

# The Quarters Downtown



## 10203 – 96 Street NW

### \$2,400,000

<b>Neighbourhood:</b>	Boyle Street / Quarters
<b>Legal Description:</b>	Plan 1821372, Block 5, Lot 48
<b>Sector:</b>	Central
<b>Total Land Area:</b>	0.607 Acres / 26,436 sq. ft. (more or less)
<b>City Holding No.:</b>	1011228
<b>City File No.:</b>	CS160069 / CS180019
<b>Existing Land Use Zone:</b>	<b>Mixed Use (MU h40 f6.5)</b>
<b>Tax Roll Number:</b>	10882399
<b>Estimated Taxes 2025:</b> <small>(subject to verification by Assessment and Taxation)</small>	Not Available
<b>Annual Local Imp. Charges:</b>	\$17.37
<b>Last Update:</b>	January 28, 2025

### Buyer's Application Form

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

A mixed-use development opportunity awaits on this full city block that front the pedestrian oriented corridor known as the **Armature**. Edmonton's River Valley (Louise McKinney Park) and the future Quarters stop of the Valley Line LRT are within walking distance. This property is located along the **Downtown Bike Network** between **Kinistinâw Park** to the north and DoubleTree by Hilton to the south. The City of Edmonton is seeking Purchase and Development proposals that will contribute to the vision of the Quarters Downtown.

The proposed development will require the approval of the **Edmonton Design Committee**.

A supplemental Phase 2 Environmental Site Assessment which was completed on February 27, 2018 is available for review upon request. There is minimal contamination on site that can be dealt with during excavation. The list price has been reduced accordingly.

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.

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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 submit a deposit cheque in the amount of 10% of the purchase price upon execution of a sales agreement.
3. The Sale and Development Agreement will require a **Built Green Silver, Leadership in Energy and Environmental Design Silver (LEED)** or equivalency. 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 agreement will contain, among other items, a performance fee of 10% of the purchase price to be paid on Closing Date. This fee will be returned upon satisfactory completion of the development and achievement of a sustainability certification.
4. 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.
5. All developments shall comply with the development regulations contained in the approved **Mature Neighbourhood Overlay, The Quarters Downtown ARP, The Quarters Downtown Urban Design Plan** and **MU – Mixed Use Zoning**.
6. All costs associated with the development of this site will be borne by the Buyer including roadway modifications, upgrading and modification/relocation of existing services, and site remediation.

## Purchase Process

1. All interested parties are strongly encouraged to describe / present their proposed development. This can be done by submitting 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](mailto:propertysales@edmonton.ca)

**Email Subject Line:**

The Quarters Armature Block – 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.



Pedestrian-oriented corridor along 96 Street

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