

PROPERTY INFORMATION

LAST UPDATE: September 22, 2015

SECTOR: South

FILE NO: CS-140066

MLS# E1024054

TAX ROLL NO.(S): 10136495

Colour Aerial Photo of Site

HOLDING NO.(S): 1007131

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

PENDING

NEIGHBOURHOOD: Pylypow Industrial

LOCATION: 4803 Roper Road

LEGAL DESCRIPTION: Lot 2, Block 18, Plan 0827699

LAND AREA: 6.04 Acres/2.44 Hectares (more or less)

EXISTING LAND USE ZONE: [IB - Industrial Business \(Link\)](#)

OTHER INFORMATION:

- The land is serviceable from existing utility lines situated within the adjacent road. All services connection charges will be the responsibility of the buyer.
- No access will be permitted to the site across from the Fire Hall on 50 Street (Lot 12). Right-in-Right-out access will be permitted to 58 Avenue and all-directional access will be permitted to 48 Street. Further access details will be dealt with upon submission of development permit application.

PURCHASE PROCESS:

1. This property has just been listed for sale on MLS in a competitive public offering. Multiple offers are commonly received as a result of these public offerings.
2. In order to give all interested buyers an equal opportunity, all forms received will be held until 4:00 p.m. September 22, 2015. After that time, the City will contact the buyer(s) which the City selects, to further negotiate and formalize a Sale Agreement.
3. 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.
4. Buyers must acknowledge the involvement or assistance of any Licensed Real Estate Brokers on the Buyer's Application Form.
5. The City reserves the right at its discretion, to accept, reject or further negotiate with any or all applicants and/or cancel this offering.

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:	NIL
Estimated Local Imp. Payout:	NIL

PRICE: \$5,587,000 (\$925,000 per acre)
ESTIMATE OF 2015 TAXES: \$92,499.79 land only,
(subject to verification by Assessment & Taxation).



SUSTAINABLE
DEVELOPMENT

OWNER-BROKER

www.edmonton.ca/landsales

0827699-18-2

**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
(Outside Edmonton) (780) 442-5311
Fax: (780) 496-6577

PENDING

CONDITIONS OF SALE:

1. All sales must be approved by the General Manager of Sustainable Development and Executive Committee of City Council, if required.
2. The subject property is encumbered with the following:

Registration # 753LU	Public Utility Commissioners Board Order (Link) Affected Plan: 5930HW "Order #15895"
Registration #768NS	Utility Right of Way (Link) Grantee – Keyera Energy Ltd. As to Portion or Plan: 6267MC (Data updated by: Transfer or Utility Right of Way 082 349 433)
Registration #082 404 858	Utility Right of Way Grantee – EPCOR Distribution and Transmission Inc. As to Portion or Plan: 0827700 As to Area 'A'

[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.



SUSTAINABLE
DEVELOPMENT

REAL ESTATE, HOUSING AND
ECONOMIC SUSTAINABILITY

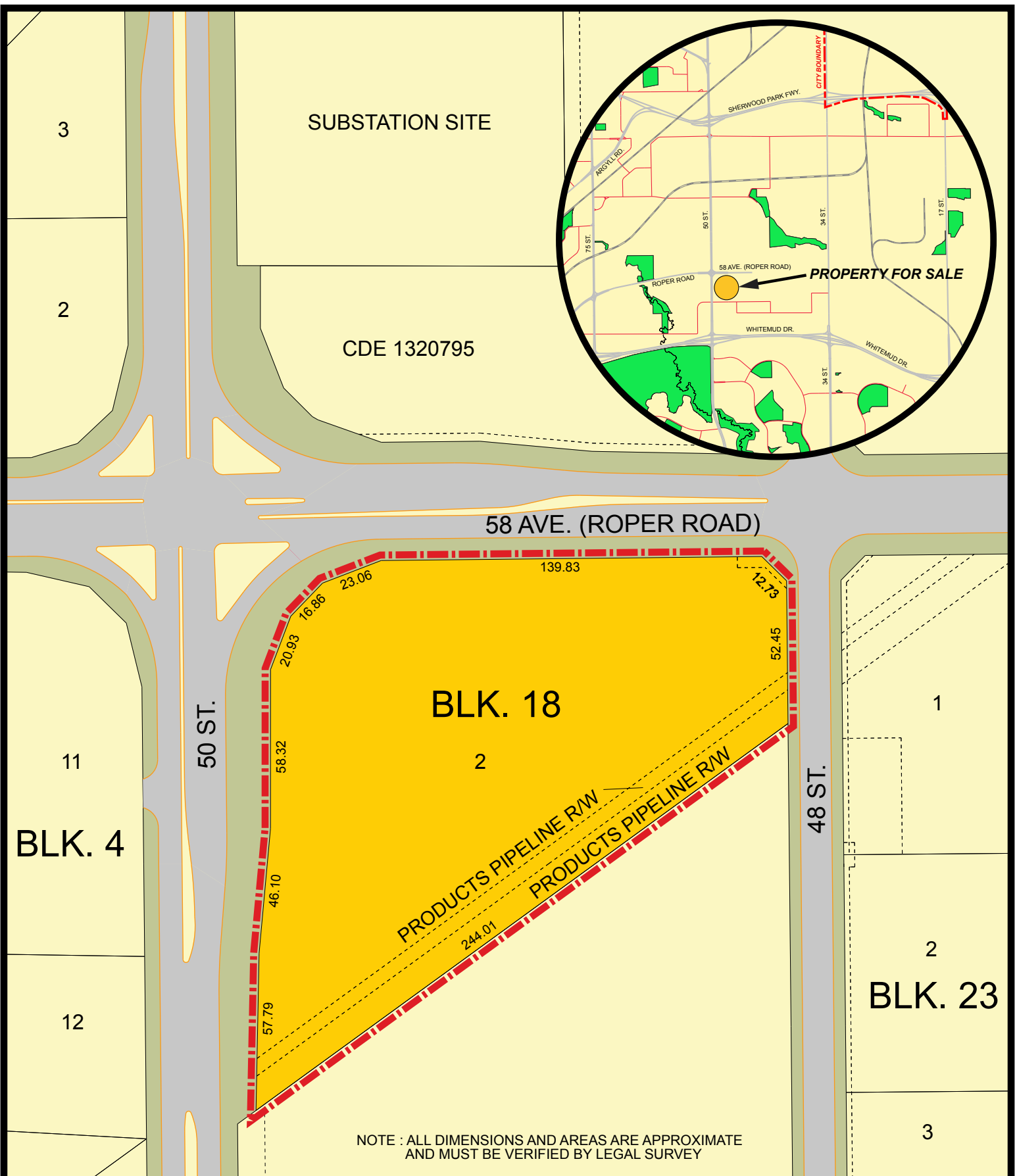
20th Floor Century Place
9803 – 102A Avenue N.W.
Edmonton, Alberta T5J 3A3

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

OWNER-BROKER

www.edmonton.ca/landsales

0827699-18-2



LEGAL:

SUBJECT PROPERTY

PYLYPOW INDUSTRIAL - LOT 2, BLOCK 18,
PLAN 082 7699



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: Lot 2, Block 18, Plan 0827699
Pylypow Industrial
4803 Roper Road

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: _____

"This information is being collected under the authority of Section 33(c) of the *Freedom of Information and Protection of Privacy Act* and will be used in the City of Edmonton's property sales discussions and agreements. If you have any questions about the collection or use of this information, please call Property Sales at (780) 496-6000 or email Propertysales@edmonton.ca."