

FOR SALE – UNIT 3 & 4, YMCA BOYLE STREET PLAZA

# BOYLE STREET PLAZA

Edmonton

FILE#: CS250088-HS

HOLDING#: 1008463, 1008464

LAST UPDATE: June 2026



## 9538 – 103A Avenue NW Open to Offers

<b>Property Type:</b>	Community Recreation Services
<b>Neighbourhood:</b>	Boyle Street
<b>Sector:</b>	Central
<b>Legal Description:</b>	Plan 1322711, Unit 4 & 50% interest in Plan 1322711, Unit 3 (Title 132275129001)
<b>Total Unit Area:</b>	
– Unit 4:	22,146 sq.ft. or 2,057 sq.m.
– Unit 3:	46,443 sq.ft. or 4,314 sq.m.
<b>Existing Land Use Zone:</b>	<a href="#">DC1 – Direct Development Control Provision – 18123</a>
<b>Tax Roll Number:</b>	10402966, 10402971
<b>Estimated Taxes 2026:</b>	Not Available <small>(subject to verification by Assessment and Taxation)</small>
<b>Annual Local Imp. Charges:</b>	Not Available

The City of Edmonton is selling a condo unit, legally described as Plan 1322711, Unit 4, and 50% interest in Unit 3. The space is approximately 22,146 sq.ft. and is located within the [YMCA Boyle Street Plaza](#) at 9538 – 103A Avenue NW in the [Boyle Renaissance district](#).

Unit 4 consists of a gymnasium, a kitchen, classrooms, washrooms, and main floor offices. Additional building amenities include recreation spaces, a family resource centre, and childcare facilities. The structure features controlled entry, elevators, and wheelchair access. The property is situated near Downtown Edmonton, the ICE District, and the Quarters. Transportation options include nearby LRT stations and bus routes.

The City will consider all offers. Special consideration will be given to proposals that have an intended use which benefits the surrounding community.

### Buyer's Application Form

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

10<sup>th</sup> 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](http://edmonton.ca/PropertySales)

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## AERIAL VIEW OF YMCA BOYLE STREET PLAZA



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## FLOOR PLAN OF UNIT 4



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## CONDITIONS OF SALE

1. All sales are subject to approval of the Branch Manager of Real Estate and Land Development, Infrastructure Services, and/or the Executive Committee of the City Council.
2. Proposals that are not reflective of market value require Executive Committee and/or City Council approval to proceed.
3. Among other things, the Sales Agreement will require the provision of a deposit in the amount of 10% of the purchase price upon execution. Depending on the offer, the applicant may be required to enter into a community benefit agreement for the unit.
4. 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 property are taken and relied upon at the Buyers sole risk; the Buyer has an obligation to ascertain the accuracy of all such information.
5. 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.

## PURCHASE PROCESS

1. In order to give all interested parties an equal opportunity, all submissions received will be held until **2:00 p.m. on Thursday, August 13, 2026**. After that time, the City will contact the applicant(s) that the City selects, to further negotiate.

All interested parties must submit a [buyer's application form](#) and send it to the City. If your submission is deemed acceptable, the City may contact you to further negotiate and formalize a Sale Agreement. All submissions should be emailed to:

[propertysales@edmonton.ca](mailto:propertysales@edmonton.ca)

Email Subject Line:

"CS250088 Boyle Street Plaza – Submission"

or Mail to:

Attn: Supervisor, Property Sales  
2nd Floor Mailroom, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, AB T5J 0J4

2. Buyers must acknowledge the involvement or assistance of any Licensed Real Estate Brokers within their submission.
3. Successful proponents will have 90 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.

