

FOR SALE > INDUSTRIAL

Edmonton

Rampart Industrial



14135 – 162 Avenue NW

Neighbourhood: Rampart Industrial

Legal Description: Lot 3, Block 2, Plan 1320403

Land Area: 3.98 Acres / 1.61 Hectares (more or less)

Existing Land Use Zone: [IM \(Medium Industrial\)](#) [\[LINK\]](#)

MLS Number: E1019705

Last Update: February 12, 2015

File Number: CS-130021

Tax Roll Number(s): 10390418

Holding Number(s): 1008105

Sector: Northwest

[COLOUR AERIAL PHOTO - DOWNLOAD](#) [\[LINK\]](#)

(note: large file size, high speed connection recommended)

\$3,032,000

Price Per Acre: \$765,000

Annual Local Imp. Charges: NIL

Estimated Local Imp. Payout: NIL

Estimate of 2016 Taxes: Not available at this time

(subject to verification by Assessment & Taxation)

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](#))

Buyer's Application Form:

[ONLINE FORM - FILL OUT & SEND](#) [\[LINK\]](#)

[PDF FAX FORM - DOWNLOAD](#) [\[LINK\]](#)

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Purchase Process:

1. Applications to purchase can be made by:
 - [Online Form - Fill out & Send \[LINK\]](#)
 - [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 of Edmonton 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 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

Conditions of Sale (Con't):

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" \[LINK\]](#)

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. GST is not included in price.