

FOR SALE > RESIDENTIAL - INFILL

Edmonton

# Parkdale



**\$195,000**  
**11640 - 80 Street NW**

Last Update: December 18, 2018

File Number: CS-140038

Tax Roll Number(s): 4347605

Holding Number(s): 1008775

Sector: North

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

Buyer's Application Form:

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

[PDF FORM \[LINK\]](#) (Scan, Email or Deliver)

Price Per Square Foot: \$32.84

Annual Local Imp. Charges: N/A

Estimated Local Imp. Payout: N/A

Estimate of 2018 Taxes: \$1,476.77 land only

(subject to verification by Assessment & Taxation)

**Neighbourhood:** Parkdale

**Legal Description:** Lots 17 & 18, Block 8, Plan 5850R

**Land Area:** 5,937 sq.ft. (more or less)

**Existing Land Use Zone:** [RA7 Low Rise Apartment Zone \[LINK\]](#)

within the [Parkdale ARP \[LINK\]](#) under the [Medium Scale Residential](#)

[Infill Overlay \[LINK\]](#). The subject area of 5,937 sq.ft. is below the

threshold of 8,611 sq.ft. required for RA7 development, thus

defaulting the subject property to RF4 zoning. The subject has a

frontage of 49.5 feet, which is sufficient to allow semi-detached

or duplex development under [RF4 \[LINK\]](#). The lot may also

potentially be subdivided into two skinny lots.

**MLS Number:** E4138437

**Advisements:**

The land is serviceable from existing utility lines situated within the adjacent road. All costs associated with roadway modifications, upgrading, modifications/relocation of existing servicing required by any new redevelopment, and services connection charges will be the responsibility of the Buyer.

The subject lands are within the [Edmonton Exhibition Lands study area and designated for Incremental Infill Growth \[LINK\]](#) and [Edmonton Exhibition Lands Redevelopment Report \[LINK\]](#).

The City owned property directly across 80 Street to the East is currently proposed for either a LRT storage and cleaning facility or potentially, being rezoned to accommodate Transit Oriented Development (TOD).

Buyers should access the [Residential Infill Website \[LINK\]](#) about the many process changes and educational tools in progress to improve infill activities in mature neighbourhoods.

ESA Phase I was completed by Nichols Environmental (Canada) Ltd. Based on the findings of the [Phase I ESA, \[LINK\]](#) Nichols Environmental is of the opinion that the level of environmental risk associated with the Property is low. As this time, Nichols Environmental has no recommendations for further assessment (Phase II ESA) of the Property.

**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](mailto:propertysales@edmonton.ca) or delivered to **2<sup>nd</sup> Floor Mailroom, Edmonton Tower, 10111 – 104<sup>th</sup> Avenue NW**
2. In order to give all interested buyers an equal opportunity, all submissions will be held until **4:00 p.m. February 12, 2019**. 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. As this Property is listed on MLS, all applicants must acknowledge the involvement or assistance of any Licensed Real Estate Brokers within their submission.

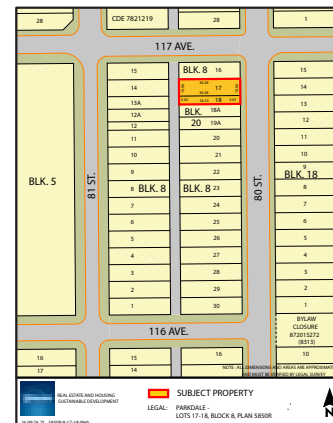
4. The City reserves the right at its discretion, to accept, reject or further negotiate with any or all applicants and/or cancel or modify this offering.

**Applications to purchase can be made by:**

- [ONLINE FORM – FILL OUT & SEND \[LINK\]](#) OR
- [PDF form, scan and email or deliver \[LINK\]](#) OR
- Submitting an MLS purchase contract

**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 Sale and Development Agreement will require a Energuide [\[LINK\]](#), or Built Green Silver [\[LINK\]](#) or Leadership in Energy and Environmental Design "certified" (LEED) [\[LINK\]](#) development be constructed on the site within 2 Years of the closing date and the contract will contain, among other things, a performance fee of \$10,000.00. This fee will be returned upon satisfactory achievement of sustainability certification.
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 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.



*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.*