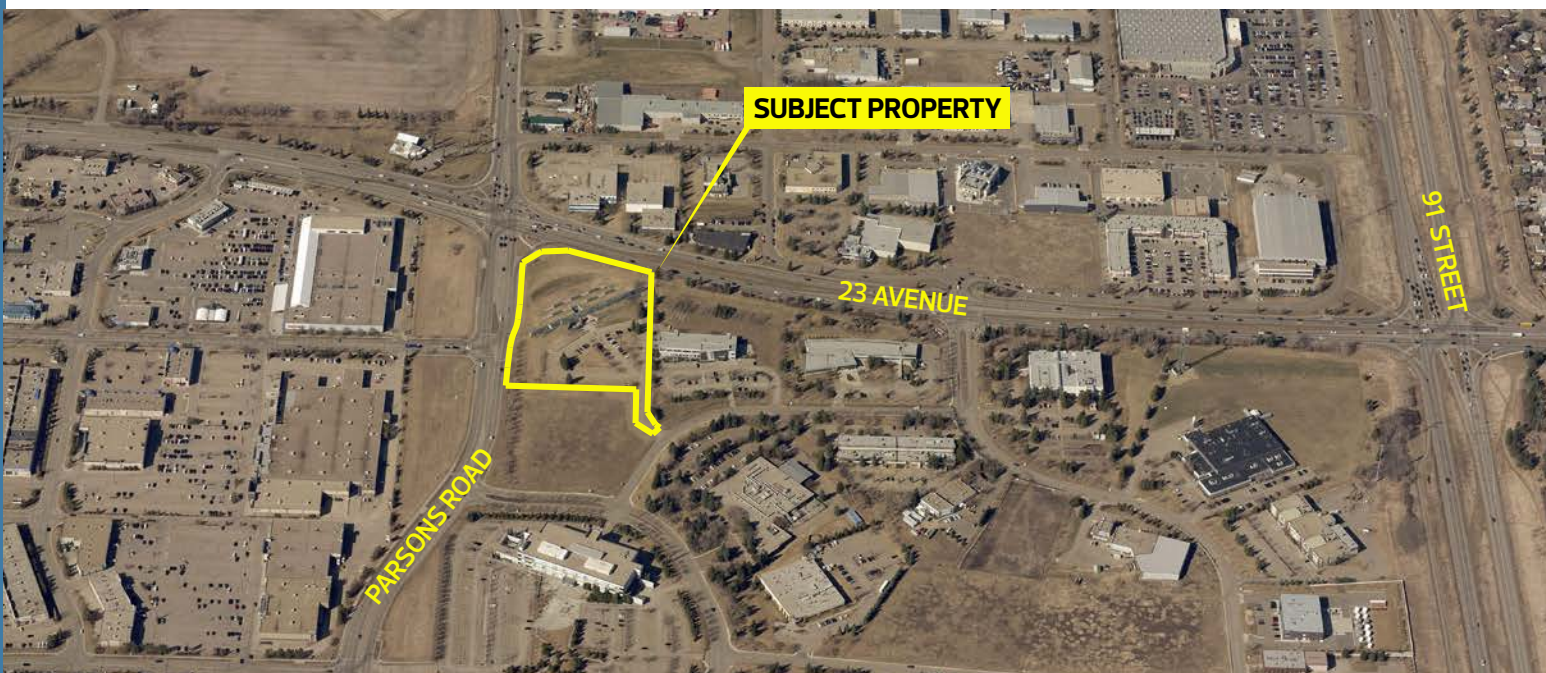
Year Built:	1987
Gross Building Area:	49,898 sq. ft.
Gross Interior Area:	41,531 sq.t ft.
Leasable Area:	40,626 sq. ft.
Usable Building Area:	26,403 sq. ft.
Parking Stalls:	112 Energized

THE CITY'S REFERENCE NUMBERS:

File No.:	CS210026
Holding No.:	1005527

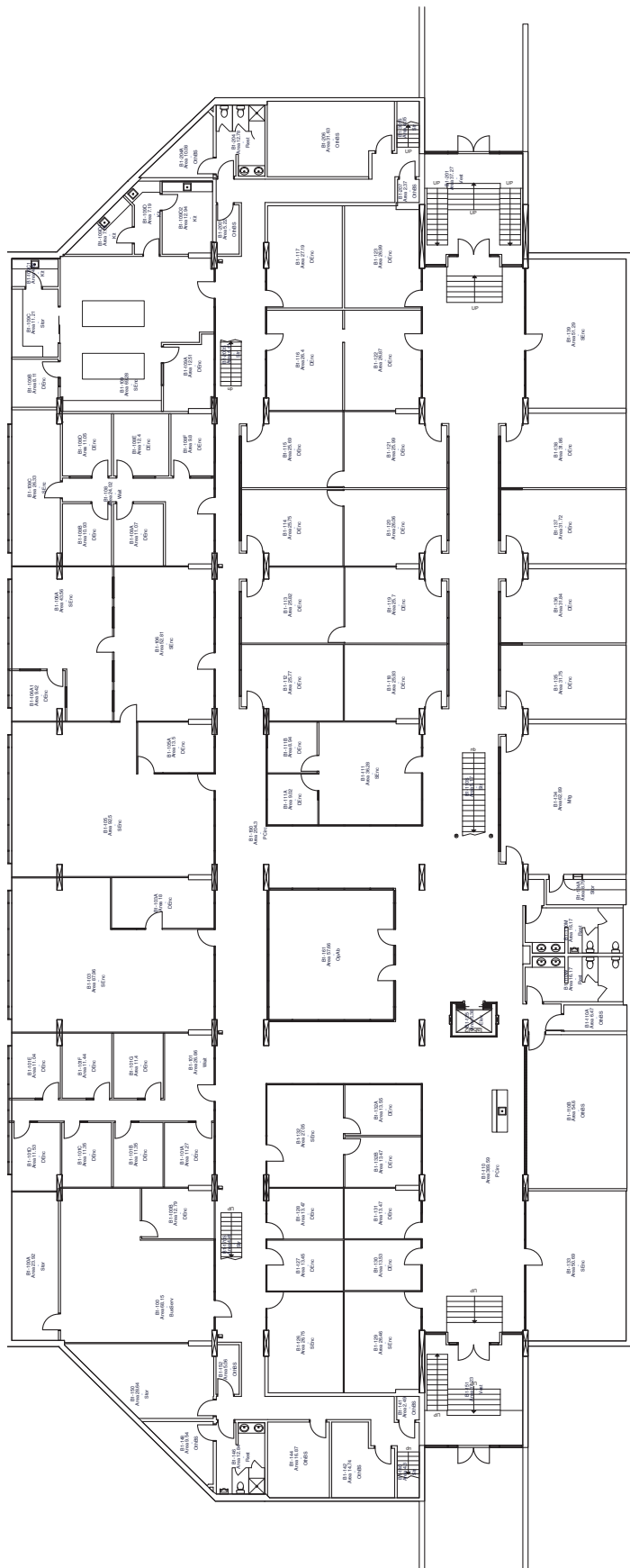
Note: Building areas are subject to Buyer's confirmation

Rent roll and further property details can be made available once you have signed and returned the Confidentiality and Acknowledgement Form. Please contact propertysales@edmonton.ca to request a copy of the form.

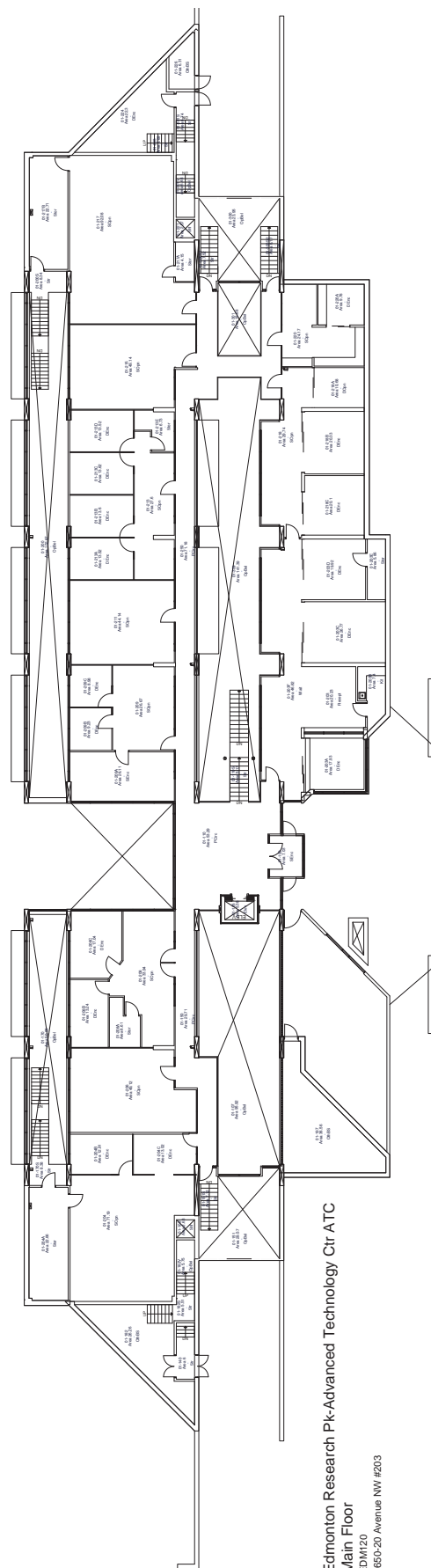




Floor Plans



Edmonton Research Pk-Advanced Technology Ctr ATC
Basement Floor
EDM120
9650-20 Avenue NW #203



Edmonton Research Plk-Advanced Technology Ctr ATC
Main Floor
EDM120
9550-20 Avenue NW #203



Interior Site Photos

Clockwise from the top left: atrium, boardroom, breakout rooms, basement floor hallway, example office space



Exterior Site Photos

Clockwise from the top left: east exit, view of the entrance from the west side of ATC, north-east view from ATC overlooking Parsons Road and 23 Avenue, walkway above ATC



Sales Conditions

The sale is subject to approval by the Executive Committee of City Council. Once approved, the successful Buyer will be required to enter into a Sale Agreement. The agreement will be subject to a number of requirements and conditions including, but not limited to, the following:

1. Provision of a deposit in the amount of 10% of the purchase price upon execution of a Sale Agreement.
2. The successful Buyer will be required to enter into a Cross-Lot Access Easement agreement in favour of the neighbouring property to the east (Lot 3, Block 1, Plan 812 0859).
3. The proposed use or redevelopment of the property must comply with the following:
 - The Restrictive Covenant registered on title – **Instrument 812 274 323**
 - The Zoning Regulations registered on title – **Instrument 872 008 104**
 - The Order registered on title – **Instrument 902 297 147**
4. The following registrations will be required to stay on title:
 - Utility Right of Way in favour of The City of Edmonton – **Instrument 872 287 427**
 - Utility Right of Way in favour of Telus Communications – **Instrument 062 427 706**
5. 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.

Purchase Process

All interested parties must complete and submit a **Buyer's Application Form** and a **Buyer's Submission Form** to the City. All submissions should be emailed to:

propertysales@edmonton.ca
Email Subject Line: “ATC – Submission”

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

Applicants may be contacted to further clarify their submissions. In order to give all interested buyers an equal opportunity, all submissions received will be held until **4:00pm on December 17, 2021.**

After that time, submissions received will be evaluated and a recommended Buyer will be selected. All completed submissions and the recommended Buyer will be presented to the Executive Committee of City Council for approval. Once a Buyer is approved, the City will contact the successful Buyer to formalize a sales agreement.

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.

A photograph of an industrial facility, likely a refinery or chemical plant. The image shows a complex network of yellow and red structural beams and blue pipes. The pipes are equipped with various valves and gauges. The background is a clear blue sky. A semi-transparent grey box is overlaid on the left side of the image, containing text.

Questions?

Send us an email at
propertysales@edmonton.ca
with the subject line
“ATC Property Listing”

Edmonton