



1212 Calgary Trail SW

\$2,200,000

Neighbourhood: Cashman
Legal Description: Lot 2, Block 1,
 Plan 1223795
City Holding No.: 1008686
City File No.: CS180081
Total Land Area: 0.59 ha / 1.46 acres
 (more or less)

Existing Land Use Zone: **CHY**
(Highway Corridor Zone)

Last Update: May 19, 2021
Tax Roll Number: 10303384
Estimated Taxes 2021: \$37,177
(subject to verification by Assessment and Taxation)

Annual Local Imp. Charges: Not available
Est. Local Imp. Payout: Not available
Sector: South West

Buyer's Application Form

PDF FORM - DOWNLOAD (scan, email or mail)

Perfect opportunity to realize your visions of a thriving commercial development in Cashman. Uniquely located next to the Village at Blackmud Creek (a brand new master planned business campus), this site is ideal for commercial uses like a hotel, bar, cannabis retail or restaurant. The 1.46 acre vacant site has direct exposure to Calgary Trail, a major arterial road and commercial corridor that connects downtown Edmonton to the Edmonton International Airport with more than 80,000 vehicles passing through per day. The corridor serves as the city's main welcoming mat where your commercial development will no doubt leave visitors with lasting positive impressions of Edmonton.

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.

Conditions of Sale

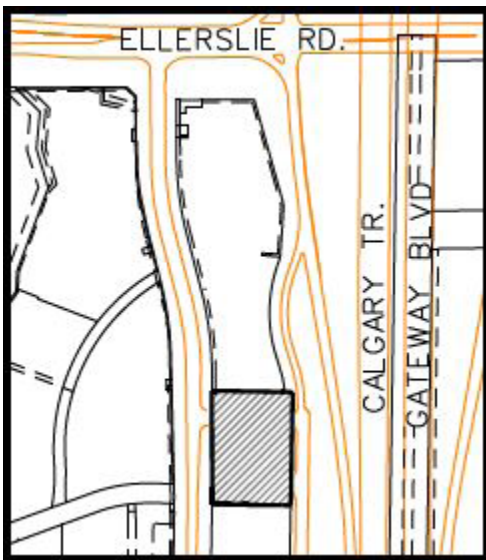
1. All sales must be approved by the manager of Real Estate, Financial and Corporate Services and/or the Executive Committee of City Council.
2. The Buyer will be required to enter into a Sale and Development Agreement as well as a Buy Back Option Agreement. Among other things, the agreements will contain 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 **Major Commercial Corridors Overlay, Calgary Trail LUS, Cashman NASP** and the **Heritage Valley SCDB**.
3. The property is subject to the following Registrations:
 - 872 008 104 - Zoning regulations in favour of Her Majesty the Queen in Right of Canada as represented by the Department of Transport Edmonton International Airport
 - 122 314 130 - Utility Right of Way in favour of EPCOR Distribution and Transmission
 - 172 063 335 - Utility Right of Way in favour of EPCOR Distribution and Transmission



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Cashman

- 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 develop-ability 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.



TELL US WHAT YOU THINK!
Online Survey

Purchase Process

All interested parties must submit a buyers 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: "Cashman – Submission"

or Mail to:

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

The City will contact the applicant(s) which the City selects, to further negotiate and formalize a Sale Agreement.

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

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

- [Cashman NASP](#)
- [Heritage Valley SCDB](#)
- [Calgary Trail LUS](#)
- [Major Commercial Corridors Overlay](#)
- [Edmonton Design Committee](#)

City of Edmonton Strategic Objectives



HEALTHY CITY

Edmonton is a neighbourly city with community and personal wellness that embodies and promotes equity for all Edmontonians.



URBAN PLACES

Edmonton neighbourhoods are more vibrant as density increases, where people and businesses thrive and where housing and mobility options are plentiful.



REGIONAL PROSPERITY

Edmonton grows prosperity for our Metro Region by driving innovation, competitiveness and relevance for our businesses at the local and global level.



CLIMATE RESILIENCE

Edmonton is a city transitioning to a low-carbon future, has clean air and water and is adapting to a changing climate.