

FOR SALE

The Quarters Downtown

Edmonton



9531 to 9539 – Jasper Avenue NW

\$1,500,000

Neighbourhood: Boyle Street

Sale Land Legal Description: Lots 39A, 40A, 41A, 42A, 43A and 44A, Block 4, Plan 226CL

Land Area: 12,391.8 Square Feet (more or less)

Existing Land Use Zone: [DC1 – Direct Development Control](#)
[Five Corners High Density Quarter Area 2](#) [\[LINK\]](#)

MLS Number: E4023346

Last Update: May 27, 2016

Tax Roll Number(s): 3645553, 10735019

Sector: Central

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

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

Annual Local Imp. Charges: N/A

Estimated Local Imp. Payout: N/A

Price Per Square Foot: \$121.00

Estimate of 2016 Taxes: \$7,095.58 land only
(subject to verification by Assessment & Taxation)

Detailed Site Information:

Sale Land: Lots 39A – 41A – Vacant land

Lot 42A – Retail commercial building

Lot 43A & 44A – Mitchell & Reed building

The Mitchell & Reed Auction House is listed within the [City's Inventory of Historic Resources](#) [\[LINK\]](#). Though the Mitchell & Reed Auction House is not a designated municipal historic resource site, the City of Edmonton values and strives to preserve buildings of historical significance. It is the City's preference that an attempt to preserve the building be made by the buyer. East of the Sale Land is Lot 45A which will have to be subdivided from the Sale Land, as it is currently within the same Title as Lots 43A and 44A. In addition, Lot 38A, which is west of the Sale Land, will have to be subdivided from Lots 39A, 40A, 41A and 42A as they are all on the same Title.

Graphic Arts Building Relocation:

Lot 46A, which is not part of the Sale Land, is improved with the Graphic Arts building. As part of the sale of the Sale Land the City's preference is for the buyer to preserve and relocate the Graphic Art's building to a location on the Sale Land or another suitable site at the buyer's cost and risk.

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Application Process:

1. This property has just been listed for sale on MLS in a competitive public offering and multiple offers are commonly received.
2. **Offers will be evaluated on purchase price, proposed urban impact and the extent to which the buyer is able to preserve the Mitchell & Reed Auction House and the Graphic Art's buildings among other criteria.**
3. Applications to purchase can be made by:
[ONLINE FORM – FILL OUT & SEND \[LINK\]](#)
[PDF FAX FORM – DOWNLOAD \[LINK\]](#) (email, fax or deliver).
Buyers shall state any conditions precedent they require to be fulfilled prior to the closing date and the amount of time required to fulfill the conditions. Buyers must acknowledge the involvement or assistance of any Licensed Real Estate Broker on their application.
4. In order to give all interested buyers an equal opportunity, **all forms/purchase contracts received will be held until 4:00 p.m. June 30, 2016.** After that time, the City of Edmonton will contact the buyer(s) which the City selects, to further negotiate and formalize a Sale Agreement.
5. **The City of Edmonton reserves the right at its discretion, to accept, reject or further negotiate with any or all applicants and/or cancel or extend this Offering.**

Additional Information:

The City is seeking a Buyer who has an interest and the capacity to preserve or maximize the historical components of the Sale Land. Buyer's are encouraged to review the development guidelines as found within the [Area Urban Design Plan \[Link\]](#), as a development must fit into the vision for the area.

The site is serviceable from existing utilities in the adjacent roadways for its current use. Access details will be determined through the submission of a development permit application. All costs for roadway modifications, upgrading or modification of utility services required by the development shall be the buyer's responsibility.

[A high level analysis of the feasibility of maintaining/relocating/preserving the Mitchell & Reed Auction House and the Graphic Art's buildings was presented to City Council on April 19 2016. At this meeting the attached Building Assessment Report was presented \[LINK\].](#) Appointments for inspection of the interior of the buildings, will be arranged with the successful Buyer as part of an inspection period pursuant to a sale agreement.

The City does not warrant the quality, condition or sufficiency of the Sale Land (including improvements referenced in this listing) for any use or purpose. The Sale Land is being sold on a strictly "as is, where is" basis.

A Phase II ESA was completed for the City and is available upon written request. Notwithstanding this, the Buyer is to conduct its own environmental studies, soil testing, building inspections, etc. and the buyer shall satisfy itself as to the condition of the Sale Land. In addition, there is a lease currently in place for the building located on Lot 42A and one sign lease.

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 Land is subject to the following conditions:
 - Subdivide Lot 45A which is on the same title as Lots 43A and 44A.
 - Subdivide Lot 38A which is on the same title as Lots 39A, 40A, 41A and 42A
 - Buyer to relocate the Graphic Arts Building which is located on Lot 46A onto the sale land or off site.
 - Buyer to complete a phase I ESA on the site.
3. The following are the encumbrances registered on Title as of the date of this listing:

Lots 39A to 42A are on one title – Registration #:

[1160MP–Utility Right of Way–Grantee–Ronald A. Fawcett–“As to Lot 42–A” \(Link\)](#)
[012 230 804 – Caveat: RE: Lease – Caveator – Kenneth J. Braithwaite \(Link\)](#)
[072 031 400 – Caveat: RE: Lease – Caveator – 932412 Alberta Ltd. \(Link\)](#)

Lots 43A and 44A are on one title – Registration #:

[1160MP – URW–Grantee Ronald A. Fawcett – “As to Lot 43A” \(Link\)](#)

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.