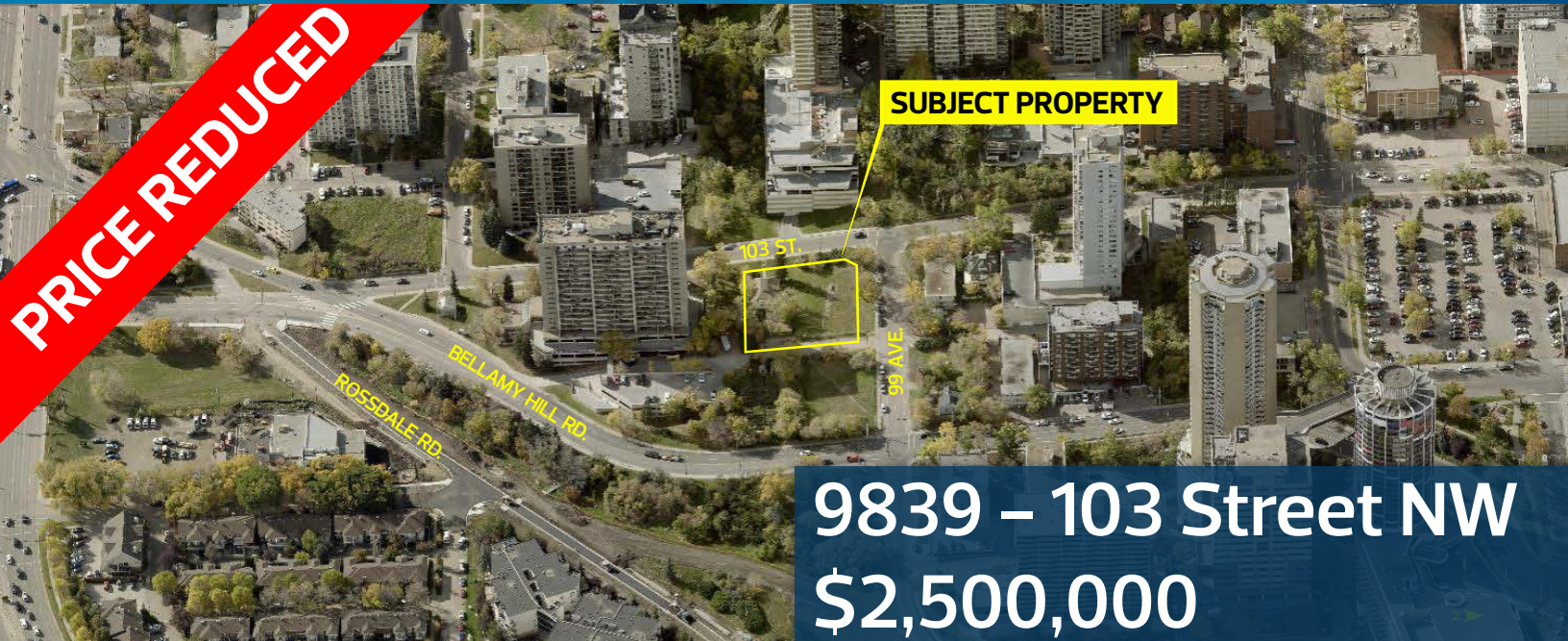


FILE#:CS200009/CS160006

HOLDING#: 224415, 45067, 615876

LAST UPDATE: January 23, 2024

PRICE REDUCED



SUBJECT PROPERTY

# 9839 – 103 Street NW

## \$2,500,000

<b>Property Type:</b>	Vacant Land
<b>Neighbourhood:</b>	Downtown
<b>Sector:</b>	Central
<b>Legal Description:</b>	Plan 2220096, Block 2, Lot 54A
<b>Total Land Area:</b>	0.51 acres / 22,325 sq. ft. (more or less)
<b>New Land Use Zone:</b>	<b>HDR – High Density Residential Zone</b>
<b>Tax Roll Number:</b>	11051436
<b>Estimated Taxes 2024:</b> <small>(subject to verification by Assessment and Taxation)</small>	Not Available
<b>Annual Local Imp. Charges:</b>	Not available

Buyer's Application Form

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

Looking to develop in Downtown Edmonton? This great lot just off Bellamy Hill will offer future residents sweeping River Valley views. This 22,325 sq.ft. corner site has one-of-a-kind access to both the Downtown core and the breathtaking River Valley. Jasper Avenue is less than a 10-minute walk away, providing future residents great access to great dining, entertainment and convenient amenities such as Edmonton's LRT transit system. Also just steps away, lies the North Saskatchewan River Valley – the largest urban park in Canada.

The City of Edmonton is seeking Purchase and Development proposals that will contribute to the vision of the **Capital City Downtown Plan**.

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.

## Property Information

There is a semi-detached building located on site. The City would support submissions that incorporate this historically significant structure into the future development.

The City is subdividing and retaining the southern most lot (Lot 52).

The City of Edmonton is seeking Purchase and Development proposals that will contribute to the vision of the Capital City Downtown Plan.



## Conditions of Sale

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- All sales must be approved by the manager of Real Estate, Financial and Corporate Services and/or the Executive Committee of City Council.
- The Buyer will be required to enter into a Sale and Development Agreement as well as a Buy Back Option Agreement. Among other things, the agreements will contain the following requirements and conditions:
  - 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 Buyer must obtain a **Leadership in Energy and Environmental Design Certified (LEED)** or **Energuide** certification for the development.
  - 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 10% of the purchase price. This is tied to completion of the development within 3 years of closing and achieving either the **Leadership in Energy and Environmental Design Certified (LEED)** or **Energuide**.
  - All developments shall comply with the development regulations contained in the **HDR** and **Special Area Downtown** zoning documents, the **Capital City Downtown Plan**, along with alignment to the **Edmonton Design Committee**.
- 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.
- All costs associated with new roadways and servicing will be borne by the Buyer. In addition, 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

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All interested parties are strongly encouraged to describe and present their proposed development. This can be done by submitting 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: "Downtown – Submission"

### or Mail to:

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

All Applicants 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 applicant and/or cancel or modify this offering.

## Additional Information

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There is a semi-detached building located on site. The City would support submissions that incorporate this historically significant structure into the future development.

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

- Edmonton Design Committee**
- Special Area Downtown**
- Capital City Downtown Plan**
- LRT**
- Downtown Bike Network**
- Zoning Bylaw 20001**