

FOR SALE

# Hangar 14

Edmonton



## 11410 Kingsway NW Open to Offers

<b>Neighbourhood:</b>	Blatchford
<b>Legal Description:</b>	Plan 5328MC, Block 15C, Lot 1
<b>Sector:</b>	Plan 6466MC, OT Plan 6328MC, OT
<b>Total Land Area:</b>	5.89 acres or 2.38 ha (more or less)
<b>Gross Building Area:</b>	84,400 square feet
<b>City Holding No.:</b>	99176, 123925, 923926
<b>City File No.:</b>	CS210031
<b>Existing Land Use Zone:</b>	<b>DC1 Direct Development Control Provision – 19628</b>
<b>Tax Roll Number:</b>	Not Available
<b>Estimated Taxes 2023:</b> <small>(subject to verification by Assessment and Taxation)</small>	Not Available
<b>Annual Local Imp. Charges:</b>	Not Available
<b>Last Update:</b>	October 16, 2023

The City of Edmonton is seeking proposals from innovators that will simultaneously rehabilitate Hangar 14 while working with the Alberta Aviation Museum to continue the vision of an aviation museum in a World War II-era hangar.

Hangar 14 is a 84,400 sq.ft. building sitting on a 5.89 acre portion of land. The Hangar consists of an open beam warehouse/hangar area with office areas dispersed throughout the building. There are open spans within the hangar of over 110 feet.

All proposals must include and assume the Aviation Museum Lease and their space requirements. In addition, Hangar 14 is a legally protected Provincial and Municipal Historic Resource.

Any additions or alterations must be approved by both the City of Edmonton and the Government of Alberta.

### Buyer's Application Form

**PDF FORM – DOWNLOAD** (scan, email or mail)

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

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## Alberta Aviation Museum:

The Alberta Aviation Museum in Edmonton is committed to preserving the vibrant aviation heritage of the City. The WWII hangar houses over 30 aircraft exhibits, a restoration area, gift shop, and an events venue. It provides engaging activities, flight simulators, day and summer camps, and a diverse range of events suitable for all age groups. Within the hangar, you can find various aviation and youth focused organizations, including an army cadet corps and an air cadet squadron. Embracing the values of inclusivity and diversity, the museum regularly hosts community and evening events, fostering a welcoming atmosphere for all.

PENDING



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Exhibition Hall



Exhibition Hall



Restoration Area

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## 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 enter into a Sale and Development Agreement. Among other things, the agreement will contain the following requirements and conditions:

- Acceptable and assignment of the Aviation museum lease;
- Rehabilitation of the historical assets;
- 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. All development shall comply with the development regulations contained in the Mature Neighbourhood Overlay and the City Centre ARP.

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.

## Purchase Process:

1. All interested parties must submit a **buyer's application form** to the City. This property will be sold on a first come, first serve basis. 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](mailto:propertysales@edmonton.ca)

Email Subject Line: "Hangar 14 - Submission"

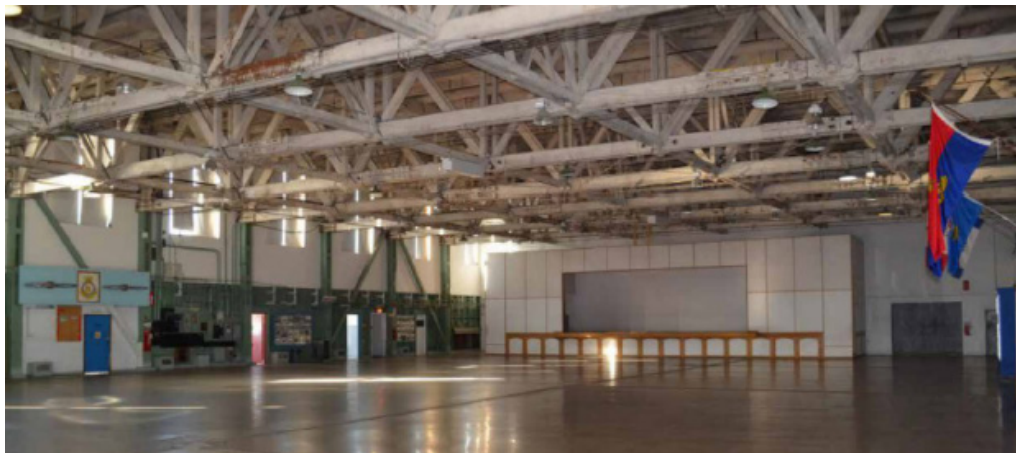
### or Mail to:

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.

For more information on what to include in the proposal, please refer to the [City's Hangar 14 webpage](#).



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