

FOR SALE – ARTS COMMON

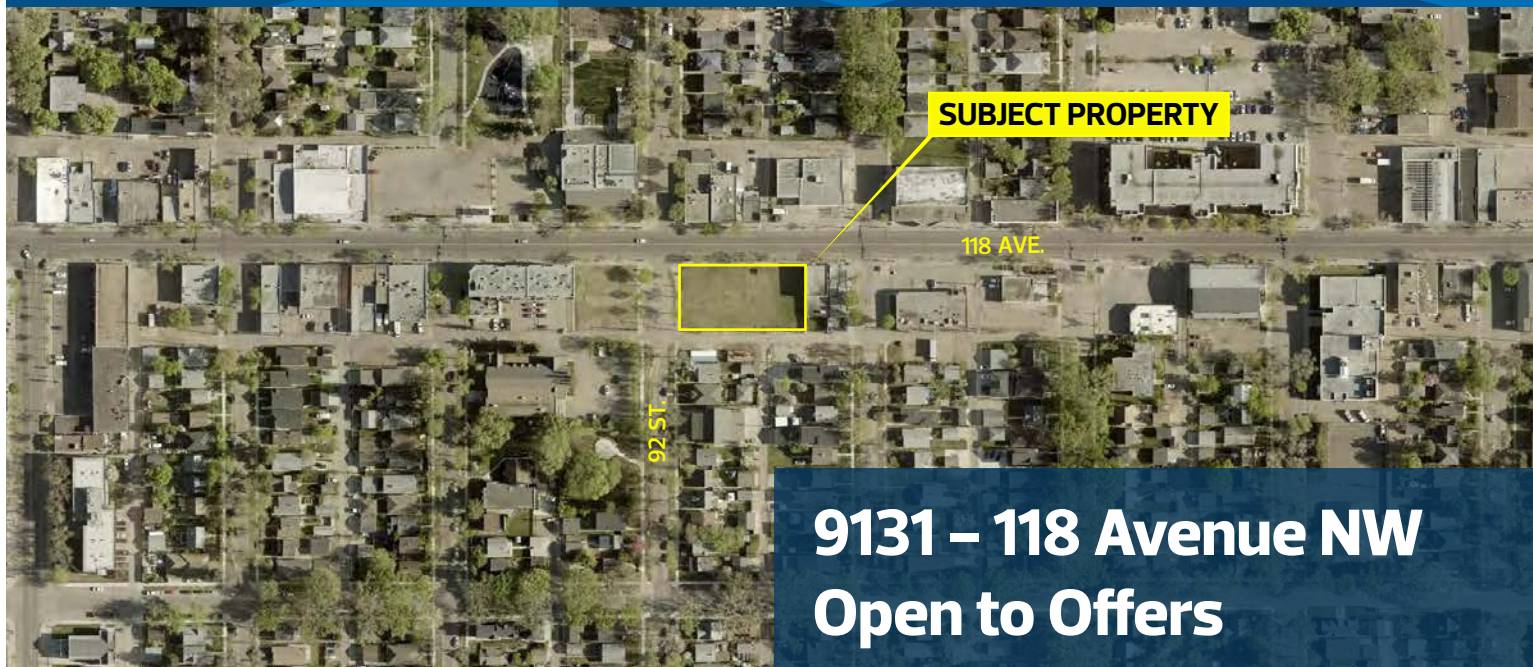
ALBERTA AVENUE

Edmonton

FILE#: CS250035

HOLDING#: 1006372, 1006787

LAST UPDATE: August 19, 2025



9131 – 118 Avenue NW Open to Offers

Property Type:	Vacant Land
Neighbourhood:	Alberta Avenue
Sector:	Central – Arts Common
Legal Description:	Plan 2256AD, Block 48, Lots 12–17
Total Land Area:	19,589 sq.ft. or 1,820 sq.m. (more or less)
Existing Land Use Zone:	MU h16 f3.5 cf – Mixed Use
Tax Roll Number:	10487030, 10487032, 10487034, 10487038, 10487039, 10487040
Estimated Taxes 2025:	Not Available <small>(subject to verification by Assessment and Taxation)</small>
Annual Local Imp. Charges:	Not Available

The City of Edmonton presents an exciting opportunity to purchase a prime [Mixed Use \(MU h16 f3.5 cf\)](#) site along the vibrant 118 Avenue corridor. The site is across the road from the Alberta Avenue community league and was the proposed ArtsCommon property. Ideally, a development would incorporate an arts hub that would be a gathering place for artists in the City.

The City is looking for proposals that would support the needs of the Alberta Avenue Community while aligning with the original ArtsCommon 118 project, focusing on delivering an achievable community-based, multi-disciplinary, but market-driven neighbourhood arts facility.

Proposals from qualified non-profit, community-based, or partnered groups aligned with the ArtsCommon 118 vision, with experience constructing a mixed-use development, will be prioritized. The winning proponent will be expected to continue to work with the community while constructing this development.

Buyer's Application Form

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

10th Floor Edmonton Tower
10111 – 104 Avenue NW
Edmonton, AB T5J 0J4

City of Edmonton
OWNER
Real Estate

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.

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DEVELOPMENT OBJECTIVES

The City is looking for proposals for a development that will focus on **two primary objectives**:

1. Arts-centred development
2. Timely and efficient development with ongoing community engagement

Recent discussion with the Alberta Avenue community identified the following desired elements in a future development:

- Flexible black box theatre/performance space (flex space that can be converted for other uses but is primarily set up as a black box theatre)
- Gallery and exhibit space
- Variety of arts-related flexible spaces (studio and maker spaces, workshop spaces, dance space)
- Residential (market or affordable housing or artists' live/work units)
- Community-focused commercial kitchen
- Retail space
- Accelerated development
- Developer-led community discussions through the permitting and development process
- Financial viability

This is not a complete list. The City encourages proposals for the site that provide other direct community benefits and balances financial viability. The City is looking to ensure that the future development, at a minimum, aligns with the **two primary priorities** while striving to incorporate as many of the key elements listed above as feasible. Proposals focusing on arts-centred development will be prioritized. There may be grant funding available that can be used to support the arts components on this site.

OTHER INFORMATION

1. [Avenue Initiative Revitalization Strategy – ArtsCommon 24 March, 2014](#)
2. [Mixed Use \(MU h16 f3.5 cf\) Zoning](#)
3. [Accessibility for People with Disabilities](#)

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CONDITIONS OF SALE

- 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.
- The Buyer will be required to submit a deposit cheque in the amount of 10% of the purchase price upon execution of a sales agreement.
- The sales and development agreement will require construction of the development to commence within 2 years of the closing date and see the development completion within 4 years of the closing date. The development commencement will be tied to a buyback option registered at closing, while the development completion may be tied to a performance fee previously provided by the Buyer.
- The sales and development agreement will also contain the following conditions:
 - Soils / Due Diligence Condition;
 - Development Funding Condition;
 - Development / Building Permit Condition;
 - Community Engagement Plan Condition; and
 - Any other conditions negotiated by the buyer and the City
- 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/or servicing will be the responsibility of the Buyer. In addition, all costs associated with roadway modifications, upgrading, relocation of existing services, required by any new development will be solely borne by the Buyer. The Buyer is solely responsible for all work and costs to meet their intended use.
- 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 regulations thereunder, as amended from time to time.

PURCHASE PROCESS

- In order to give all interested parties an equal opportunity, all submission received will be held until **4:00 PM on March 10, 2026**. After that time, the City will contact the applicant(s) that the City selects to further negotiate and formalize a Sale Agreement.
- To submit an offer to purchase this property, please complete the [buyer's application form](#) and send it to the City by either method below.

All submissions should be emailed to:

propertysales@edmonton.ca

Email Subject Line:

"CS250035 ArtsCommon 118 Avenue – Submission"

or Mail to:

Attn: Supervisor, Property Sales
2nd Floor Mailroom, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, AB T5J 0J4

- 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.

