

FOR SALE – REDEVELOPMENT LAND (FORMER HANGAR 11 SITE)

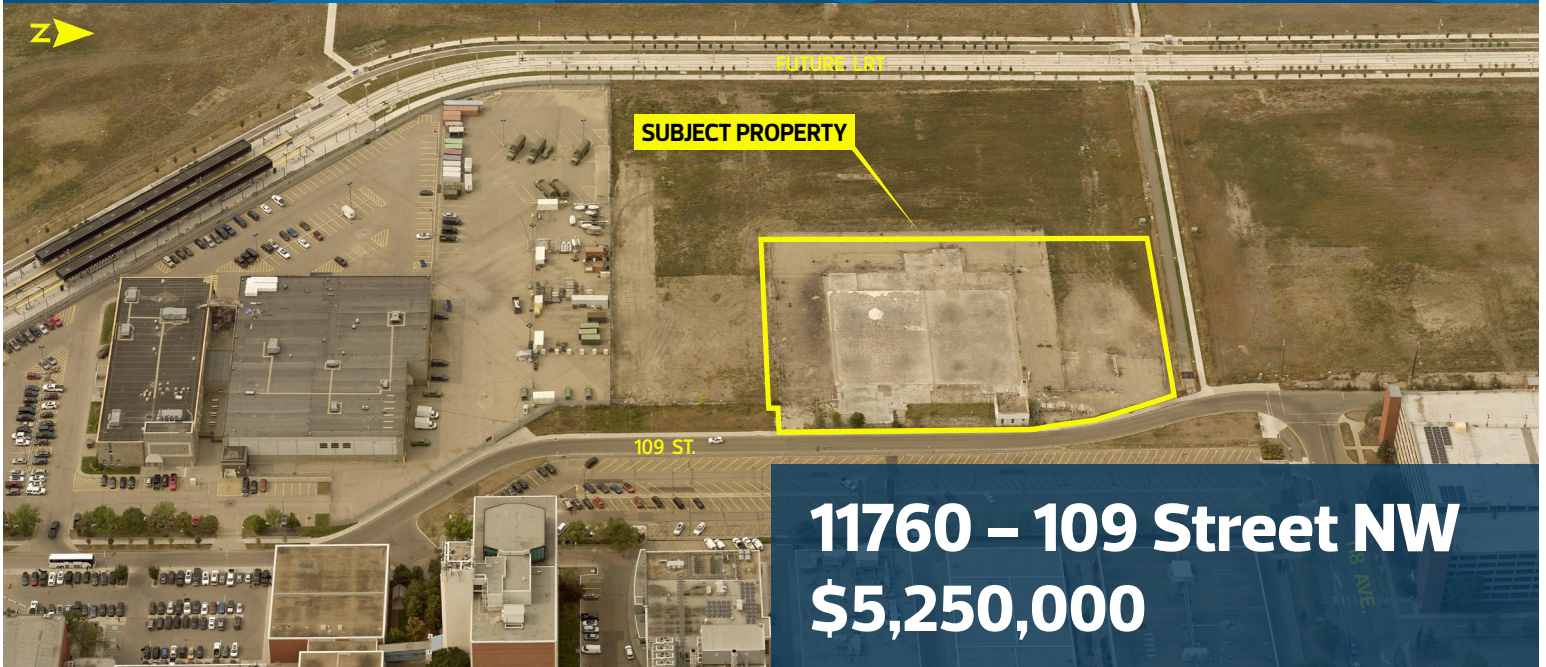
BLATCHFORD SITE

Edmonton

FILE#: CS250103

HOLDING#: 1011805

LAST UPDATE: June 2026



11760 – 109 Street NW
\$5,250,000

Property Type:	Redevelopment Land
Neighbourhood:	Blatchford Area
Sector:	Central
Legal Description:	Plan 2220875; Block 1; Lot 1
Total Land Area:	1.14 hectares or 2.81 acres (more or less)
Existing Land Use Zone:	DC1 20181 – 11760 109 Street NW
Tax Roll Number:	11055965
Estimated Taxes 2026:	Not Available <small>(subject to verification by Assessment and Taxation)</small>
Annual Local Imp. Charges:	Not Available
Transaction Type:	Sale

The City of Edmonton is selling a fully serviced 2.81 acre parcel within the central neighbourhood of Blatchford. This site was once home to Hangar 11, a World War II-era landmark, and is now ready for redevelopment. The City of Edmonton will collaborate with purchasers to rezone the site for optimal development/uses. The location and surrounding amenities make this site ideally suited for multi-unit residential or mixed-use redevelopment.

Nearby amenities include The Northern Alberta Institute of Technology (NAIT), Kingsway Professional Centre, Kingsway Mall, and the NAIT/Blatchford Market LRT Station. The central location of this site and proximity to public transit makes access to anywhere in the City highly convenient.

Buyer's Application Form

[DOWNLOAD PDF](#) (scan, email or mail)

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

City of Edmonton
OWNER
Real Estate and Land Development

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.

edmonton.ca/PropertySales

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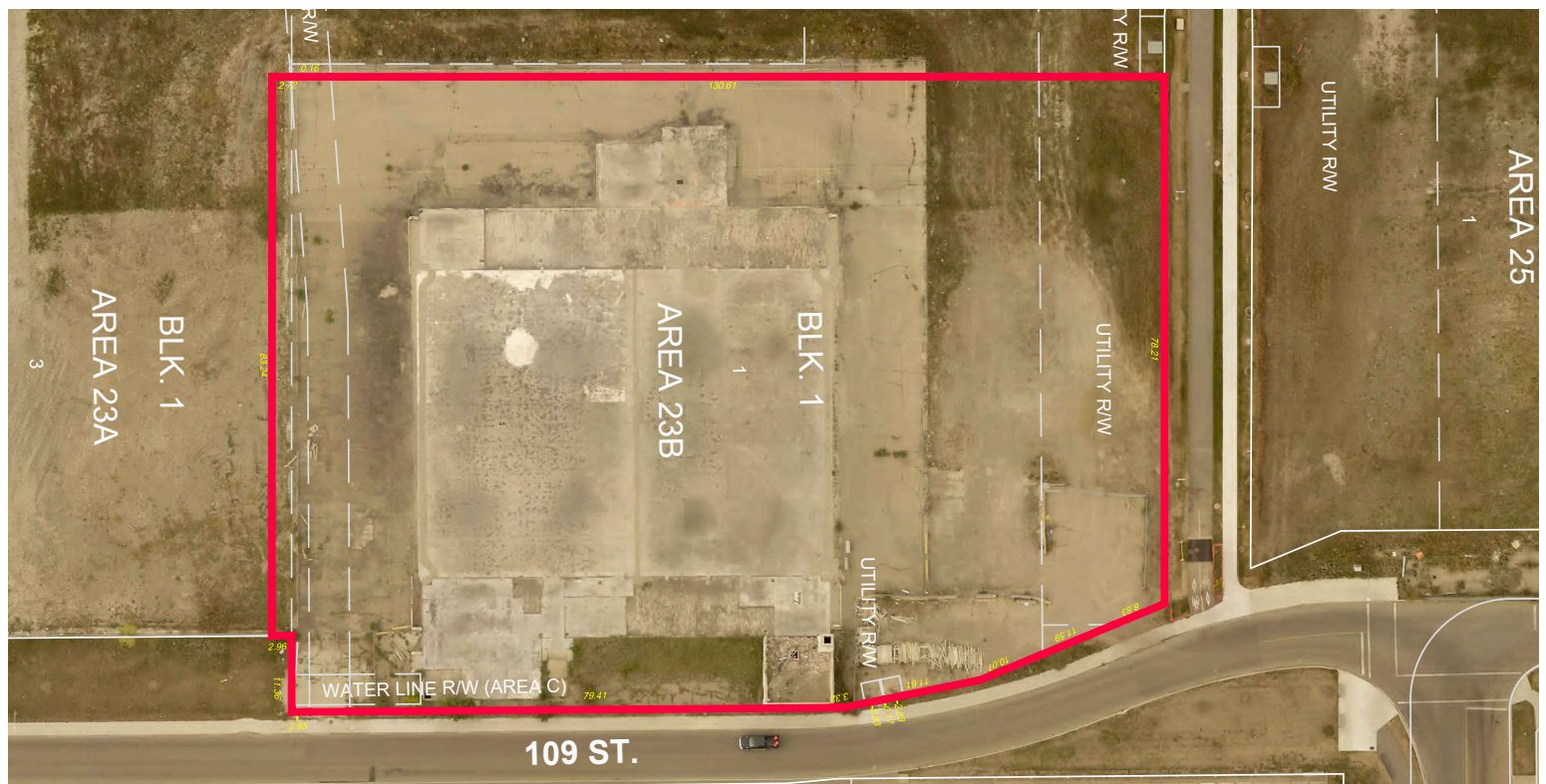
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ADDITIONAL INFORMATION

- The current DC1 Zoning contains provisions that are now obsolete as the historic Hangar 11 building no longer exists. Therefore, rezoning the site is required to update development provisions and regulations. Considering this requirement, the Blatchford Redevelopment Office will work with the successful proponent to rezone the site.
- [Welcome to Blatchford](#)
- [Blatchford Living](#)

BLATCHFORD DESIGN CRITERIA

- **Green Building Standards:** Our Green Building Standards ensure buildings within the community meet the Blatchford vision for energy conservation and sustainability by addressing building envelope design and construction, energy systems and other sustainable building features.
- **Architecture and Urban Design:** Our Architectural and Urban Design Guidelines help guide the building design in Blatchford to ensure consistently high quality architectural design. The guidelines allow home builders the flexibility for creative design while achieving and maintaining a high level of quality and continuity throughout the community.
- **District Energy Sharing System:** Our District Energy Sharing System Design Guide provides builders with the information needed to connect to the neighbourhood District Energy Sharing System, which uses geexchange, solar and other sustainable energy sources to provide reliable and efficient heating, cooling and hot water to the homes and buildings in Blatchford.



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CONDITIONS OF SALE

1. The Buyer will be required to provide an Architectural Concept Plan of the Development before entering into a Sale Agreement.
2. The Buyer will be required to enter into a Sale and Development Agreement and a Buy Back Option Agreement. Among other things, the agreements will contain the following requirements and conditions:
 - ▶ The Buyer's development must adhere to Blatchford-specific design criteria, including [Green Building Standards, Architectural and Urban Design Guidelines](#) and [District Energy Sharing System](#) guidelines.
 - ▶ 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 upon sale closing. The Performance Fee is tied to completion of the development within 3 years of closing and achieving the required Blatchford-specific design criteria noted above.
 - ▶ 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 Sale and Development Agreement will include a rezoning condition.
 - ▶ All developments shall comply with the development regulations contained in City of Edmonton [City Centre Area Redevelopment Plan](#).
3. A portion of road right of way, [as shown on page 4](#), is required to be registered along the east side of the subject property. As a part of the Sale Agreement, any Buyer must enter into a Servicing Agreement for the following:
 - ▶ Clearing of all trees within the proposed Road Plan area prior to the Road Plan registration. Upon confirmation of the tree clearing, Subdivision Planning will authorize the Road Plan and submit for registration.
 - ▶ Clearing of all other encumbrances within the proposed Road Plan area (e.g. concrete structures, rubble, fencing, bollards, etc.), land levelled and restoration of the land (boulevard) to grass. This may occur before or after the Road Plan has been registered.

CONDITIONS OF SALE (CONT.)

4. All costs associated with roadway modifications, upgrading, modification/relocation of existing services, required by any new development will be borne by the Buyer.
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 Buyer's sole risk; the Buyer has an obligation to ascertain the accuracy of all such information.
6. All sales must be approved by the Manager of Real Estate and Land Development, Infrastructure Services and/or the Executive Committee of City Council.

PURCHASE PROCESS

1. In order to give all interested parties an equal opportunity, all submission received will be held until **4:00 PM on August 24, 2026**. After that time, the City will contact the applicant(s) that the City selects to further negotiate and formalize a Sale Agreement.
2. To submit an offer to purchase this property, please complete the [buyer's application form](#) and send it to the City by either method below.

All submissions should be emailed to:

propertysales@edmonton.ca

Email Subject Line:

"Blatchford Hangar 11 – Submission"

or Mail to:

Supervisor, Property Sales

2nd Floor Mailroom, Edmonton Tower

10111 – 104 Avenue NW

Edmonton, AB T5J 0J4

3. Buyers must acknowledge the involvement or assistance of any Licensed Real Estate Brokers within their submission.
4. 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.
5. Successful proponents will have 60 days from receipt of the sale agreement to return the executed document, or the City will proceed to the next offer or relist the property.

