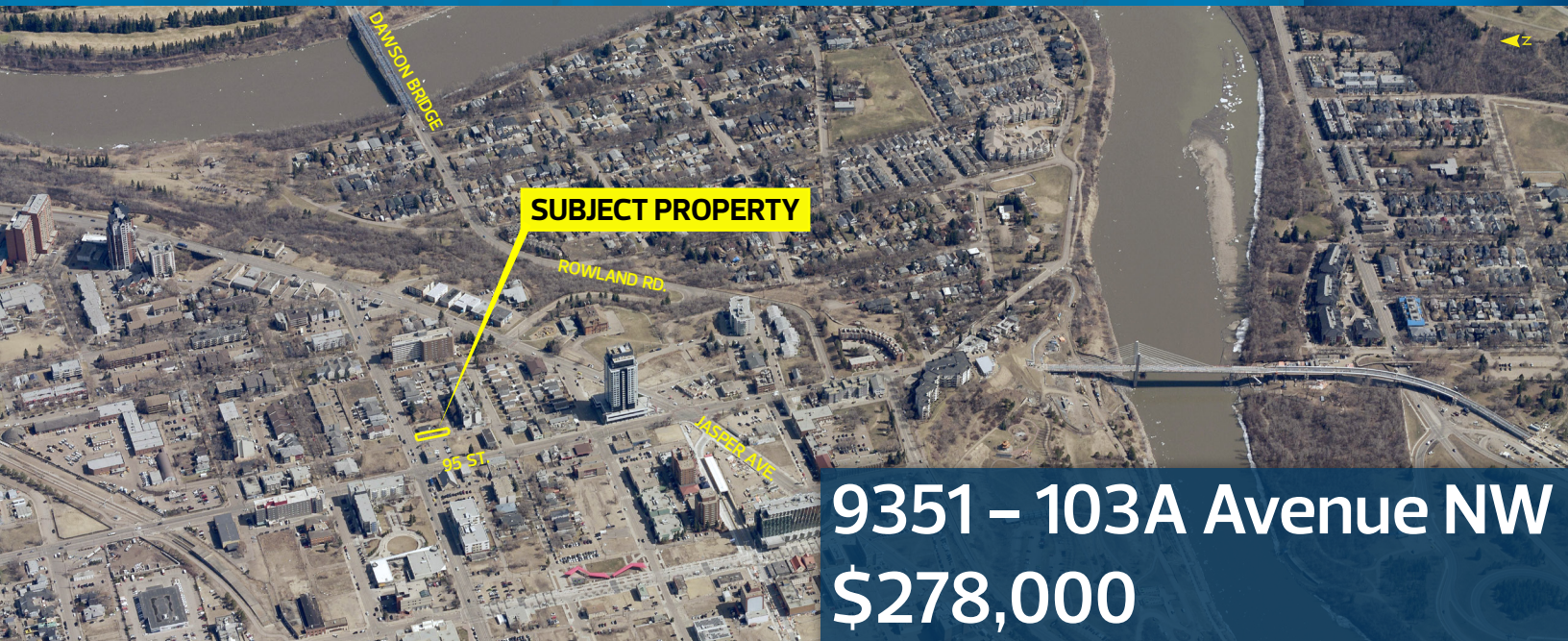


## Boyle Street



**9351 – 103A Avenue NW**  
**\$278,000**

<b>Neighbourhood:</b>	Boyle Street / Quarters
<b>Legal Description:</b>	Plan RN23, Block 3, Lot 20
<b>Sector:</b>	Central
<b>Total Land Area:</b>	3,975 square feet (more or less)
<b>City Holding No.:</b>	21391
<b>City File No.:</b>	CS210031
<b>Existing Land Use Zone:</b>	<b>DC1 Direct Development Control Provision – MQ McCauley Quarter Areas 1 &amp; 3</b>
<b>Tax Roll Number:</b>	3051117
<b>Estimated Taxes 2022:</b> <small>(subject to verification by Assessment and Taxation)</small>	\$1,802.24
<b>Annual Local Imp. Charges:</b>	\$14.82
<b>Last Update:</b>	January 13, 2023

### Buyer's Application Form

**PDF FORM – DOWNLOAD** (scan, email or mail)

A great opportunity to develop an infill home on this 33 x 122 ft lot in the up-and-coming neighbourhood of the Quarters. The McCauley Quarter district supports compatible residential uses of low to medium density, and is located near to amenities like local retail and the river valley and steps from downtown Edmonton.

Interested parties are encouraged to review the [The Quarters Downtown ARP](#) and [The Quarters Downtown Urban Design Plan](#) about the planning framework to guide development in The Quarters.

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.

# Boyle Street



NOTE: ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND MUST BE VERIFIED BY LEGAL SURVEY



## SUBJECT PROPERTY

(AREA = 369.29 Sq.m)

LEGAL:

BOYLE STREET -  
LOT 20, BLOCK 3, PLAN RN23



REAL ESTATE  
FINANCIAL AND  
CORPORATE SERVICES



## Conditions of Sale

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1. All sales are subject to approval of the Branch Manager of Real Estate, Financial and Corporate Services, and/or the Executive Committee of the City Council.
2. The Buyer will be required to submit a deposit cheque in the amount of 10% of the purchase upon execution of a sales agreement.
3. The Sale and Development Agreement will require a **Built Green Silver, Leadership in Energy and Environmental Design “certified” (LEED), Energuide** or equivalency. 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 agreement will contain, among other items, a performance fee of 10% of the purchase price to be paid on Closing Date. This fee will be returned upon satisfactory completion of the development and achievement of a sustainability certification.
4. 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 Buyers sole risk; the Buyer has an obligation to ascertain the accuracy of all such information.
5. All developments shall comply with the development regulations contained in the approved **Mature Neighbourhood Overlay, The Quarters Downtown ARP, The Quarters Downtown Urban Deisng Plan** and **DC1 (MQ) Zoning**.
6. All costs associated with the development of this site will be borne by the Buyer including roadway modifications, upgrading and modification/relocation of existing services.

7. The successful applicant will be required to represent and warrant that it is not prohibited from purchasing the property under *The Purchase of Residential Property by Non-Canadians Act*, S.C. 2022, c. 1, s. 235, and the regulations thereunder, as amended from time to time.

## Purchase Process

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1. All interested parties must submit a **buyer’s application form** to the City. 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: “Boyle Street – Submission”

### or Mail to:

Attn: Supervisor, Property Sales  
10th Floor Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, AB T5J 0J4

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



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