

FOR SALE

**Research Centre 1
9403 – 20 Avenue NW
\$2,795,000**

edmonton.ca/propertysales

Edmonton

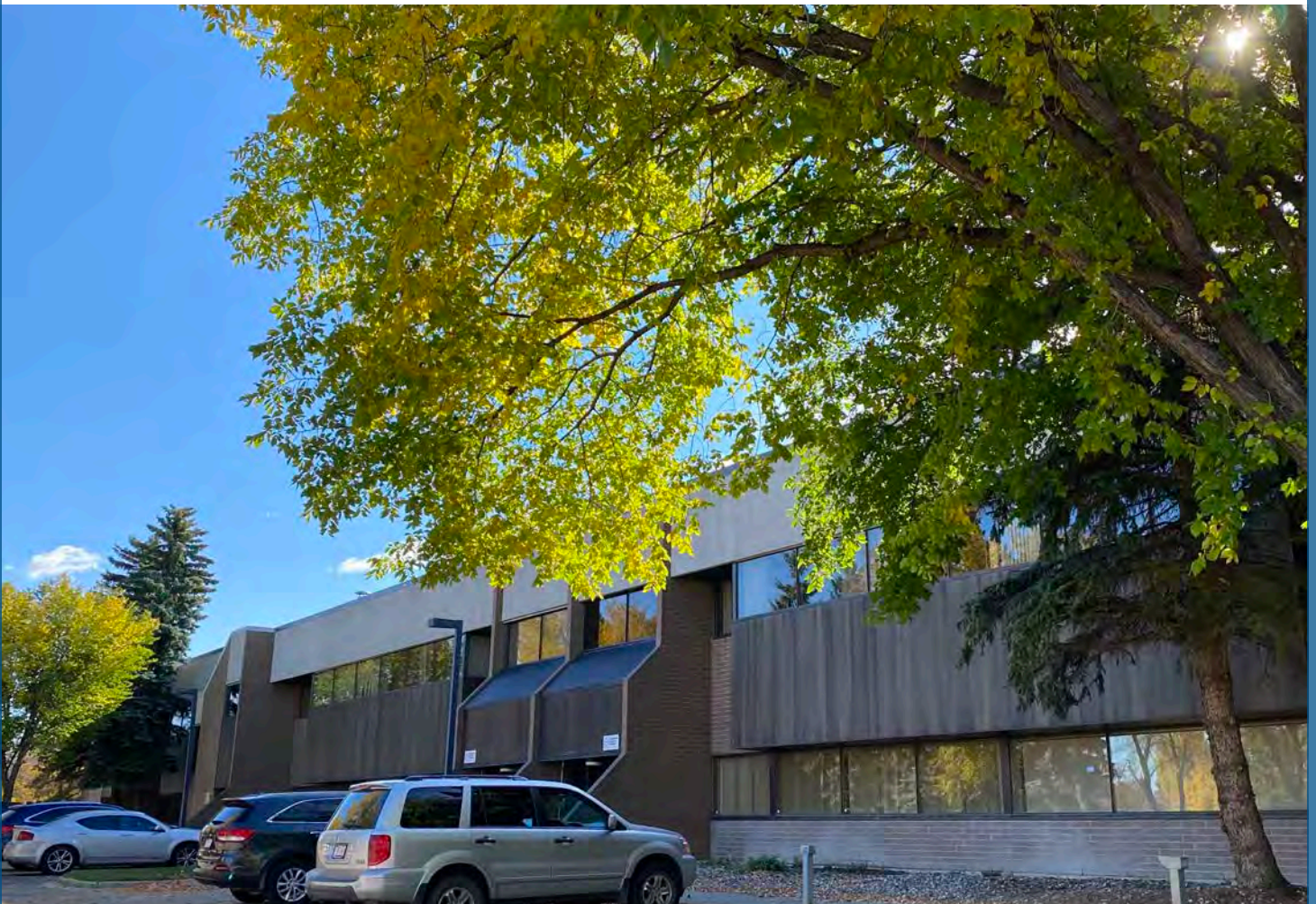
Last Update: October 31, 2021

Research Centre 1

Edmonton Research Park

Research Centre 1 (RC1) is a truly unique 40,000 sq. ft. multi-tenant industrial building that accommodates a mix of office, production and wet lab spaces. RC1 is located in the Edmonton Research Park, surrounded by other neighbouring industrial and research companies while also conveniently adjacent to South Edmonton Common.

The building features: Three 10" overhead loading doors through the rear, multiple front and rear pedestrian accesses, two parking lots (front and rear) providing 3x the industry average in parking and heavy electric power capabilities. The wet lab facilities are set up for immediate operations. RC1 is currently 54% occupied with short-term tenants at market rates.



Property Details

List Price – \$2,795,000

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.

LAND INFORMATION

Address:	9403 – 20 Avenue NW
Legal Description	Lot 1, Block 2, Plan 812 0859
Sector:	South East – Edmonton Research Park
Land Area:	2.92 acres or 1.18 hectares (more or less)
Existing Zoning:	IB (Industrial Business Zone)
Tax Roll Number:	1037704
Estimated 2021 Taxes:	\$116,155

(subject to verification by Assessment and Taxation)

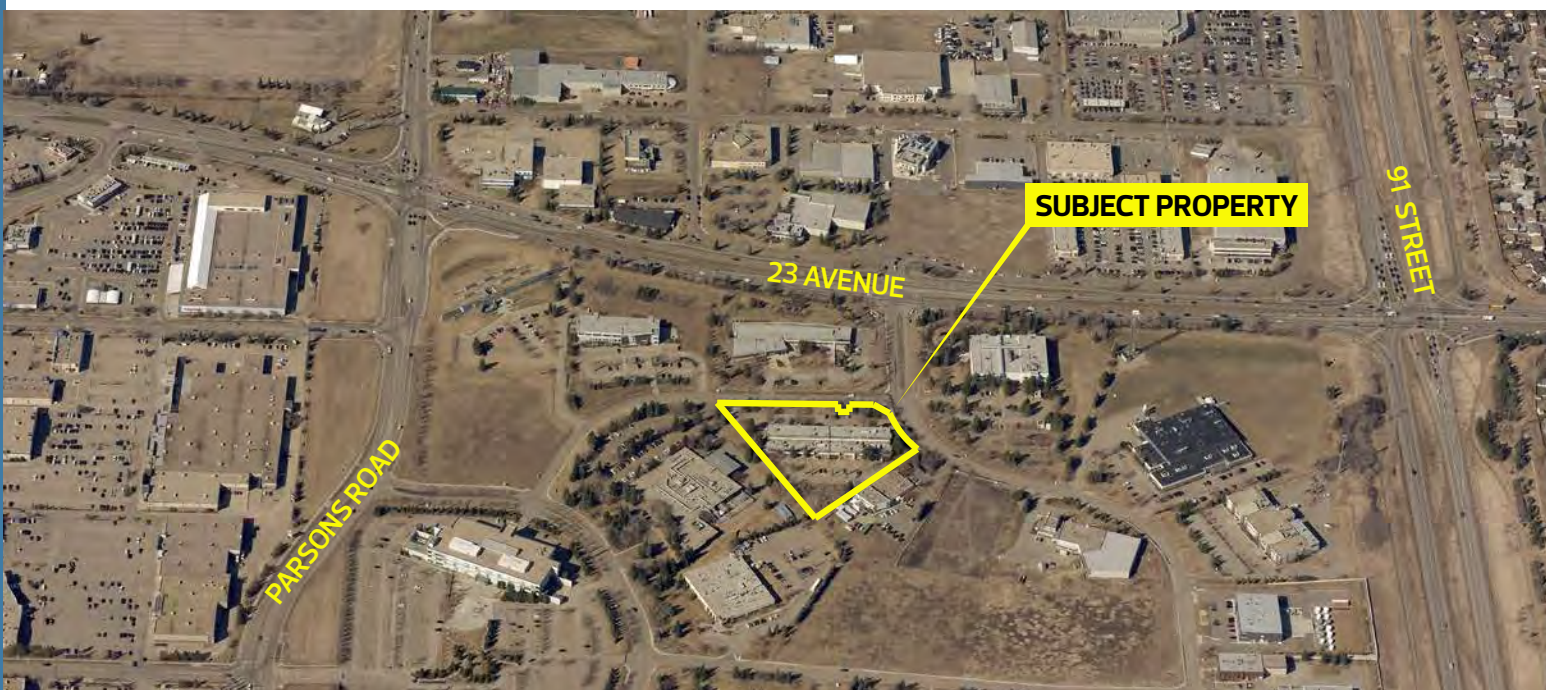
BUILDING INFORMATION

Year Built:	1983
Gross Building Area:	41,509 sq. ft.
Gross Measured Area:	40,096 sq. ft.
Leasable/Usable Area:	38,166 sq. ft.
Parking Stalls:	132 Energized

THE CITY'S REFERENCE NUMBERS:

File No.:	CS210062
Holding No.:	820688

Note: Building areas are subject to Buyer's confirmation



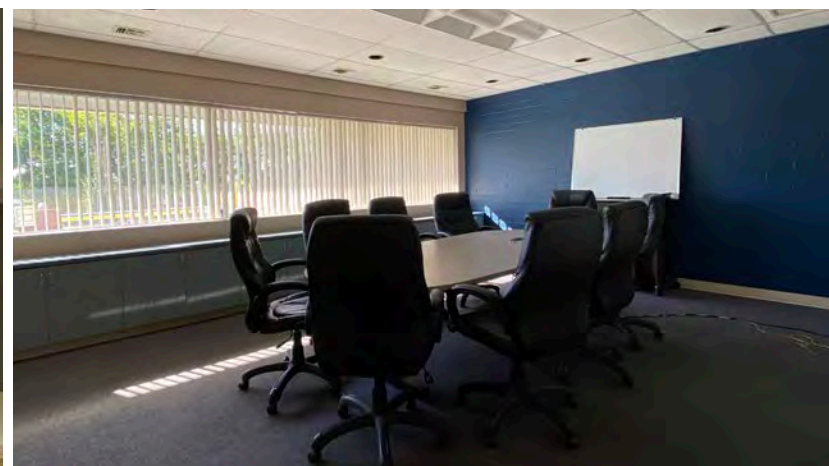


Floor Plans



Site Photos

Clockwise from the top left: wet lab, wet lab, vacant main floor tenant space, second floor large meeting room, wet lab, vacant industrial main floor space showing an overhead loading door



Site Photos Continued

Clockwise from the top left: second floor office hallway, second floor vacant office, stairwell, view of the rear parking lot and overhead loading door from the west side of building



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 proposed use or redevelopment of the property must comply with the following:
 - The Restrictive Covenant registered on title – **Instrument 812 274 323**
 - The Order registered on title – **Instrument 902 297 147**
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 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:

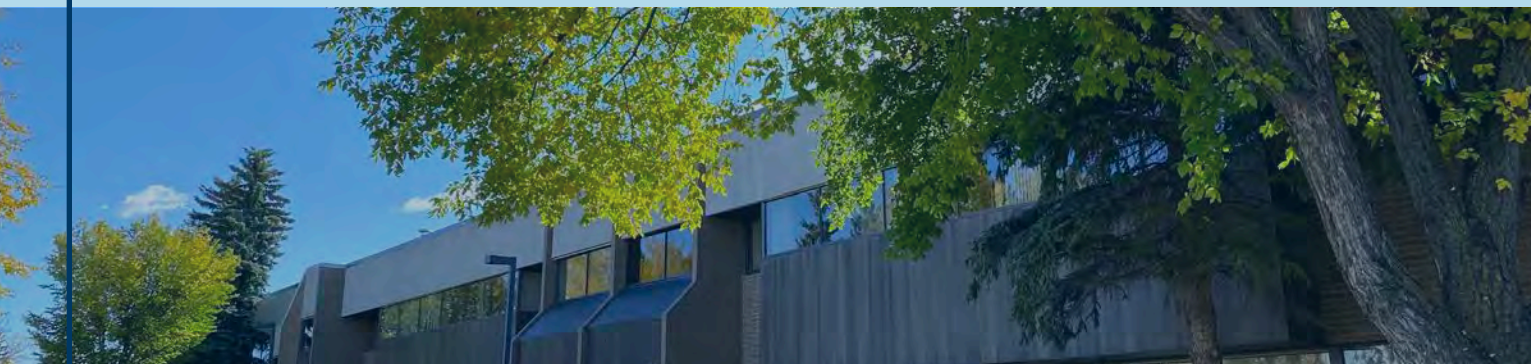
propertysales@edmonton.ca
Email Subject Line: “RC1 – Submission”

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.





Questions?

Send us an email at
propertysales@edmonton.ca
with the subject line
“RC1 Property Listing”

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