

## PROPERTY INFORMATION

**LAST UPDATE:** February 12, 2015

**SECTOR:** Northwest

**FILE NO:** CS-130021

MLS# E1019705

**TAX ROLL NO.(S):** 10390418

**Colour Aerial Photo of Site**

**HOLDING NO.(S):** 1008105

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

**NEIGHBOURHOOD:** Rampart Industrial

**LOCATION:** 14135 – 162 Avenue NW

**LEGAL DESCRIPTION:** Lot 3, Block 2, Plan 1320403

**LAND AREA:** 1.61ha / 3.98 Acres (more or less)

**EXISTING LAND USE ZONE:** [IM Medium Industrial \(Link\)](#)

**OTHER INFORMATION:** The land is serviced from the adjacent road with service stubs to the property line for water, storm sewer and sanitary sewer. Power is serviced to the cubicle location identified in the attached site plan.

All service connection charges will be the responsibility of the buyer.

[Geotechnical Report completed \(Link\)](#)

### PURCHASE PROCESS:

- 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.
- Buyers must acknowledge the involvement or assistance of any Licensed Real Estate Brokers on the Buyer's Application Form.
- 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.

<b>Annual Local Imp. Charges:</b>	<b>NIL</b>
<b>Estimated Local Imp. Payout:</b>	<b>NIL</b>

**PRICE:** \$3,032,000.00 (\$762,000.00 per acre)  
**ESTIMATE OF 2013 TAXES:** \$ not available at this time  
(subject to verification by Assessment & Taxation,).



SUSTAINABLE  
DEVELOPMENT

OWNER-BROKER

[www.edmonton.ca/landsales](http://www.edmonton.ca/landsales)

**CORPORATE PROPERTIES**  
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

10193-lot3

**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 Sale and Development Agreement will require that a [Leadership in Energy and Environmental Design \(LEED\) "certified" level \(Link\)](#) accredited development be constructed on the site and the contract will contain, among other things, a performance fee of \$50,000.00 or 5% of the purchase price, which ever is greater.
3. The buyer will be required to commence development within one year of the closing date and complete development within two years of commencement. The Sale and Development Agreement will also permit a buy back option in favour of the City, exercisable if development does not commence. A caveat for the buy back option will be registered prior to transfer of title.
4. The property is encumbered with the following registrations:
  - a) [Registration # 052 105 442 Zoning Regulations](#)  
by Her Majesty the Queen in Right of Canada  
c/o The Minister of National Defence (Link)  
For original document of the Zoning Regulations see 052104445
  - b) [Registration #132 028 624 Utility Right of Way](#)  
Grantee – The City of Edmonton (Atco Gas)  
As to portion or plan: 1320404  
As to Area "A" (Link)
  - c) [Registration #132 028 626 Utility Right of Way](#)  
Grantee - Epcor Distribution and Transmission Inc.  
As to portion or plan: 1320404.  
As to Area "B" (Link)

[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

[www.edmonton.ca/landsales](http://www.edmonton.ca/landsales)SUSTAINABLE  
DEVELOPMENT**CORPORATE PROPERTIES**  
20th Floor Century Place  
9803 – 102A Avenue N.W.  
Edmonton, Alberta T5J 3A3Telephone: (780) 496-6000  
After Hours: 311  
(Outside Edmonton) (780) 442-5311  
Fax: (780) 496-6577

N.E. 1/4 SEC.  
35-53-25-4

TRANSPORTATION/UTILITY  
CORRIDOR R/W

SEWER PIPELINE R/W  
UTILITY R/W

BLK. 1

1

GAS PIPELINE R/W

N.E. 1/4 SEC. 35-53-25-4

C.N.R.

OLD 142 ST. (Closed to Traffic)

LOT 70

LOT 69

LOT 68

LOT 67

LOT 66

141 ST.

C.N.R.

162 AVE.

LOT 65

LOT 64

LOT 63

LOT 62

LOT 61

ROAD R/W

C.N.R.

C.N.R.

NEW 142 ST. ALIGNMENT

LOT 5

UTILITY RIGHT OF WAY  
PLAN 132 0404

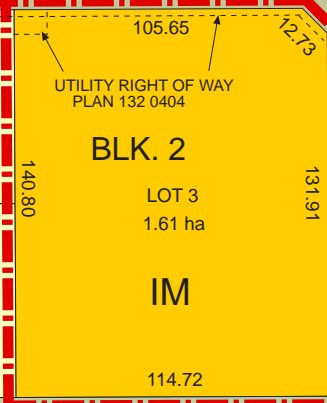
LOT 4

BLK. 2

LOT 3  
1.61 ha

IM

114.72



NATURAL AREA

LOT 2

NOTE : ALL DIMENSIONS AND AREAS ARE APPROXIMATE  
AND MUST BE VERIFIED BY LEGAL SURVEY



LEGAL:

SUBJECT PROPERTY

RAMPART INDUSTRIAL - LOT 3,  
BLOCK 2, PLAN 132 0403



# RAMPART INDUSTRIAL

SITE LOCATION



Edmonton



CITY BOUNDARY

ANTHONY HENDAY DRIVE

FUTURE 142 STREET

CNR

OLD 142 STREET (Closed to Traffic)

CNR

FUTURE 153 AVENUE

FUTURE 142 STREET

FUTURE 142 STREET

LOT 3  
1.61 ha  
BLK. 2

NATURAL AREA

STORM WATER  
MANAGEMENT FACILITY

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

ANTHONY HENDAY DRIVE

CAMPBELL RD

157 AVE

154 AVE

FUTURE 153 AVENUE

FUTURE 153 AVENUE

MARK WESSIER TRAIL



CORPORATE PROPERTIES

12 06 05 CB RAMPART-INDUSTRIAL-WEB-PHASE 2-LOT3



LEGAL:

SUBJECT PROPERTY

RAMPART INDUSTRIAL - LOT 3,  
BLOCK 2, PLAN 122 ----



## 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 3  
Block 2  
Plan 1320403  
**Rampart Industrial**

**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](mailto:Propertysales@edmonton.ca)."