

PROPERTY INFORMATION

LAST UPDATE: May 13, 2015

FILE NO: CS-14-0030

TAX ROLL NO.(S): 10502558

HOLDING NO.(S): 1008707

PENDING

SECTOR: North Edmonton

MLS# E1021823

Colour Aerial Photo of Site

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

NEIGHBOURHOOD: Schonsee

LOCATION: 16903 - 68 Street NW

LEGAL DESCRIPTION: Lot 9, Block C, Plan 1421910

LAND AREA: 2.96 ha / 7.31 acres (more or less)

EXISTING LAND USE ZONE: [RF5 – Row Housing low to medium density \(Link\)](#)

OTHER INFORMATION:

- The land is serviceable from existing utility lines. All service connection charges are the responsibility of the Buyer
 - Existing 525mm storm sewer service connection is located on the west side of lot 9 at the end of 169th Avenue.
 - Existing 200mm Sanitary Service connection is located on the west side of lot 9 at the end of 169th Avenue.
 - Existing 250mm Watermain Service connection is located on the west side of lot 9 at the end of 170A Avenue
 - A 60mm IP (550) PE Gas main is available on the north side of 170A Avenue
- [Geotechnical Investigation Report \(Link\)](#)

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.

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

PRICE: \$6,775,000 (\$21.28 sq. ft)
ESTIMATE OF 2014 TAXES: Not available at this time, land only, (subject to verification by Assessment & Taxation).



OWNER-BROKER

www.edmonton.ca/landsales

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

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 a [Leadership in Energy and Environmental Design \(LEED\) Certified level \(Link\)](#) or [Built Green Program \(Link\)](#) accredited development be constructed on the site and the contract will contain, among other things, a performance fee of 5% of the purchase price.
3. The buyer will be required to commence construction within one year from the closing date and complete within 3 years.
4. A Buy Back Option will be registered on title for the City to exercise in the event that construction does not commence.
5. The sale is subject to the following encumbrances:
 - a) [932 222 116](#) [28/07/1993](#) [Easement for public walkway](#)
[See Instrument \(Link\)](#)
 - b) [052 109 192](#) [24/03/2005](#) [Zoning Regulations](#)
[By Her Majesty the Queen in Right of Canada](#)
[C/O The Minister of National Defence](#)
[101 Colonel by Drive](#)
[Ottawa](#)
[Ontario K1A 0K2 \(Link\)](#)
 - c) [122 420 697](#) [21/12/2012](#) [Utility Right of Way for drainage](#)
[Grantee – The City of Edmonton](#)
[As to portion or plan: 1225107](#)
[As to Area "D" \(Link\)](#)
 - d) [142 112 865](#) [17/04/2014](#) [Utility Right of Way for power](#)
[Grantee – EPCOR Distribution & Transmission Inc.](#)
[As to portion or plan: 1421911](#)
[As to Area "A" \(Link\)](#)
 - e) [142 112 866](#) [17/04/2014](#) [Utility Right of Way for drainage](#)
[Grantee – The City of Edmonton](#)
[As to portion or plan: 1421911](#)
[As to Area "B" \(Link\)](#)
 - f) Restrictive Covenant for disturbed soils, to be registered before transfer.

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

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OWNER-BROKER

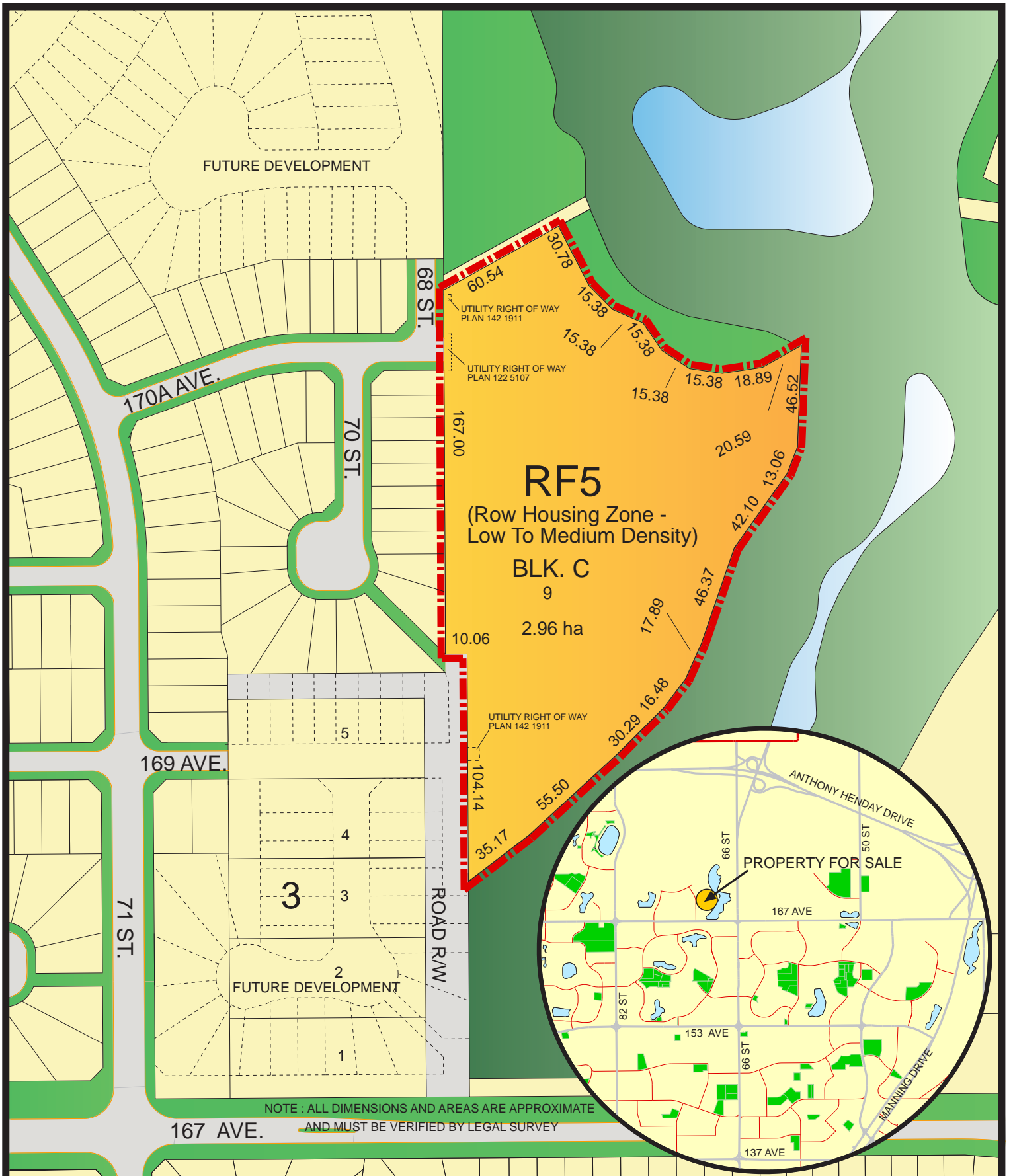
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LEGAL:

SUBJECT PROPERTY

SCHONSEE - LOT 9, BLOCK C,
PLAN 142 1910



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 9
Block C
Plan 1421910
Schonsee

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."