

FOR SALE – Multi-Family / Mixed Use Land

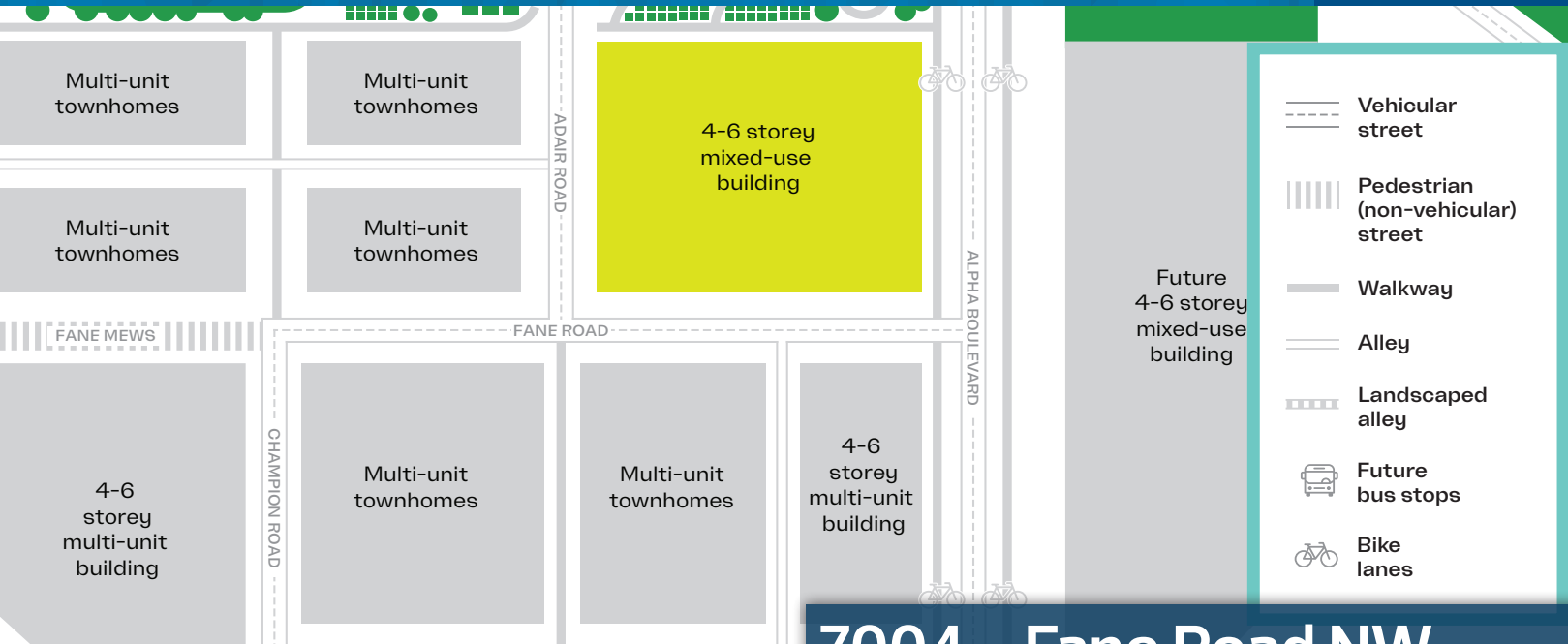
# Blatchford Site – 7004 Fane Road

Edmonton

FILE#:CS240133

HOLDING#: 1011369

LAST UPDATE: March 05, 2025



<b>Property Type:</b>	Multi-Family / Mixed Use Land
<b>Neighbourhood:</b>	Blatchford Area
<b>Sector:</b>	Central
<b>Legal Description:</b>	Plan 1822441; Block 3; Lot 2
<b>Total Land Area:</b>	74,065 sq.ft. or 1.70 acres (more or less)
<b>Existing Land Use Zone:</b>	<b>BLMR – Blatchford Low to Medium Rise Residential Zone</b>
<b>Tax Roll Number:</b>	10889600
<b>Estimated Taxes 2025:</b> <small>(subject to verification by Assessment and Taxation)</small>	\$40,130.00
<b>Annual Local Imp. Charges:</b>	Not Available

## 7004 – Fane Road NW

### \$2,490,000

The City of Edmonton is selling a fully serviced 1.70 acre parcel, ideal for a low to medium-density multi-family or mixed-use development within the Blatchford Area. This corner lot is adjacent to a developed park/plaza and has frontage along a major interior road – Alpha Boulevard. The current zoning for this site allows for a variety of both residential and commercial uses making it ideal for developments of a 4–6 storey residential building with ground floor row-housing or commercial use. Nearby amenities include The Northern Alberta Institute of Technology (NAIT), Kingsway Centre, Kingsway Mall, and the NAIT/Blatchford Market LRT Station. The central location of this site and proximity to public transit makes access to anywhere in the City highly convenient.

PLEASE NOTE: In alignment with the Housing Accelerator Fund this site may be eligible for grant funding to support District Energy infrastructure costs. This funding agreement will be managed independently from the sale agreement and is subject to change until the agreement is signed and will require a Building Permit to be acquired before Q3 2026.

### Buyer's Application Form

[PDF FORM – DOWNLOAD](#) (scan, email or mail)

*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 within notice. GST is not included in price.*

10<sup>th</sup> Floor Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, AB T5J 0J4  
edmonton.ca/propertysales

**City of Edmonton**  
OWNER  
**Real Estate**



## Blatchford Design Criteria

- **Green Building Codes:** Our Green Building Codes ensure buildings within the community meet the Blatchford vision for energy conservation and sustainability by addressing building envelope design and construction, energy systems and other sustainable building features.
- **Architecture and Urban Design:** Our Architectural and Urban Design Guidelines help guide the building design in Blatchford to ensure consistently high quality architectural design. The guidelines allow home builders the flexibility for creative design while achieving and maintaining a high level of quality and continuity throughout the community.
- **District Energy Sharing System:** Our District Energy Sharing System Design Guide provides builders with the information needed to connect to the neighbourhood District Energy Sharing System, which uses geoexchange, solar and other sustainable energy sources to provide reliable and efficient heating, cooling and hot water to the homes and buildings in Blatchford.

Preference will be given to builders with a track record of developing multifamily apartment complexes.



## Conditions of Sale

- All sales must be approved by the Blatchford Redevelopment Office, Integrated Infrastructure Services, and the manager of Real Estate, Financial and Corporate Services and/or the Executive Committee of City Council.
- The Buyer will be required to provide a Concept Plan of the Development before entering into a Sale Agreement.
- The Buyer will be required to enter into a Sale and Development Agreement and a Buy Back Option Agreement. Among other things, the agreements will contain the following requirements and conditions:
  - The Buyer's development must adhere to Blatchford-specific design criteria, including Green Building Codes, Architectural and Urban Design Guidelines and District Energy Sharing System guidelines.
  - The Buyer's Development must include the construction of a minimum of one bay of ground floor commercial located at the corner of Alpha Boulevard and the public plaza.
  - 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 5% of the purchase price upon sale closing. The Performance Fee is tied to completion of the development within 3 years of closing and achieving the required Blatchford-specific design criteria noted above.
  - The Buyer must commence construction within one (1) year of the Closing Date and complete construction within three (3) years of the Closing Date.
  - All developments shall comply with the development regulations contained in City of Edmonton City Centre Area Redevelopment Plan and the Blatchford Low to Medium Rise Residential Zone.
- 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; the Buyer has an obligation to ascertain the accuracy of all such information.
- All costs associated with roadway modifications, upgrading, modification/relocation of existing services, required by any new development will be borne by the Buyer.

## Purchase Process

- All interested parties must submit a buyer's application form to the City. Buyers are encouraged to include more information about their development plans for the property, including any additional documents that provide clarity on their plan for the property. Offers will be reviewed as they are received. If your submission is deemed acceptable, the City may contact you to further negotiate and formalize a Sale Agreement.

All submissions should be emailed to:

[propertysales@edmonton.ca](mailto:propertysales@edmonton.ca)

Email Subject Line:

"Blatchford Stage 1- Blk 3, Lot 2- Submission"

Or Mail to:

10th Floor, Edmonton Tower

10111 – 104 Avenue NW

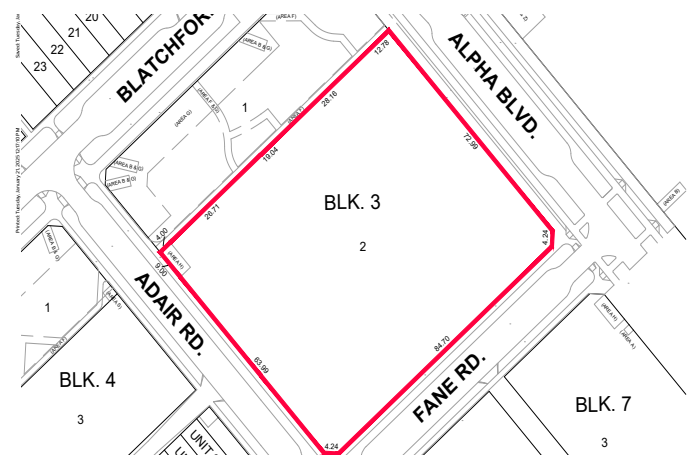
Attn: Sebastien Bergeron, Property Sales

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

## Additional Information

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

- Blatchford Site – 7004 Fane Road**



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