

FOR SALE – INDUSTRIAL DEVELOPMENT SITE

# Goodridge Corners

Edmonton



## \$3,500,000

## 18503 132 Street NW

**Neighbourhood:** Goodridge Corners

**Sale Land Legal Description:** Lot:1, Block:2, Plan : 1920835

**Holding:** 1010847

**Total Land Area :** 4.127 Acres / 1.67 hectares (more or less)

**Existing Land Use Zone:** *IB – Industrial Business Zone*

**Last Update:** June 16, 2020

**Tax Roll Number(s):** 10931367

**Sector:** NorthWest

**Buyers Application Form:**

[ONLINE FORM – FILL OUT & SEND \[LINK\]](#)

[PDF FORM \[LINK\] – DOWNLOAD, SCAN & E-MAIL OR DELIVER](#)

**Annual Local Imp. Charges:** NIL

**Estimated Local Imp. Payout:** NIL

**Estimate of 2019 Taxes:** \$70,705 (est.)

### PROPERTY INFORMATION:

- The site is located in the newly developing neighbourhood of Goodridge Corners, at the northeast corner of 185th Avenue and 132nd Street with good access and exposure to arterial roadways including Anthony Henday Drive.
- The property is 4.127 acres of fully serviced and shovel ready City owned land located in north west Edmonton within the [Goodridge Corners Neighbourhood Area Structure Plan \(NASP\)](#).
- All costs associated with access, roadway modifications, upgrading, modification/relocation of existing services, required by any new development will be borne by the Buyer.

*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.*

10<sup>th</sup> Floor Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, AB T5J 0J4

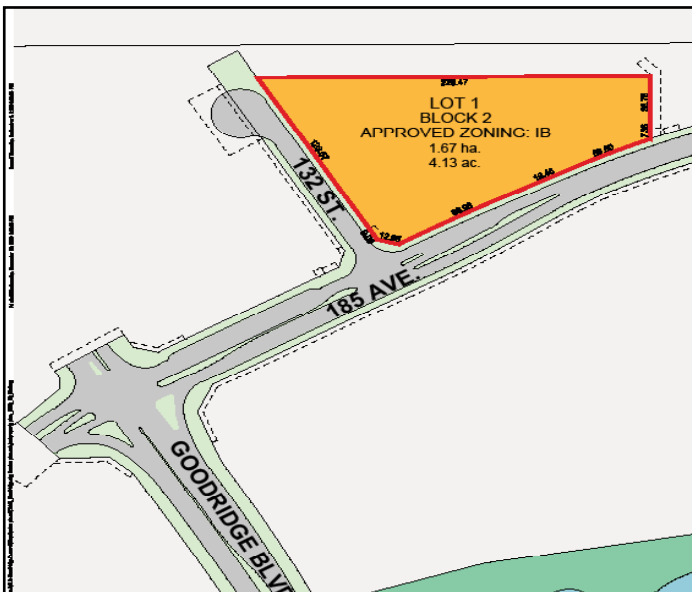
**City of Edmonton**  
OWNER–BROKER  
**Real Estate**

edmonton.ca/propertysales  
Goodridge Corners

# Goodridge Corners

## 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 submit a deposit cheque in the amount of 10% of the purchase price upon execution of a Sale and Development Agreement.
3. The Buyer must commence construction within (1) year of the Closing Date and complete construction within three (3) years of the Closing Date.
4. The Buyer will be required to enter into a Sale and Development Agreement and a Buy Back Option Agreement for the Development.
5. The Sale and Development Agreement will require a [Leadership in Energy and Environmental Design Certified \(LEED\)](#) or equivalent for any new development to be constructed on the site.
6. The Sale and Development Agreement will contain, among other things, a performance fee of \$250,000.00.
7. All developments shall comply with the development regulations contained in the approved [Goodridge Corners Neighbourhood Area Structure Plan](#).
8. 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 Buyer's sole risk; the Buyer has an obligation to ascertain the accuracy of all such information.



# Goodridge Corners

## PURCHASE PROCESS:

1. All interested parties must submit a buyer's application form to the City. Upon the City's review, the applicant may be contacted to further negotiate and formalize a Sale Agreement.
2. All applicants 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.

## Additional Information:

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

- [\(IB\) Industrial Business Zone](#)
- [Goodridge Corners Neighbourhood Area Structure Plan](#)

## APPLICATIONS TO PURCHASE:

- [ONLINE FORM – FILL OUT AND SUBMIT](#)
- [PDF FORM, SCAN AND EMAIL OR DELIVER](#)

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Feedback*



## 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.