

FILE#:CS090012

HOLDING#: 1006596

LAST UPDATE: January 23, 2024

PRICE REDUCED



404 Belvedere Gate (Area B)

\$1,800,000

Property Type:	Vacant Land
Neighbourhood:	Belvedere
Sector	Northwest
Legal Description:	Plan 0924862, Block 2, Lot 1
Total Land Area:	2.18 acres or 0.88 hectare (more or less)
New Land Use Zone: <small>(Zoning Bylaw 20001)</small>	RM h16.0 – Medium Scale Residential Zone
Tax Roll Number:	10163748
Estimated Taxes 2024: <small>(subject to verification by Assessment and Taxation)</small>	Not Available
Annual Local Imp. Charges:	Not Available

Buyer's Application Form

PDF FORM – DOWNLOAD (scan, email or mail)

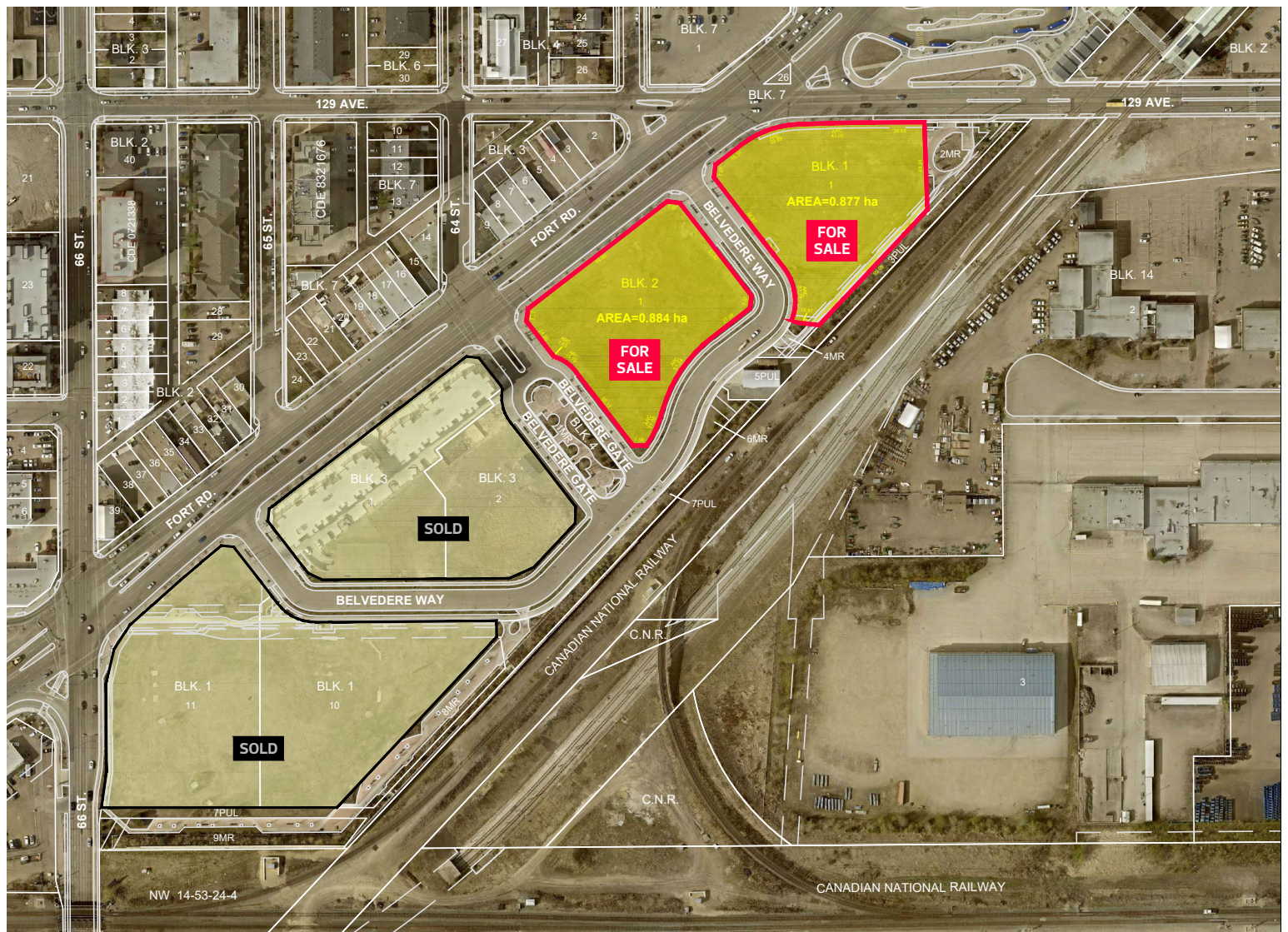
The City of Edmonton is offering an opportunity to develop a multi-family medium rise apartment in a neighbourhood of Belvedere. This site is 2.18 acres in size and is zoned **RM h16.0 – Medium Scale Residential Zone**. The lot is conveniently located near neighbourhood shopping centres, recreation and leisure facilities, and have great access to ETS Belvedere Transit Centre. Future residents will also have an easy commute to all areas of Edmonton with the Yellowhead Trail located less than 5 minutes away. The City-owned Station Pointe lands redevelopment is partially funded by the **Belvedere Community Revitalization Levy Area Plan (Bylaw 15932)** and is part of the **Fort Road Old Town Master Plan**, approved in 2002 with the goal of revitalizing the historic Fort Road area.

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.

Additional Information

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

- [Belvedere Station Area Redevelopment Plan \(ARP\)](#)
- [Fort Road Business and Community Association](#)
- [Belvedere Community Revitalization Levy Bylaw 15932](#)
- [Fort Road Old Town Master Plan](#)
- [Zoning Bylaw 20001](#)
- [Zone Equivalencies - RM h16.0 Medium Scale Residential Zone](#)



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

Conditions of Sale

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 site 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.
3. The Buyer will be required to enter into Sale and Development Agreement. Among other things, the agreements will contain the following requirements and conditions:
 - The Buyer must commence construction within one (1) year and complete the 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.
 - A performance fee of \$50,000 tied to the construction commencement date, construction completion date, and the environmental sustainability requirement.
4. All developments shall comply with the development regulations contained in the approved Belvedere Station Area Redevelopment Plan and Fort Road Old Town Master Plan.

Purchase Process

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:

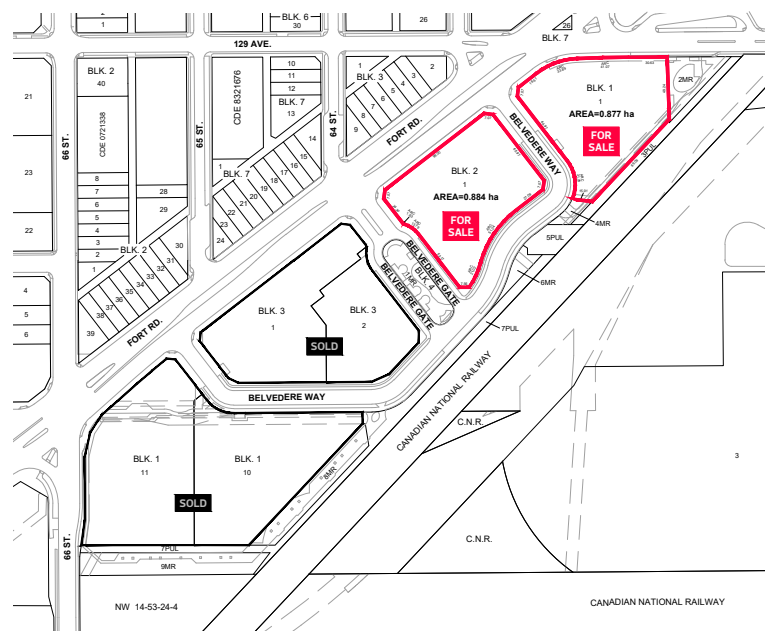
propertysales@edmonton.ca

Email Subject Line: "Station Pointe – 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.
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.



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