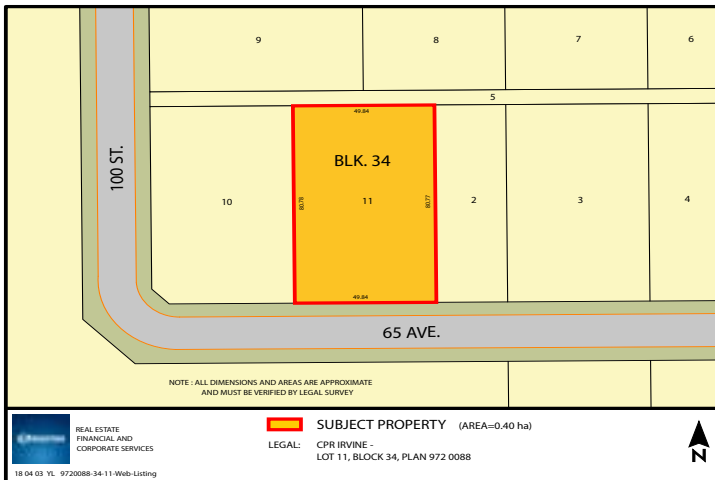


FOR SALE - VACANT INDUSTRIAL SITE

CPR Irvine Industrial Area

Edmonton



\$1,200,000

9940 - 65 Avenue NW

Neighbourhood: CPR Irvine

Sale Land Legal Description: Lot 11, Block 34, Plan 972 0088

Land Area: 0.995 Ac / 43,342 sq ft / 4,026 sq m. (more or less)



Existing Land Use Zone: **IH - Heavy Industrial Zone**

MLS Number: E4115876

Last Update: October 3, 2018

Tax Roll Number(s): 9945618

Sector: South Central

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

Buyer's Application Form:

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

[PDF FORM \[LINK\] - DOWNLOAD, SCAN & E-MAIL OR DELIVER](#)

10th Floor Edmonton Tower
10111 - 104 Avenue NW
Edmonton, AB T5J 0J4

Main Phone: 780-496-6000
After Hours: 311
Outside Edm: 780-422-5311

City of Edmonton
OWNER-BROKER
Real Estate

edmonton.ca/propertysales
CPR Irvine Listing

FOR SALE – VACANT INDUSTRIAL SITE

Edmonton

CPR Irvine Industrial Area

Annual Local Imp. Charges: NIL
Estimated Local Imp. Payout: NIL
Price Per Square Foot: \$27.55
Estimate of 2018 Taxes: \$17,420
(subject to verification by Assessment & Taxation)

Other Information:

This site offers just under an acre of industrial land that will be ready for immediate development upon possession. This site is located two blocks north of 63 Avenue / Argyll Road and one block off 99 Street, all of which are arterial roads providing excellent access to the property. In addition, the property forms part of the Industrial Area of the [Strathcona Junction ARP](#). All services: water, gas, power, storm sewer and sanitary sewer are all located within 65th Avenue. All service connection charges will be the responsibility of the buyer.

The site is known to have historical contamination, Environmental reports are available upon request.

Purchase Process:

1. **This property is listed for sale on MLS in a competitive public offering. All submissions should be emailed to propertysales@edmonton.ca or delivered to 2nd Floor Mailroom, Edmonton Tower, 10111 – 104th Avenue NW**
2. As this Property is listed on MLS all, Applicants must acknowledge the involvement or assistance of any Licensed Real Estate Brokers within their submission.
3. The City reserves the right at its discretion, to accept, reject or further negotiate with any or all applicants and/or cancel or modify this offering.

Conditions of Sale:

1. All sales must be approved by the Branch Manager of Real Estate, Financial and Corporate Services and/or the Executive Committee of City Council.
2. The Buyer will be required to enter into a Sale and Development Agreement as well as a Buy Back Option Agreement. Among other things, the agreements will contain the following requirements and conditions:
 - The Buyer must commence construction within one (1) year of the Closing Date and complete construction within three (3) years of the Closing Date.
 - The Buyer must obtain a [Leadership in Energy and Environmental Design "Certified" \(LEED\)](#) or Equivalent certification for the development.
 - The Buyer will be required to provide a deposit in the amount of 10% of the purchase price upon execution of a Sale and Development Agreement and a performance fee of 10% or \$150,000, whichever is greater. This is tied to completion of the development within 3 years of closing and achieving either the [Leadership in Energy and Environmental Design "Certified" \(LEED\)](#) or **Equivalent certification**.
 - All developments shall comply with the development regulations contained in [The Strathcona Junction ARP](#).
3. 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 developability 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.

ADDITIONAL INFORMATION

For additional background, it is recommended that applicants review the following:

- [IH – Heavy Industrial Zone](#)
- [Strathcona Junction Area Redvelopment Plan](#)

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.

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