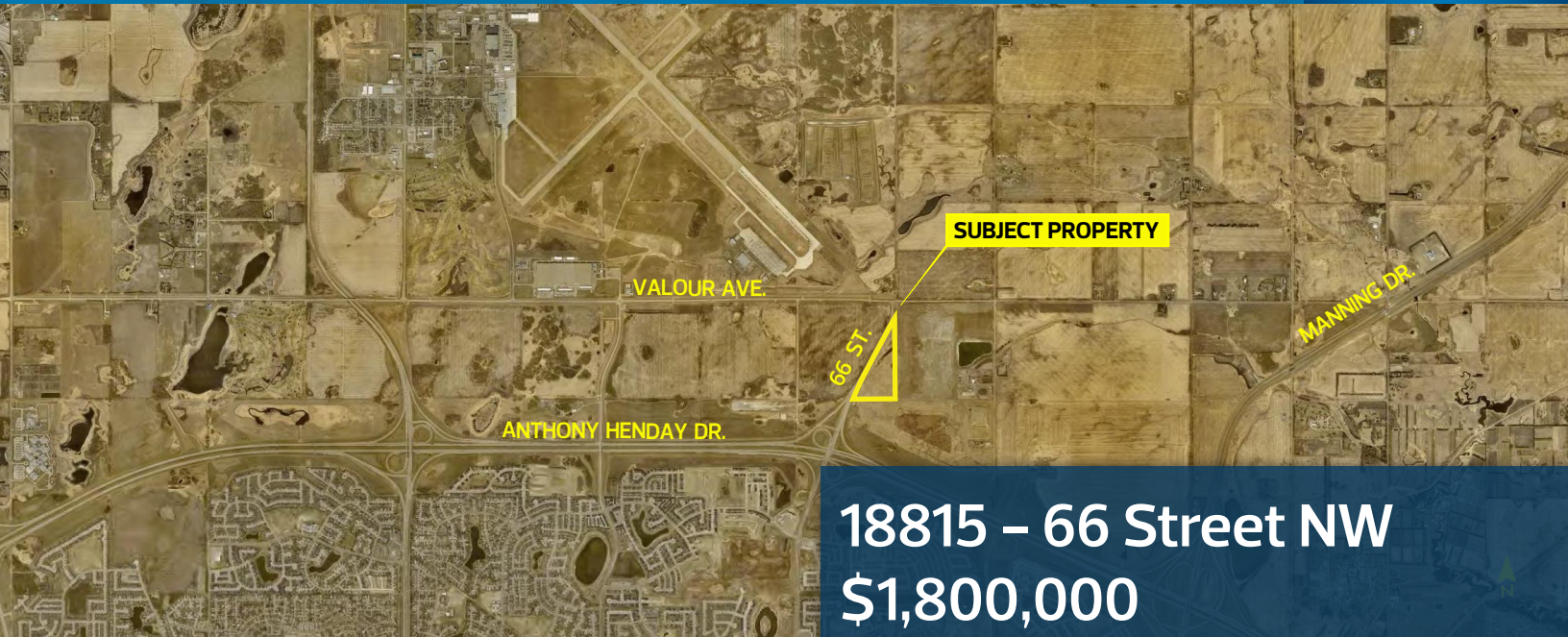


EDMONTON ENERGY AND TECHNOLOGY PARK



18815 – 66 Street NW
\$1,800,000

Neighbourhood:	Edmonton Energy and Technology Park (EETP)
Legal Description:	Plan 1121688, Block A
Sector:	North East
Total Land Area:	29.34 Acres or 11.87 Hectare (more or less)
City Holding No.:	1009492
City File No.:	CS200033
Existing Land Use Zone:	AJ – Alternative Jurisdiction Zone
Tax Roll Number:	10929200
Estimated Taxes 2023: <small>(subject to verification by Assessment and Taxation)</small>	To be determined
Annual Local Imp. Charges:	Not Available
Last Update:	July 28, 2023

Buyer's Application Form

PDF FORM – DOWNLOAD (scan, email or mail)

The City of Edmonton presents a new opportunity for developers to participate in the growth of the Energy and Technology Park neighbourhood in North East Edmonton with 29 acres of future industrial development land. The site has direct access to 66 Street NW and is less than a mile north of Anthony Henday Drive, providing a connections to all areas of Edmonton.

The Edmonton Energy and Technology Park is strategically positioned to become one of North America's premier eco-industrial areas. The City is currently amending the concept plan for the *Edmonton Energy and Technology Park Area Structure Plan* to include the subject property.

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.

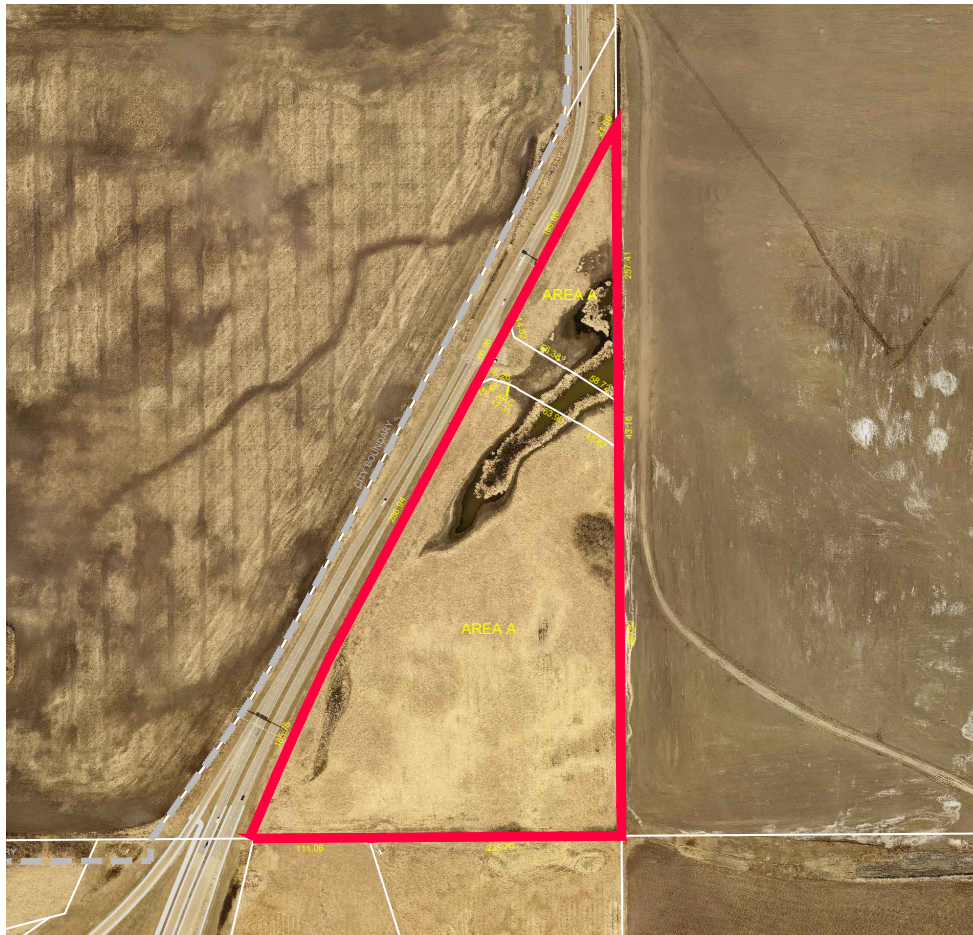
EDMONTON ENERGY AND TECHNOLOGY PARK

The site is currently zoned **AJ – Alternative Jurisdiction Zone** but will need to be rezoned to **EETIM – Edmonton Energy and Technology Park Medium Industrial Zone** to facilitate any proposed industrial developments. This site was acquired by the City as part of the Sturgeon County Annexation and as part of the annexation agreement the City and County agreed that the **County's Land Use Bylaw 1385/17** would remain in effect. Applicants are encouraged to review the **Annexation Agreement**. In order to rezone the subject property a number of technical studies may be required including but not limited to:

- Natural Site Assessment
- Natural Area Management Plan
- Ecological Design Report
- Hydraulic Network Analysis
- Eco-Industrial Design Plan
- Risk Management Plan

This site currently has a rural standard servicing.

All costs associated with roadway modifications, upgrading, modification/relocation of existing services, required by any new development will be borne by the Buyer.



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 Buyer will be required to submit a deposit cheque in the amount of 10% of the purchase upon execution of a sales agreement.
3. 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.
4. The sale is subject to a 3m x 117m Utility Right of Way registered in favour of TELUS [[HERE](#)].
5. The existing Caveat Restrictive Covenant instrument 142 168 137 is to be carried forward to the new title [[HERE](#)].

Purchase Process

1. All interested parties must submit a [buyer's application form](#) to the City. In order to give all interested parties an equal opportunity, all submissions received will be held until **4:00 p.m. on August 25, 2023**. After that time, the City may contact the applicant(s) which the City selects, to further negotiate and formalize a Sale Agreement. All submissions should be **emailed to:**

propertysales@edmonton.ca

Email Subject Line: "EETP – Submission"

or **Mail to:**

Attn: Supervisor, Property Sales
10th Floor Edmonton Tower
1011 – 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.

Additional Information and Studies

For additional background information, applicants may review the following documents:

- [AJ – Alternative Jurisdiction Zone](#)
- [Edmonton Energy and Technology Park Medium Industrial Zone](#)
- [Edmonton Energy and Technology Park Brochure](#)
- [Edmonton Energy and Technology Park ASP](#)
- [Sturgeon County's Land Use Bylaw 1385/17](#)
- [Annexation Agreement](#)



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