FOR SALE – DOWNTOWN DEVELOPMENT LAND

Koermann Block

FILE#: CS200065 **HOLDING#:** 1009655, 1011001 **LAST UPDATE:** January 2026

9609–102A Ave & 10216–96 St

Open to Offers

Property Type:	Commercial Development Land
Neighbourhood:	Boyle Street/The Quarters
Sector:	Central
Legal Description:	Plan 1623987; Block 6; Lot 49; & Plan ND, Block 6, Lot 8
Total Land Area:	23, 734 sq.ft. or 0.545 acres (more or less)
Existing Land Use Zone:	MU – Mixed Use Zone (h40 f6.5)
Tax Roll Numbers:	10838819, 3650009
Estimated Taxes 2026:	Not Available
Annual Local Imp. Charges:	Not Available

A prime development opportunity within the Downtown Business Improvement Area, just east of the Arts District and is located on Edmonton's first green street, the Armature and immediately south of the new Kinistinaw Park. The site is adjacent to the new **Quarters Valley Line LRT** Station, in the 6th most walkable Edmonton neighbourhood, and directly connected to the **Downtown Bike Network**, for car-optional living. It is walking distance to the vibrant Ice District (Rogers Place, ample restaurants, and entertainment), the Chinese Garden, the Stanley A. Milner Library, and nestled against Edmonton's River Valley and urban parkland.

The City has completed rezoning to mixed-use, upgraded below-ground infrastructure. Define the future of downtown living with a strategic build at the heart of The Quarters.

In order to secure redevelopment of the site, the City is open to considering all viable proposals. This may include those that do not provide affordable housing or incorporate the existing Heritage building. This flexibility aims to unlock the site's full potential while honouring its historical context.

This lot is subject to the **MU – Mixed Use Zone (h40 f6.5)** provision. Current Mixed Use zoning allows for a range of uses and supports housing, recreation, commerce, and employment opportunities. Site and building design in this zone promotes development that enhances the public realm and publicly accessible amenities to create vibrant, walkable destinations at a scale inviting to pedestrians. Refer to the zoning information page to see what uses are permitted.

Buyer's Application Form

DOWNLOAD PDF (scan, email or mail)

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

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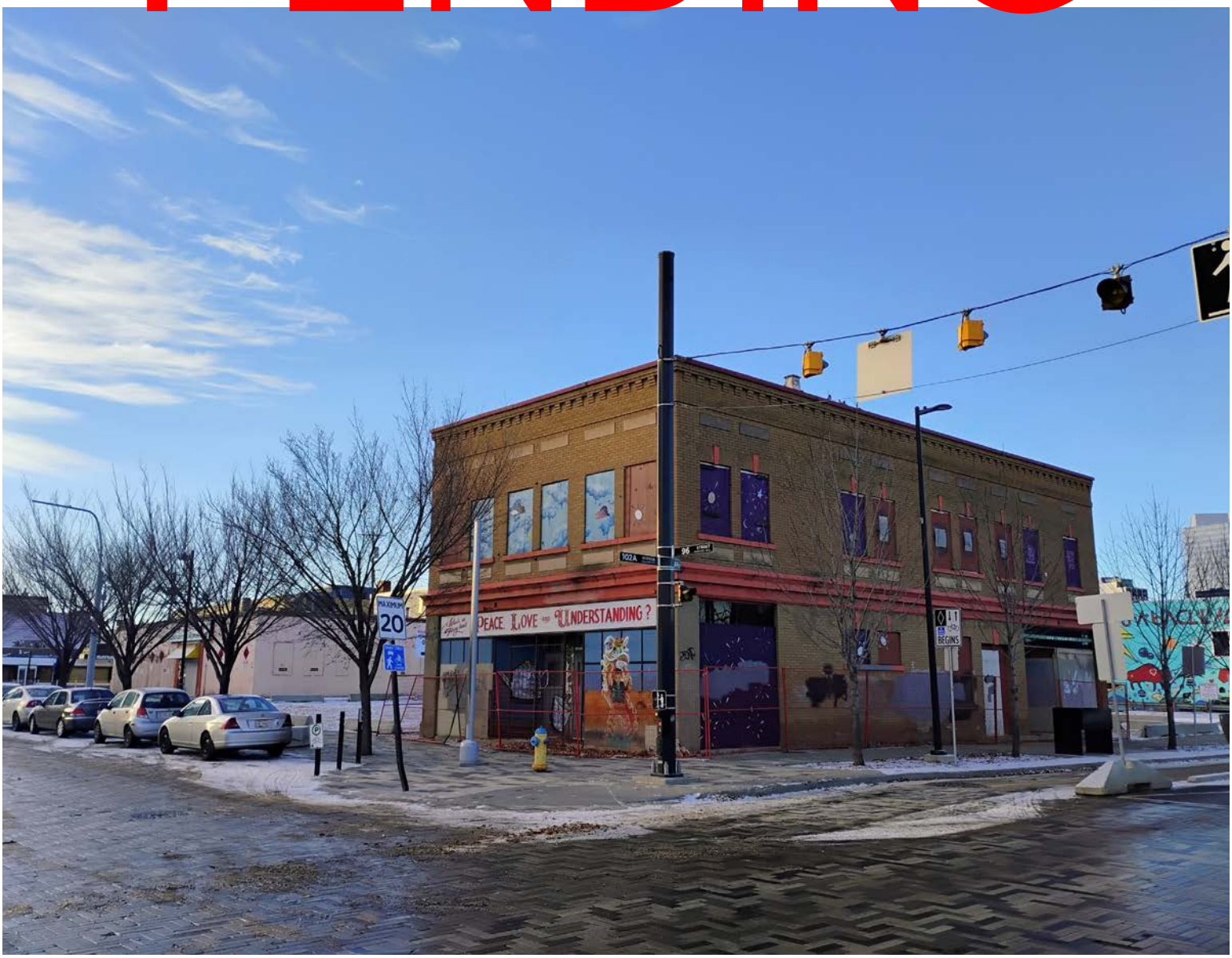
Historic Resource

The property includes the Koermann Block building, which is listed on the Inventory of Historic Resources in Edmonton. The City's Heritage Management Unit offers grants upon designation of Municipal Historic Resources that can be up to 50% of eligible historic rehabilitation costs in matching grants, to a maximum of $500,000. That being said, the City is open to all offers that would see redevelopment of the site.

PENDING



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Additional Information and Studies

For additional background information, applicants may review the following reports. The reports are provided on an informational basis only, and the City makes no representation or warranty with respect to:

- the content of the reports including, without limitation the accuracy of the information or recommendations provided therein;
- the scope, nature or methodology of the investigations on which the reports area based;
- the qualifications of the persons or entities conducting the assessment or preparing the reports; or
- the fitness of the reports for any purpose.

The applicant accepts the reports entirely at the applicant's own risk, and releases the City from any claim that the applicant has, or may have, with respect to the reports whatsoever.

- Koermann Block Building Life Assessment
- Building Condition Assessment Report
- Modified Phase I and Phase II ESA
- Combined Phase I and II ESA
- Supplemental Phase II ESA
- Delineation Assessment
- Soil Quality Assessment Koermann Block
- City Policy C437A: City Land Asset for Non-Profit Affordable Housing
- City of Edmonton Bylaw 20038 – Municipal Historic Resource
- Historic Resource Management Program
- Koermann Block Statement of Significance
- Designation Process
- Edmonton Design Committee
- The Quarters Area Redevelopment Plan
- The Quarters Urban Design Plan
- The Quarters Community Revitalization Levy Area Plan Bylaw
- Inventory of Historic Resources
- MU – Mixed Use Zone (h40 f6.5)

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Sale Conditions

All sales are subject to approval of the Branch Manager of Real Estate, Financial and Corporate Services, Executive Committee of City Council and/or City Council.

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1. The applicant must commence construction within 2 years of the Closing Date of the Sale Agreement and complete construction within 4 years of the Closing Date of the Sale Agreement.

2. The Sale Agreement will require minimum a certification for achieving Tier 2 of the 2020 National Energy Code for Building (NECB) if applicable.

3. Provision of a deposit in the amount of 10% of the purchase price upon execution of a Sale Agreement and a performance fee of $25,000. The performance fee is tied to completion of the development within 4 years of closing and achieving Tier 2 of the 2020 National Energy Code for Building (NECB).

4. The applicant will be required to enter into a Sale and Development Agreement and a Buy Back Option Agreement for the Development.

5. The City is willing to negotiate and provide funding to the successful applicant for constructing services (see terms and conditions on page 4). All other costs of development will be borne by the applicant.

6. If a below-market proposal is accepted, the applicant will be required to enter into an Affordable Housing Agreement to be registered on title to ensure the affordable housing component of the development is maintained throughout the agreed term (which may be up to a maximum of 40 years or the expected lifespan of the building, whichever is shorter).

7. The site 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 site are taken and relied upon at the applicant's sole risk; the applicant has an obligation to ascertain the accuracy of all such information.

8. Depending on the buyer's proposal, the sales agreement will be either conditional on the completion of a Structural Assessment Report within 6 months of closing or applying for and completing demolition of the building within 6 months of closing.

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Servicing Grant

The City is willing to negotiate and provide up to $1,500,000 in funding for eligible items required to service the site to a development-ready state. **This grant is only available for Affordable Housing Providers that enter into an Affordable Housing Agreement.**

PENDING

Eligible items may include the following:

1. Offsite Servicing Items that fall outside of the property line, including the upgrades and/or extension of:
   a. Underground utilities including storm sewers, sanitary sewers, and watermains;
   b. Shallow utilities including power, gas, and telecommunication lines;
   c. Roadway and concrete work;
   d. The removal, replacement, and transplanting of trees;
   e. Ancillary work related to the above noted items;
   f. Other offiste servicing work that may be negotiated.

2. Fees and Assessments related to the property as specified by the Municipal Improvement Servicing Agreement (MISA) or similar agreement or the purposes of constructing offsite infrastructure. This may include:
   a. Arterial Roadway Assessment (ARA) and Permanent Area Contribution (PAC) payments including over expenditures;
   b. Boundary conditions payments;
   c. Sanitary Sewer Trunk Charges (SSTC) and Sanitary Sewer Expansion Assessments (EA);
   d. Inspection fees related to offsite infrastructure.

3. Consulting and Administration Fees (up to 15%) related to the completion of items (1) and (2), including:
   a. Design, tendering, testing, construction monitoring and management, site survey, preparation and submission of a Construction Completion Certificate (CCC) and Final Acceptance Certificate (FAC) documentation;
   b. Other consulting and administration fees negotiated for items (1) and (2).

The following items are deemed ineligible for funding:

4. Any work located within the property line including typical onsite earthworks or site preparation costs such as site stripping or breakout and removal of existing infrastructure.

5. Import of any backfill materials as required for building foundation preparation or construction of below-grade elements.

6. Any costs associated with the applicant being required to provide a Letter of Credit or similar assurances required as part of the Municipal Improvement Servicing Agreement (MISA) or similar agreement with the City of Edmonton.

7. Other items not included in under Eligible Items or negotiated as part of the agreement.

The applicant will be responsible for:

8. Retaining consultants and contractors through a competitive procurement process;

9. Undertaking the design, construction, and warranty work associated with site development with funding provided from the City as noted above;

10. Returning any unused funds to the City that were provided by the City for the eligible items noted above;

11. Accurately tracking and retaining records of eligible cost estimates and payments to be supplied to the City upon request;

12. Returning any rebates, reimbursements, boundary conditions, or recoveries associated with costs funded by the City in respect of the work noted in items (1) and (2). This may include:
   a. Recoveries from over exenditure payments;
   b. Rebates related to water main oversizing or the installation of offsite power servicing infrastructure;
   c. Boundary conditions for offsite work that may be recoverable from benefitting landowners.

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