

PROPERTY INFORMATION

LAST UPDATE: June 16, 2015 **SECTOR:** Central
FILE NO: CS-120009 **MLS#** E3405435 and E1023241
TAX ROLL NO.(S): 3857554, 3793106, 3793205, 10037321 **Colour Aerial Photo of Site**
HOLDING NO.(S): 1008772, 67447 (NOTE: Large files, recommended for high speed connections)

PENDING

NEIGHBOURHOOD: McCauley

LOCATION: 10713 – 95 Street to 10715 – 95 Street

LEGAL DESCRIPTION: Lots 25 and 26, Block 18, Plan RN23

LAND AREA: 8056 sq. ft. / 748.69 sq. m. (more or less)

EXISTING LAND USE ZONE: [RA7 – Low Rise Apartment \(Link\)](#)
This property is in the [Boyle Street McCauley ARP \(Link\)](#) and [McCauley Revitalization \(Link\)](#)

OTHER INFORMATION:

1. This property is listed for sale and completion of a development under the existing zoning within 3 years of the purchase date.
2. The City is committed to improving the sustainability of the developments in our City, and requires the developer to achieve a Built Green Certification as outlined in the [Built Green Silver Program \(Link\)](#).
3. This site is presently improved with one older single family dwelling and one vacant lot with no services. All costs associated with roadway modifications upgrading modification/relocation of existing services, required by any new development will be the Buyer's responsibility.
4. Present total rental income is \$995.00 per month for both lots.
5. All development applications for this property will be reviewed by [Edmonton Design Committee \(Link\)](#). The advice of the committee will then be considered by the Development Office. Prospective developers/buyers are advised to carefully review the [Edmonton Design Committee Protocol \(Link\)](#).
6. This property falls within the [Boyle Street McCauley ARP \(Link\)](#) and the [McCauley Revitalization \(Link\)](#).
7. Bus stop #1132 abuts Lot 26.
8. The properties are situated near or over the limits of the former coal mine workings of the Penitentiary Mines from the early 1900's.
9. A Phase 1, Environmental Site Assessment (ESA) was completed on the subject property on May 6, 2014 and Phase II ESA was completed on August 13, 2014. See the [Executive Summary of the Phase II report \(Link\)](#). A copy of the Phase I and II ESA's will be made available to the Buyer.

[Click here to email our interactive Buyer's Application Form](#)
[Click here to fax our Buyer's Application Form](#)

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 without notice.** G.S.T. is not included in price.

Annual Local Imp. Charges:	N/A
Estimated Local Imp. Payout:	n/A

PRICE: \$335,000.00 (41.58 per sq. ft.)
ESTIMATE OF 2014 TAXES: \$1,990.45 land and building,
(subject to verification by Assessment & Taxation).



SUSTAINABLE
DEVELOPMENT

OWNER-BROKER

www.edmonton.ca/landsales

05231

PROPERTY SALES
20th Floor Century Place
9803 – 102A Avenue N.W.
Edmonton, Alberta T5J 3A3

Telephone: (780) 496-6000
After Hours: 311
(Outside Edmonton) (780) 442-5311
Fax: (780) 496-6577

PENDING

PURCHASE PROCESS:

1. Applications to purchase can be made by:
 - [e-mailing an interactive Buyer's Application Form \(Link\)](#)
 - [faxing or delivering a Buyer's Application Form \(Link\)](#)
 - submitting an MLS purchase contract.
2. Buyers must acknowledge the involvement or assistance of any Licensed Real Estate Brokers on the Buyer's Application Form.
3. The City reserves the right at its discretion, to accept, reject or further negotiate with any or all applicants and/or cancel this offering.
4. Appointments for inspection of the interior of the house will only be arranged with the buyer selected by the City, as part of an inspection period pursuant to a sale agreement.

CONDITIONS OF SALE:

1. This sale is subject to tenant's rights and three month Notice to Vacate. Buyer must accept a [Lease Assignment \(Link\)](#).
2. All sales must be approved by the Management of Sustainable Development.
3. The City is committed to enhancing the sustainability of the developments in our city, and requires the developer to achieve a [Built Green Silver \(Link\)](#) certification for this site and the contract will contain, among other things, a requirement to complete construction within 3 years of the purchase date and a performance fee of \$20,000. This fee will be returned upon satisfactory achievement of certification.
4. The sale agreement will contain buyers' conditions for financing, development permits and soils tests.
5. The property (Lot 25) is encumbered with the following registration:

892 158 780

30/06/1989

Utility Right of Way (Power pole anchor)
Grantee – The City of Edmonton
"Part"

[Click here to email our interactive Buyer's Application Form](#)
[Click here to fax our Buyer's Application Form](#)

The information contained herein is believed to be true, but does not constitute a contract. Buyer should verify all information to their own satisfaction. **Price, terms and conditions are subject to change without notice.** G.S.T. is not included in price.



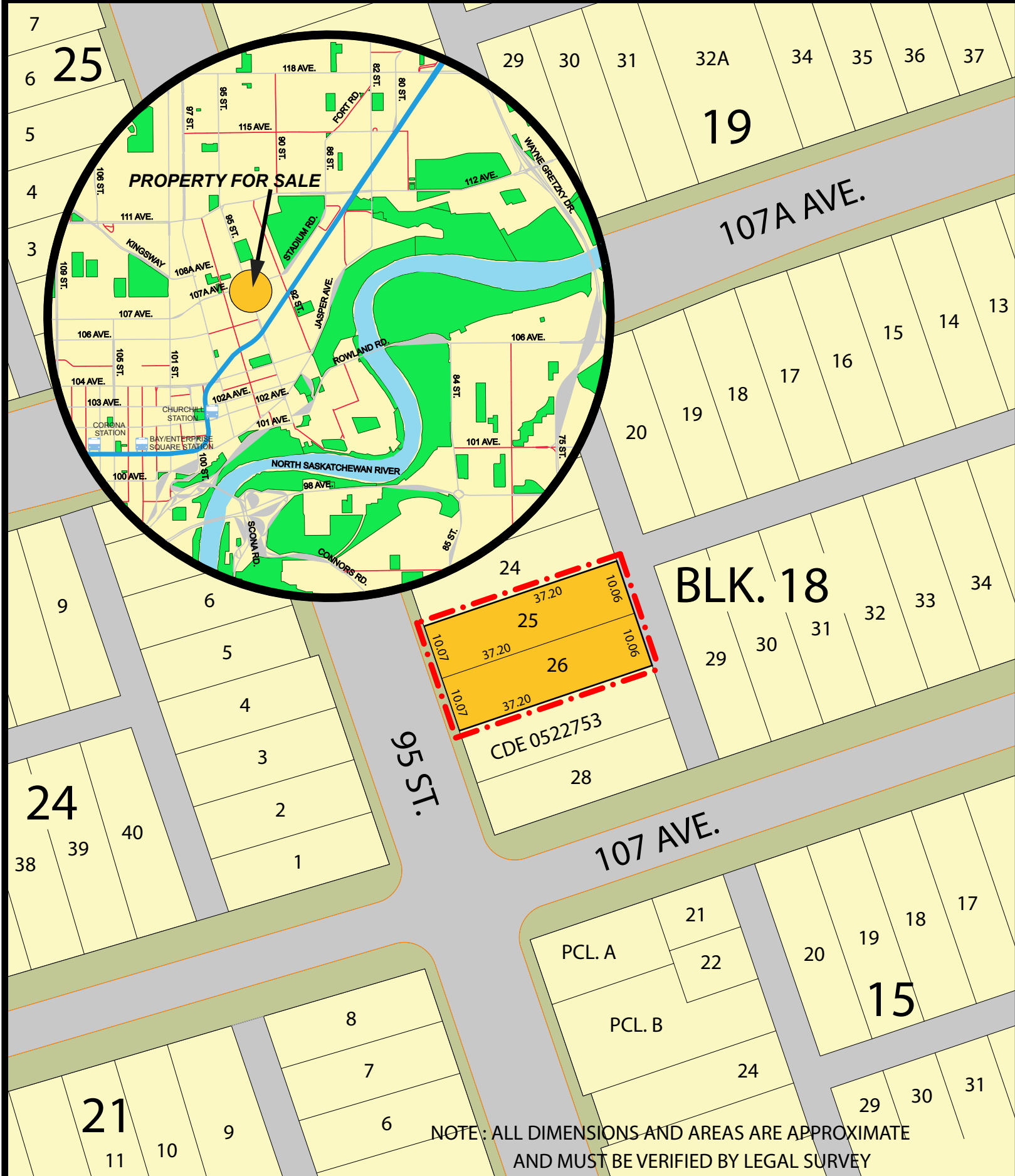
OWNER-BROKER

SUSTAINABLE
DEVELOPMENT

PROPERTY SALES
20th Floor Century Place
9803 – 102A Avenue N.W.
Edmonton, Alberta T5J 3A3

Telephone: (780) 496-6000
After Hours: 311
(Outside Edmonton) (780) 442-5311
Fax: (780) 496-6577

www.edmonton.ca/landsales



LEGAL:

SUBJECT PROPERTIES

MCCAULEY -
LOTS 25 & 26, BLOCK 18, PLAN RN 23



NORTH