

COMMERCIAL LAND FOR SALE

East Athabasca Flats
Whitecourt, Alberta
Lot 2 Block 1 Plan 172 2454



Whitecourt

The Town of Whitecourt is offering for sale and development the neighbourhood commercial property at the intersection of Mink Creek Road and Mcllwaine Drive, in the East Athabasca Flats neighbourhood.

The property is a vacant, serviced site of 1.36 hectares (3.36 acres).

The asking price for the property is \$1,495,000.00.

OFFERS TO PURCHASE MUST INCLUDE THE FOLLOWING:

- a completed and signed Sales Agreement (standard agreement available upon request),
- a Development Proposal that identifies the intended use of the property, and
- a deposit of \$10,000 by cheque, payable to the Town of Whitecourt.

Property Description

The property is Lot 2 Block 1 Plan 172 2454. It is located at the intersection of Mink Creek Road and McIlwaine Drive, in the Athabasca Flats East neighbourhood.

The property has an area of 1.36 hectares (3.36 acres) more or less, with approximately 360 metres of frontage on arterial roads. It abuts a storm water management pond, which presents an attractive natural amenity to the site.

The Athabasca Flats East neighbourhood will include over 1,000 dwelling units at build out. The subdivision currently has over 150 single family home sites, 40 medium density home sites, and three apartment sites. A 700 student grade 4 through 12 school was recently opened in the area with opportunity for future expansion. Additional residential development exists to the west and will eventually extend north and east of the area.

The property has been provided with one set of municipal water and sewer services and two street accesses. It is relatively level, with a minor slope (less than 3%) down towards the storm pond. Shallow utilities have also been stubbed within proximity to the property line.



Land Use Bylaw

The site is designated C-4 (Neighbourhood Commercial) in the Land Use Bylaw. This provides opportunities for a variety of commercial endeavors primarily directed at serving the immediate area. The Town of Whitecourt would favourably consider proposals that provide mixed or multiple uses, and apply for any amendments that would be required to the Land Use Bylaw. The Town cannot guarantee that any amendment would be approved; however, it would accept the requirement for an amendment as a Condition of Sale in the Sales Agreement.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> o Accessory Use o Day Care Facility o Park o Public Utility o Retail – Convenience o Solar Collector <p>Signs:</p> <ul style="list-style-type: none"> o A-Board Sign o Canopy Sign o Fascia Sign o Freestanding Sign o Portable Sign o Projecting Sign 	<ul style="list-style-type: none"> o Accessory Building o Dwelling Units - above ground level commercial uses o Eating and Drinking Establishment o Emergency Services Facility o Gas Bar o Laundromat o Library o Personal Service Establishment o Recreational Arts and Culture Facility, Indoor o Shopping Centre <p>Signs:</p> <ul style="list-style-type: none"> o Banner Sign o Entrance Feature Sign

Viewings

Interested parties may view this site at any time on their own or contact Jennine Loberg, Director of Planning and Development at 780-778-2273 or jennineloberg@whitecourt.ca.

Development Proposal

The proposal must include a description of the development, identifying:

- uses,
- building area(s),
- parking provisions,
- schedule of development,
- estimated construction and development cost,
- any requirements that the proponent has of the Town, and
- any features which make the development particularly suitable for the site.

A site plan and at least one building elevation must be provided.

Submissions must demonstrate how public use of areas around the pond (i.e. patios, lighting, benches, etc.) will be accommodated.

Information and Offers

Inquiries should be directed to the Town through landsales@whitecourt.ca.

Plan

