FOR SALE - VACANT HIGHWAY COMMERCIAL SITE
GATEWAY BOULEVARD

MARKET / OPEN TO OFFERS

Neighbourhood: Strathcona Industrial Park
Sale Land Legal Description: Blocks: A, B, C, D, E
Plan: 1620808
Toal Land Area: 4.60 Ac / 1.86 hectares (more or less)
Existing Land Use Zone: CHY - Highway Corridor Zone
Last Update: June 5, 2018
Tax Roll Number(s): Block A - 10851790, Block B - 10774432, Block C - 10774433, Block D - 10774434, Block E - 10774435
Sector: Southwest

COLOUR AERIAL PHOTO - DOWNLOAD [LINK]

Buyer's Application Form:
ONLINE FORM - FILL OUT & SEND [LINK]
PDF FORM [LINK] - DOWNLOAD, SCAN & E-MAIL OR DELIVER

Annual Local Imp. Charges: NIL
Estimated Local Imp. Payout: NIL
Estimate of 2018 Taxes: $131,195 (subject to verification by Assessment & Taxation)
**PROPERTY INFORMATION:**

- A high quality commercial development opportunity awaits, featuring 1,957 ft. (596.50 m.) of frontage and exposure to 40,100 vehicles per day according to the “2016 AAWDT Report” prepared by City of Edmonton. The subject properties are located along Gateway Boulevard in Strathcona Industrial Park with exposure to the intersection of two major retail arterial corridors, and across from the South Park Shopping Centre.

- Full municipal services are available in adjacent roadways.

- A supplemental Phase 2 Environmental Site Assessment, was completed on February 3, 2014, and is available for review upon request. However, this report is provided for information purposes only.

- There is a berm on site that may need to be removed by the buyer to facilitate development.

- All costs associated with access, roadway modifications, upgrading, modification/relocation of existing services and costs associated with removal of the berm, and/or site remediation required for any new development will be borne by the buyer.

**ADDITIONAL INFORMATION:**

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

- (CHY) Highway Corridor Zone
- South Industrial Area Outline Plan
- Calgary Trail Land Use Study
- Major Commercial Corridors Overlay
- Guidelines for New Development in Proximity to Railways

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.

**PURCHASE PROCESS:**

1. Applicants are strongly encouraged to describe/present their proposed development for this property. This can be done in one of the following ways:
   - Within the “Additional Information” section of the “Buyer’s Application Form” or on the “Interactive Buyer’s Application Form” [LINK]; or
   - Submit an information package describing the proposed development including a completed buyer’s application form via email to: propertysales@edmonton.ca prior to the submission deadline shown below. This property has been listed in a competitive public offering. Multiple offers are commonly received as a result of these public offerings.

2. In order to give all interested buyers an equal opportunity, all submissions will be held until **4:00 p.m. August 31st, 2018**. After that time, the City of Edmonton will contact the applicant(s) which the City selects, to further negotiate and formalize a Sale and Development Agreement.

3. Applicants must acknowledge the involvement or assistance of any Licensed Real Estate Brokers within their submission.

4. 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 Built Green Silver certification or equivalent for the development.

   • Provision of a deposit in the amount of 10% of the purchase price upon execution of a Sale and Development Agreement and a performance fee of $350,000. This is tied to completion of the development within 3 years of closing and achieving a Leadership in Energy and Environmental Design “Certified” (LEED) or Built Green Silver or equivalent for the development.

   • All developments shall comply with the development regulations contained in the (CHY) Highway Corridor Zone, the Major Commercial Corridors Overlay and the Calgary Trail Land Use Study.

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, access, 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.

Average Annual Weekday Traffic
Gateway Boulevard NW Exposure
40,100 Vehicles per Day

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