

FOR SALE > MULTI FAMILY

Rossdale

Edmonton



9741, 9745, 9749 and 9753 – 101 Street NW

\$1,454,000

Neighbourhood: Rossdale

Price Per Square Foot: \$110.00

Legal Description: Lot 12 to 15, Block 5, Plan Q

Land Area: 0.30 Acre/ 0.12 Hectare
13,214 sq ft/ 1227 sq m (more or less)

Annual Local Imp. Charges: NIL

Estimated Local Imp. Payout: NIL

Estimate of 2016 Taxes: \$9,949.16

(subject to verification by Assessment & Taxation)

Existing Land Use Zone: RF5 Row Housing; **Lots 12 to 15**
[\[LINK\]](#)

MLS Number: E4034930

Other Information:

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 (LEED)** [\[Link\]](#) accreditation for the site.

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

The City has been advised by EPCOR that any new development will require upgrading of the existing utility services. For further information contact wtrdc@epcor.com

There may be additional existing 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.

Last Update: August 22, 2016

File Number: CS-110003, Volume 3

Tax Roll Number(s): Lot 12 – 3549904, Lot 13 – 3550001, Lot 14–3550100, Lot 15–3550209

Holding Number(s): Lot 12–726624, Lot 13–45859, Lot 14 – 922781, Lot 15–915530

Sector: Central

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

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

Buyer's Application Form:

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

PDF FAX FORM – DOWNLOAD [\[LINK\]](#)



Other Information Cont.:

- This property is being sold for land value only.
- Lot 12 is improved with one single family dwelling. Rent is \$800.00 per month.

Appointments for inspection of the interior of the dwelling will only be arranged with the Buyer selected by the City.

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

The site is within [sub-area 1, North Rossdale, of the Rossdale Area Redevelopment Plan \(ARP\) Brewery Area Direct Control District \[Link\]](#)

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

This site is subject to the [Edmonton Zoning Bylaw Sections 811 \(North Saskatchewan River Valley and Ravine System Overlay\) \[Link\]](#) and [814 \(Mature Neighbourhood Overlay\) \[Link\]](#) as well as all other applicable sections of the Edmonton Zoning Bylaw.

Conditions of Sale:

1. All sales must be approved by the [General Manager of Sustainable Development](#) and/or the [Executive Committee of City Council](#).
2. The Sale and Development Agreement will contain, among other things, a performance fee of 5% of the purchase price or \$50,000 whichever is greater.
3. The Sale and Development Agreement will require a [Leadership in Energy and Environmental Design "Certified" \(LEED\) \[Link\]](#) or [Built Green Silver \[Link\]](#) accredited development be constructed on the site .
4. The Buyer will be required to complete construction within three years from the closing date.

5. The Buyer will be required to conduct a community information 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.
6. Sale is subject to tenant's rights, 3 months notice to vacate. Buyer must execute [Lease Assignment \[Link\]](#).
7. The property is being sold on a strictly "as is, where is" basis.
8. 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.

Purchase Process:

1. This property is listed for sale on MLS in a competitive public offering.
2. In order to give all interested buyers an equal opportunity, all forms received will be held until 4:00 p.m. October 12th, 2016. After that time, the City will contact the Buyer(s) which the City selects, to further negotiate and formalize a Sale Agreement.
3. Buyers must acknowledge the involvement or assistance of any Licensed Real Estate Brokers on the Buyer's Application Form.
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.
5. The City's preference is to sell this land in combination with the other City-owned parcels for sale in the area [\[Links to other listings\]](#).

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.