

PROPERTY INFORMATION

LAST UPDATE: October 27, 2015 **SECTOR:** North East
FILE NO: CS-130008 **MLS#** E3429426 and E1024079
TAX ROLL NO.(S): 10389935, 10390054, 10385873, 10390073, 10390767, 103390075
HOLDING NO.(S): 1008081, 1008082, 1008083
1008084, 1008085 & 1008086

Colour Aerial Photo of Site

(NOTE: Large files, recommended for high speed connections)

NEIGHBOURHOOD: Hollick Kenyon

SALE LAND: Six RF1 zoned lots to be sold together as one package.

LOCATION: 5222 – 157 A Ave., 5218 – 157 A Ave., 5214 – 157 A Ave.,
5213 – 157 A Ave., 5217 – 157 A Ave., 5212 157 A Ave.

LEGAL DESCRIPTION: Six Lots: Lots 54 to 59, Block 32, Plan 1225114

LAND AREA (Total):	Lot 54	4,278 sq.ft.	Lot 57	5,502 sq.ft.
	Lot 55	4,739 sq.ft.	Lot 58	4,164 sq.ft.
	Lot 56	6,673 sq.ft.	Lot 59	5,562 sq.ft.

EXISTING LAND USE ZONE: [RF1 – Single Detached Residential \(Link\)](#)

OTHER INFORMATION:

- Offers for individual lots will not be considered.
- Lots 56, 57 & 59 are serviced for Single Detached Housing with Secondary Suites.
- Lots 54, 55 & 58 are serviced for Single Detached Housing.
- The City is committed to enhancing the sustainability of the developments in our City and requires developer/buyer to achieve a [Energuide 80 designation \(Link\)](#) or [Built Green Gold \(Link\)](#).
- All lots are fully serviced from the adjacent roadway.
- All onsite service connections are the responsibility of the buyer.
- [Geotechnical Investigation Report \(Link\)](#)

[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: \$1,300,000.00
ESTIMATE OF 2015 TAXES: \$9,599.85 land only,
(subject to verification by Assessment & Taxation,).



SUSTAINABLE
DEVELOPMENT

OWNER-BROKER

www.edmonton.ca/landsales

06394

**REAL ESTATE, HOUSING AND
ECONOMIC SUSTAINABILITY**
20th Floor Century Place
9803 – 102A Avenue N.W.
Edmonton, Alberta T5J 3A3

Telephone: (780) 496-6000
After Hours: 311

PURCHASE PROCESS (con't):

1. This property is listed for sale on MLS #E3249426 and E1024079.
2. Applications to purchase can be made by:
 - [faxing or delivering a Buyer's Application Form \(Link\)](#)
 - submitting an MLS purchase contract.
3. Buyers must acknowledge the involvement or assistance of any Licensed Real Estate Brokers on the Buyer's Application Form.
4. The City reserves the right at its discretion, to accept, reject or further negotiate with any or all applicants and/or cancel this offering.

CONDITIONS OF SALE:

1. All sales must be approved by the General Manager of Sustainable Development and if required, Executive Committee of City Council.
2. All lots must be developed within 2 years of the closing date.
3. The Sale and Development Agreement will require a [Energuide 80 designation \(Link\)](#), or [Built Green Gold \(Link\)](#) The contract will contain, among other things, a performance fee of \$90,000.
4. The titles to the lots contain the following registrations:

Registration #122 421 094	Utility Right of Way Grantee – The City of Edmonton As to Portion or Plan 1225115 as to Area "A"
Registration #122 421 096	Utility Right of Way Grantee – The City of Edmonton As to Portion or Plan 1225115 as to Area "A"
Registration #122 421 097	Utility Right of Way Grantee – The City of Edmonton As to Portion or Plan 1225115 as to Area "C"
Registration #122 421 098	Utility Right of Way Grantee – The City of Edmonton As to Portion or Plan 1225115 as to Area "D"
Registration #142 330 848	Utility Right of Way Grantee – EPCOR Water Services Inc. As to Portion or Plan 1225115 As to Area "C"

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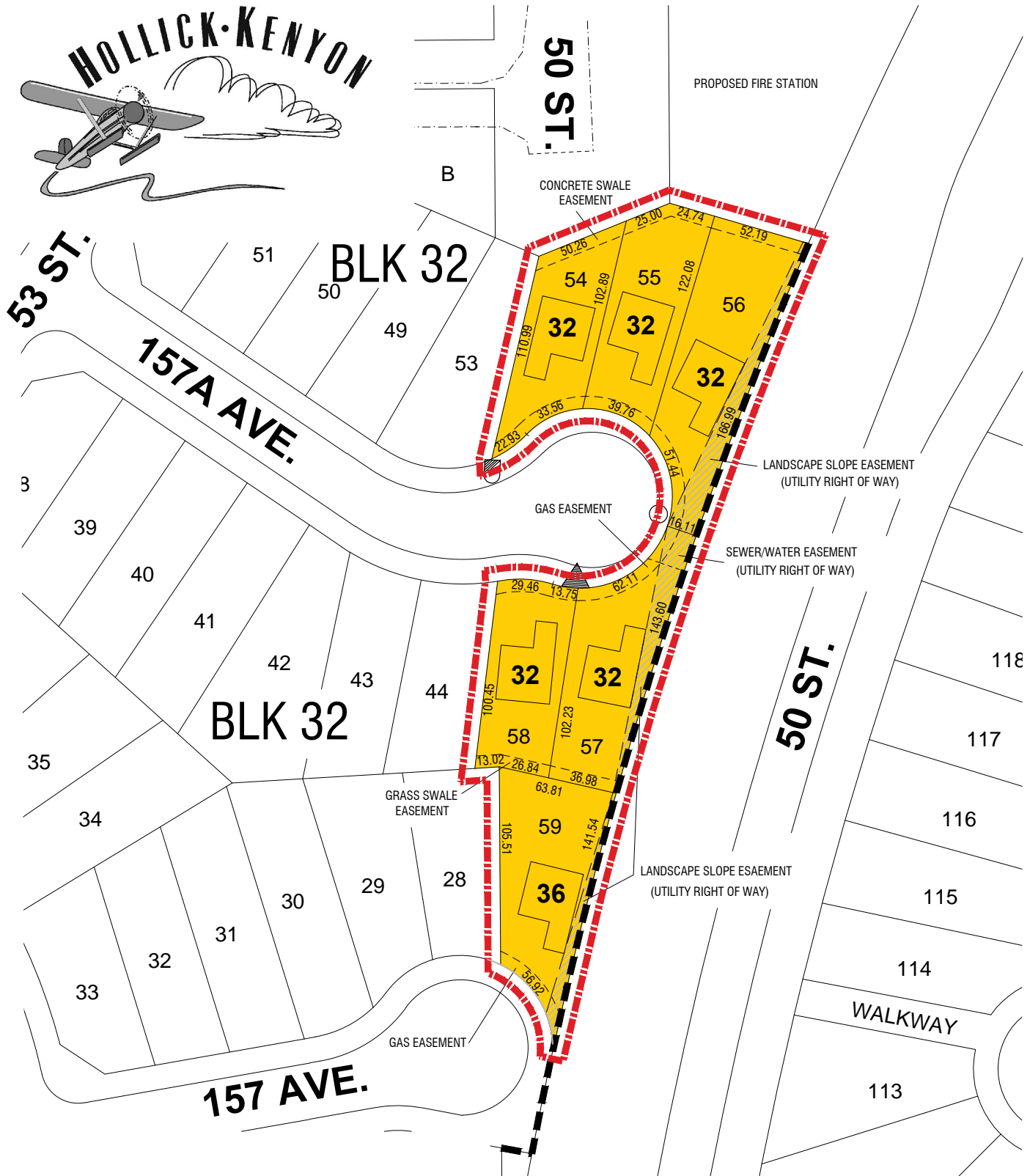
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


Telephone: (780) 496-6000
After Hours: 311
(Outside Edmonton) (780) 442-5311
Edmonton, Alberta T5J 3A3



NOTE : LOT DIMENSIONS INFORMATION SHOULD BE VERIFIED
ON LEGAL PLANS 122 5114 AND 122 5115
DIMENSIONS SHOWN ARE IMPERIAL

LEGEND

-  SUBJECT PROPERTY
-  FIRE HYDRANT
-  LIGHT STANDARD / COMMUNICATION PEDESTAL
-  LIGHT STANDARD

-  GARAGE LOCATION WITH MAXIMUM HOUSE WIDTH IN FEET
 -  LANDSCAPE SLOPE EASEMENT (UTILITY RIGHT OF WAY)
 -  1.80m DOUBLE BOARD WOOD FENCE
- NOTE : STREET FURNITURE LOCATIONS ARE APPROXIMATE.



BUYER'S APPLICATION FORM

Use this form if you are interested in purchasing property from the City of Edmonton. The information you provide is not an offer or a contract and does not constitute an interest in land. The purpose of this form is to provide information to the City regarding interest of buyers to purchase properties, prior to negotiation of a formal Sale Agreement. The completion and submission of the form in no way obligates you to purchase the property in question and is not in any way binding upon the City. It is for information purposes only.

After you submit this form, we will contact you to confirm whether or not the City is interested in negotiating a formal Sale Agreement with you. The City reserves the right to negotiate only with those parties that the City so determines in its sole discretion.

Who are you ? Buyer's Name: _____ Address: _____
Contact Name: _____ City, Province: _____
Contact Phone Number: _____ Postal Code: _____
Contact Fax Number: _____ E-mail Address: _____

What Property would you like to buy ? Property's Legal Description: Lots 54 to 59
Block 32, Plan 1225114
Hollick Kenyon

What Sale Price are you prepared to pay? \$ _____ Price
\$ _____ G.S.T. Payable OR G.S.T. Registration No. _____
\$ _____ Total ("Sale Price")
\$ _____ Deposit – 10% of the Total Price is to be paid by cheque to the City or your Real Estate Broker when you sign the City's standard form Sale Agreement.
\$ _____ Balance Due at Closing

Buyer's Conditions

The Buyer may require a time period (usually 30 to 90 days) to conduct soil tests and environmental studies, obtain a development permit and financing as may be required by the Buyer for the Buyer's proposed development of the Sale Land consistent with the property's existing zoning. The Buyer's Condition should be completed by the **Condition Date** which is: _____

When would you like to complete the transaction, take possession and have any adjustments made:

The Closing Date: _____

Is a Real Estate Brokerage involved? ☐ No ☐ Yes
Real Estate Brokerage Name: _____
Agent Phone Number: _____
Fax Number: _____
E-mail: _____

Is there any additional information you wish to add ?

If you have any questions or comments, please include them below.

Date: _____

Signed: _____