

FILE#: WAS107-01

HOLDING#: 1001752

LAST UPDATE: March 20, 2025



250 Aurum Road NE

Neighbourhood:	Clover Bar Area
Sector:	North West
Legal Description:	Portion of Plan 9624397; Block 1; Lot 2PUL
Existing Land Use Zone:	DC2 (1074) – Site Specific Development Control Provision
Approximate Area:	Building: 77,000 square foot Land: 2.31 hectare or 5.71 acre
Leasable Term:	5 to 10 years with renewal rights
Commencement Date:	October 1, 2026
Lease Rate:	Market Rate
Security Deposit:	\$50,000
Operating Costs:	Tenant responsible for all operating costs, repairs and maintenance, including capital and legislative requirements

Lessee's Application Form

PDF FORM – DOWNLOAD (scan, email or mail)

The City of Edmonton owns a state of the art Material Recovery Facility (MRF) situated at the Edmonton Waste Management Centre (EWMC). This facility offers an unique and excellent opportunity for processing recycling materials.

Permitted Use: Materials Recycling Facility

Ideally leased as a processing facility in accordance with Alberta Regulation 194/2022, Extended Producer Responsibility or Producer Responsibility Organization.

Leased as-is where-is. The City does not provide tenant improvement allowances. All required fit-up work shall be at the sole cost of the tenant. All improvements must be approved in writing in advance by the City and may include formal reviews and/or performance guarantees.

Tenant bears environmental responsibilities for operations. Tenant will be required to carry commercial general liability insurance of not less than \$10 Million.

All interested parties are encouraged to reach out to leasing@edmonton.ca for more information.

The information contained herein is believed to be true, but does not constitute a contract. Lessees should verify all information to their own satisfaction. Rent, terms and conditions are subject to change within notice. GST is not included in rent.

Conditions of Lease

1. All leases are subject to approval by the Branch Manager of Real Estate, Financial and Corporate Services, and/or the Executive Committee of City Council.
2. The Lessee will be required to submit a deposit upon execution of lease agreement.
3. The property is being leased 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 Lessee's sole risk; the Lessee has an obligation to ascertain the accuracy of all such information.



Lease Process

1. All Interested parties are encouraged to reach out to leasing@edmonton.ca for more information or to schedule a tour of the property.
2. Prospects must acknowledge the involvement or assistance of any Licensed Real Estate Brokers within their submission.
3. 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.



State of the Art Processing Equipment

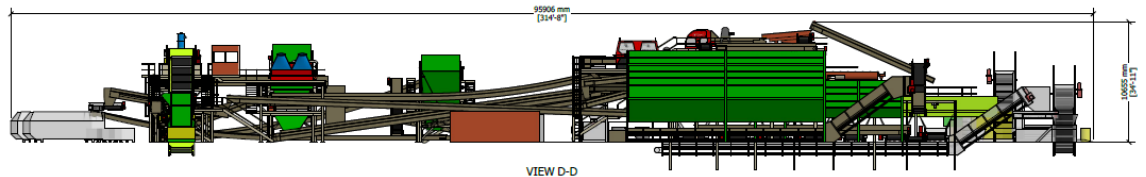
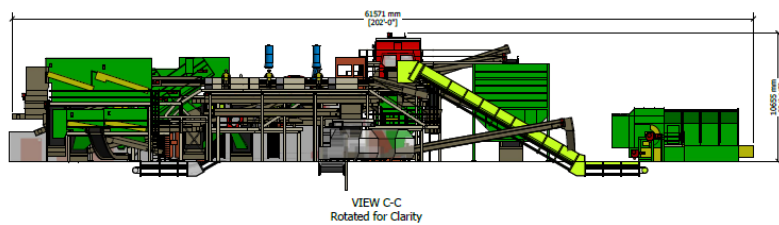
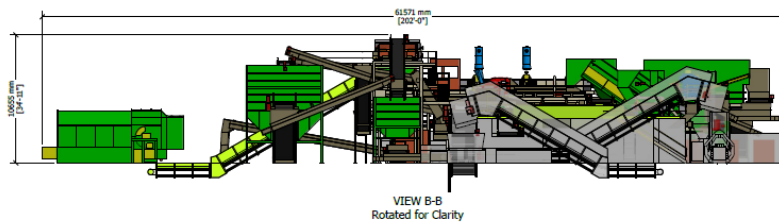
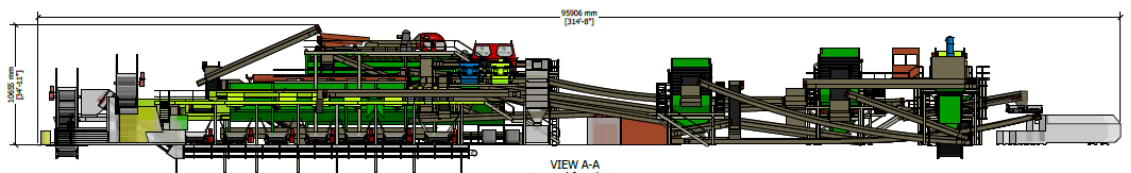
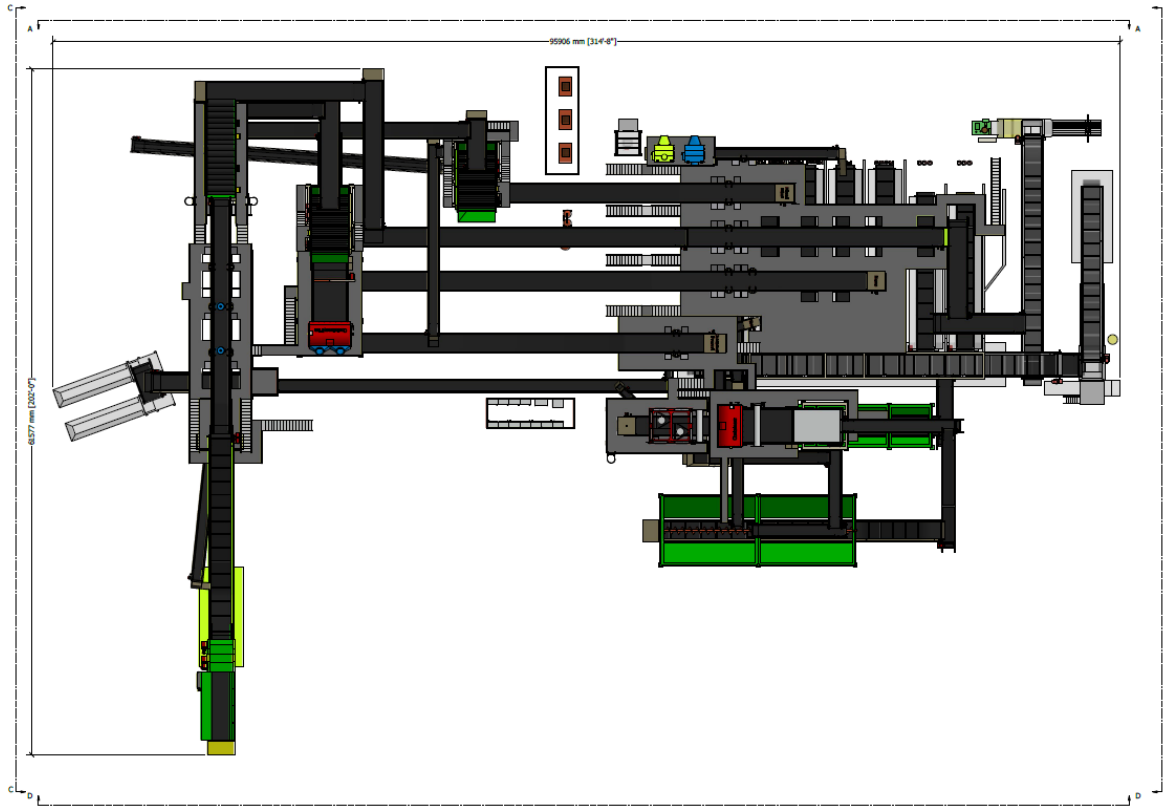
1. Modernized in 2023, able to separate OCC, ONP, Mixed Paper, PET, HDPE Natural, HDPE Color, PP, Tin, Aluminum, & Film Plastics.
2. To be sold to the tenant/operator.

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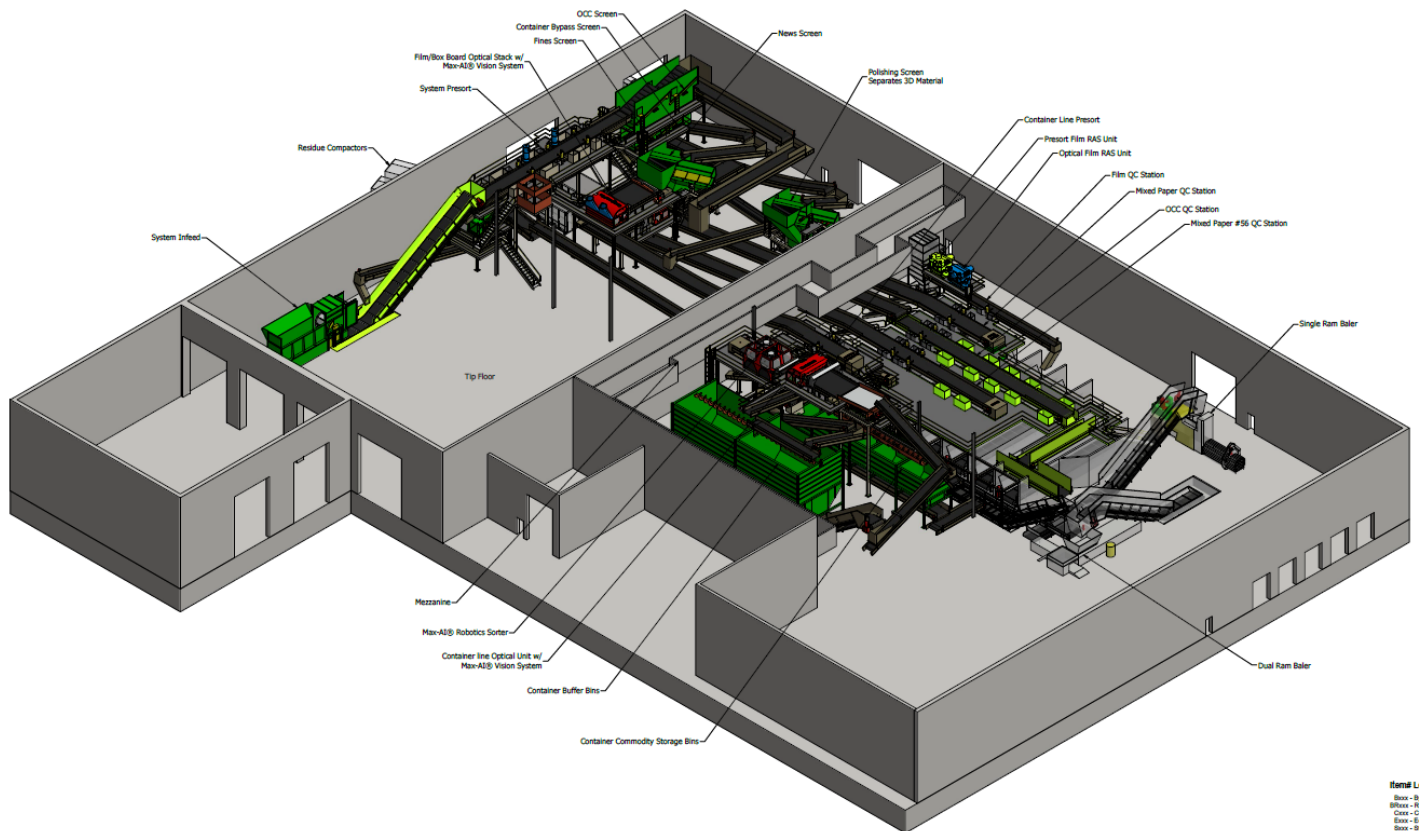
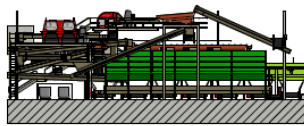
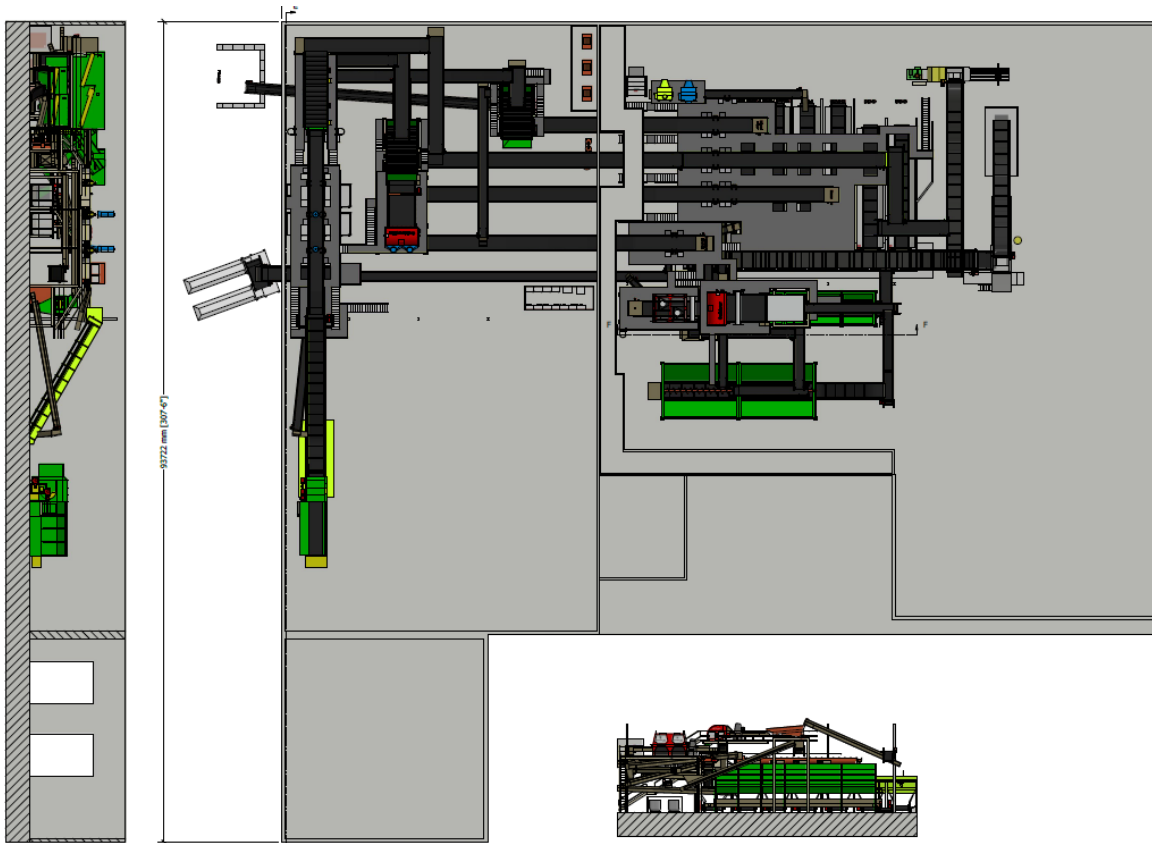
Edmonton Waste Management Centre



LAYOUT PLANS



LAYOUT PLANS



Item Legend:
 Box - By Customer
 Block - Furnish by Customer
 Case - Conveyor
 Equip - Equipment
 Item - Structure
 Item - Furnish by BMS