

CITY OF MEDICINE HAT



FOR SALE

10641 Street SW

\$407,000

This property offers a unique and exciting opportunity for multi-residential infill development within the established community of Harlow. This parcel provides future residents with proximity to public transit, parks, medical services, Medicine Hat Regional Hospital, schools, and restaurants. This parcel is also close to the South Saskatchewan River, popular walking trails and several main roads allowing easy access to all areas of Medicine Hat as well as the Trans Canada Highway.

PROPERTY TYPE: Vacant Land- Not Serviced
LEGAL: Lot 26, Block 1, Plan 7058JK
SITE AREA: .36 ha (.9 acres)
LAND USE: N-R2 Neighbourhood Residential 2 District



PROPERTY INFORMATION

NEIGHBOURHOOD:	West Harlow
LOCATION:	1064 1 st Street SW
LEGAL DESCRIPTION:	Lot 26, Block 1, Plan 7058JK
SITE AREA:	.36 ha (.9 acres)
LAND USE DISTRICT:	N-R2 Neighbourhood Residential 2 District

PRICE

List Price: \$407,000

The price does not include any applicable Goods and Services Tax (GST).

AS IS, WHERE IS

The Property is being sold on an “as is, where is” basis and the City of Medicine Hat makes no representation and gives no warranty whatsoever as to the size, configuration, adequacy of services, soil conditions, or developability of the Property for any intended use by the Purchaser. The Property is considered an “infill site” and utility servicing and other municipal improvements and infrastructure in relation to the Property may not currently meet the City’s Municipal Servicing Standards. The Purchaser shall be responsible, at its expense, for any additional work and costs to develop the Property to meet the City’s Municipal Servicing Standards and any other requirements or standards determined by the City or the Development Authority.

LAND USE:

The Property is **zoned N-R2 Neighbourhood Residential 2 District**

PURPOSE

- Provide low- and medium-density sites where low-rise, multiple-unit built forms are the predominant dwelling types.
- Encourage opportunities for growth and transition from low- to medium-density.
- Facilitate transition between varying levels of density.

CONSTRUCTION TIMELINE

The City requires timely construction of a development on the Property. The City will require a portion of the purchaser’s development to be commenced within 18 months of closing.

Commencement of construction means that the purchaser has commenced construction of a substantial building on the Property to the stage of completion of footings and foundation, depending upon proposed concept.

OFF-SITE LEVIES

Off-site levies are **NOT** owing.

LOCATION

1064 1st Street SW (Property) is located on a prominent corridor connecting the downtown and the TransCanada Highway (TCH) with an average daily traffic volume of over 5,100 vehicles. The Property is a unique infill site due to its proximity to the hospital, downtown, the TransCanada Highway and South Saskatchewan River. The neighborhood (West Harlow) is substantially developed, and this is one of the few properties that remains to be developed. The Neighbourhood Residential 2 District use allows for a variety of residential type uses.

"AS IS, WHERE IS"

The Property is being sold on an "as is, where is" basis and the City of Medicine Hat makes no representation and gives no warranty whatsoever as to the size, configuration, adequacy of services, soil or building conditions, land use classification, or developability of the Property for any intended use by the Purchaser. The Property is considered an "infill site" and utility servicing and other municipal improvements and infrastructure in relation to the Property may not meet the City's municipal servicing standards. The purchaser shall be responsible, at its expense, for any additional work and costs to develop the Property to meet the City's municipal servicing standards and any other requirements or standards determined by the City or the Development Authority.

ENVIRONMENTAL SITE ASSESSMENT SUMMARY

In 2020, the City retained a third-party environmental consultant to complete a Phase I Environmental Site Assessment (ESA) of the City-owned Property. The purpose of the Phase I ESA was to identify issues of actual or potential environmental concern that may have resulted from previous or current land use of the location or surrounding properties. The Property is currently an empty lot. No significant issues were noted in the ESA. The environmental report will be available to the purchaser subject to certain conditions which may include the purchaser entering into one or more confidentiality agreements. Notwithstanding the foregoing, it will be the responsibility of the purchaser, at its expense, to satisfy itself of the environmental state and condition of the property and its suitability for its proposed development.

OTHER INFORMATION

- The sale must be approved by the City in accordance with the Municipal Government Act (Alberta).
- It will be the responsibility of the Purchaser to repair any damage to the curb, gutter, lane, sidewalk, and roads during construction to the Municipal Servicing Standards.
- The Purchaser is responsible for receiving all approvals from the Development Authority. Information on the necessary steps to obtain permits, adherence to the Land Use Bylaw, applicable building codes and access information can be obtained from Planning & Development Services Department by requesting a pre-application meeting. The Planning & Development Services Department is located on 2nd floor of City Hall. Their phone number is (403) 529-8374.

PURCHASE PROCESS

The Purchaser will be required to enter a Real Estate Purchase Contract satisfactory to the City Solicitor. The offer will be written on The Seller's Real Estate Purchase Contract. Acceptance of the contract by both The Purchaser and The Seller is required prior to the contract being fully executed.

CONTACT:

Land & Real Estate – Environment, Land, and Gas Production
364 Kipling Street SE
Medicine Hat, AB
403.529.8248
E-mail: land@medicinehat.ca

SERVICING INFORMATION

The Property will be sold “as is, where is”.

Servicing requirements are dependent on the future development plans of a Purchaser and will consider the proposed built form, layout, and service size requirements. Utility service mains are usually located in the road and laneway adjacent to the Property. It will be the Purchaser’s responsibility to confirm the location and availability of utility capacity with City Departments to support development plans. It is recommended that a pre-application meeting with Planning & Development Services is set-up in the early stages of creating design plans.

Water and Sanitary: Water and sanitary sewer service stubs from the mains to the property line are not installed. The City’s Environmental Utilities Department is to be retained by the Purchaser to install the water and sanitary sewer service stubs to the Property, at the Purchaser’s cost. The Purchaser is to determine the appropriate service size and location based on the proposed design (typically completed through a fixture count). Environmental Utilities can be contacted to provide a free quote to complete the service connection and schedule the work when the service size and location are confirmed.

Electric: The Purchaser will be responsible for all service extension and/or connection costs and charges. The cost of the land purchase does not include the Electric Department transformer capacity charge. This charge is part of the electric servicing costs for the property and will be detailed when service size in amps and service voltage has been confirmed by the Electric Department

Gas: The Purchaser will be responsible for all service extensions and/or connection costs and charges. If the Property is subdivided into multiple lots or if there are multiple townhomes requiring separate services, the Purchaser will need a main extension through the alley to provide multiple service points. The Purchaser will be required to request a new gas service.

Access: Access to the Property may be restricted from First Street SW. There may be restriction on on-street parking on First Street SW. The lane north of the Property may be required to be paved and widened to a 9m standard, if intended for multifamily residential units/commercial or used as primary access for vehicle parking. All proposed vehicular access points to the Property are subject to the approval of the City’s Planning & Development Services Department. All costs associated with auxiliary lanes, sidewalks, curb crossings, median breaks or other similar road works required for any proposed development will be at the expense of the purchaser.

Storm: The Purchaser will need to have a Stormwater Management Plan completed by a registered engineering professional for the development of the Property. Properties greater than 0.16 ha. Require on site storage. The Stormwater Management Plan will need to be designed to match the post development release rate to the pre-development release rate. Refer to the MSSM Section 5 for additional information.

For further information, please contact:

Gas Department (gas service)	403.502.8707
Electric Department (electrical service)	403.529.8257
Environmental Utilities (water and sanitary)	403.529.8164
Municipal Works (road/stormwater)	403.529.8161
Planning & Development (development authority)	403.502.8374
Telephone, cable and WIFI	

The information contained in this document is believed to be true; however, the Seller does not warrant the accuracy of this information, which is subject to change without notice.