



11206 – 100 Avenue NW

Neighbourhood: Oliver

Legal Description: The most easterly seventy five (75) feet in width throughout of lots sixty nine (69) and seventy (70), Block 12, Plan NB

Land Area: 7,391 SqFt / 0.168 Ac (more or less)

Existing Land Use Zone: DC1 - Oliver Area Redevelopment
Plan ARP DC1 Districts - Area 3 [\[LINK\]](#)

MLS Number: E4058073

Last Update: April 6, 2017

Tax Roll Number(s): 3306503

Sector: Central

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

Buyer's Application Form:

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

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

\$1,450,000 Asking Price

Annual Local Imp. Charges: N/A

Estimated Local Imp. Payout: N/A

Estimate of 2017 Taxes: \$3,338.41 land only
(subject to verification by Assessment & Taxation)

Property Information:

This property is located at the north west corner of 100 Avenue and 112 Street with access to both Jasper Avenue and the River Valley. The site is cleared, leveled, and provides a great location within the Oliver neighbourhood for a multi-family development. Rezoning to higher density may be considered as a condition of Sale and Development.

A Phase I ESA is in process and will be available for review by the prospective purchasers once completed.

All costs associated with roadway modifications, upgrading, modification/relocation of existing services, required by any new development will be borne by the Buyer.

Property Information: (con't)

There may be additional utility services that will require upgrading for any new development. The City will consider a condition precedent to the sale to permit the Buyer to satisfy the acceptability of any additional servicing costs and timing.

Re-development of this site should also take into consideration the objectives and requirements for re-development found in the Oliver ARP.

All development applications must be reviewed by the Edmonton Design Committee. Prospective developers/ buyers are advised to review the [Edmonton Design Committee Protocol. \[LINK\]](#).

Conditions of Sale and Development:

1. All sales must be approved by the General Manager of Sustainable Development and/or Executive Committee of City Council.
2. The Buyer will be required to submit a deposit cheque in the amount of 10% of the purchase price upon execution of a sale and development agreement.
3. The Buyer will be required to enter into a Sale and Development Agreement and a Buy Back Option for the subject property.
4. The Buyer must commence construction of the development project within one (1) year of the Closing Date and complete construction within three (3) years of the Closing Date.
5. The Sales and Development Agreement will contain, among other things, a performance fee of 15 % of the purchase price or \$200,000 whichever is greater.

6. The City is committed to enhancing the sustainability of the developments in our city, and requires the developer /buyer to achieve a [Built Green Silver \[LINK\]](#) or [Leadership in Energy and Environmental Design "Certified" \(LEED\) \[LINK\]](#) accreditation for the site.
7. The Buyer may be required to conduct a community design and engagement process to inform the local community of the proposed development, as a condition of the sale, to both the Buyer's and the City's satisfaction.
8. The property is being sold on a strictly "as is, where is" basis. Any representations or information regarding the size, configuration, dimensions, zoning, utility services, environmental quality/liability, soil conditions or develop ability with respect to the property are taken and relied upon at the Buyer's sole risk and the Buyer has the obligation of ascertaining the accuracy of all such information.

Purchase Process:

1. This property has just been listed for sale on MLS in a competitive public offering.
2. In order to give all interested buyers an equal opportunity, **all submissions received will be held until 4:00 p.m. May 10th, 2017**. After that time, the City will contact the buyer(s) which the City selects, to further negotiate and formalize a Sale and Development Agreement.
3. Buyers must acknowledge the involvement or assistance of any Licensed Real Estate Brokers in their submission.
4. The City of Edmonton reserves the right at its discretion, to accept, reject or further negotiate any submission received and/or cancel or modify 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. GST is not included in price.