



FOR SALE - 3.39 ACRE MULTIFAMILY DEVELOPMENT SITE

# Village at Griesbach

ASKING PRICE:

**\$3,730,000**

## Unique development opportunity in Edmonton's most spectacular community

Well-located 3.39 acre RF5g development site in the 10-time Best Community award winning neighborhood of Griesbach. The sale opportunity provides for retention or demolition of existing building improvements on site at the option of the Purchaser. Offers considering building retention will be subject to evaluation of the planned use for the building in the context of its contribution to the community.

**Jason Williamson**  
Associate  
780.993.3535  
jason.williamson@avisonyoung.com

**Carl Pedersen**, B. Comm.  
Principal  
780.982.0260  
carl.pedersen@avisonyoung.com

**Ken Williamson**, MBA  
Principal  
780.966.4116  
ken.williamson@avisonyoung.com

**Marjorie Elliott**, Bsc, LLB  
Associate  
778.895.0778  
marjorie.elliott@avisonyoung.com



## Neighbourhood History

---

Award winning Village at Griesbach offers north Edmonton's most beautiful character homes. This new community features an innovative "urban village" design, ensuring places to live, work and play are all just minutes away.

Village at Griesbach in Edmonton, Alberta, is built on the site of a former Canadian Forces base. The property was purchased by Canada Lands Company in 2003 from the Department of National Defence. At that time, the 620-acre (251-hectare) site had more than 50 unused commercial/industrial buildings and 750 Permanent Married Quarters (PMQ) housing units.

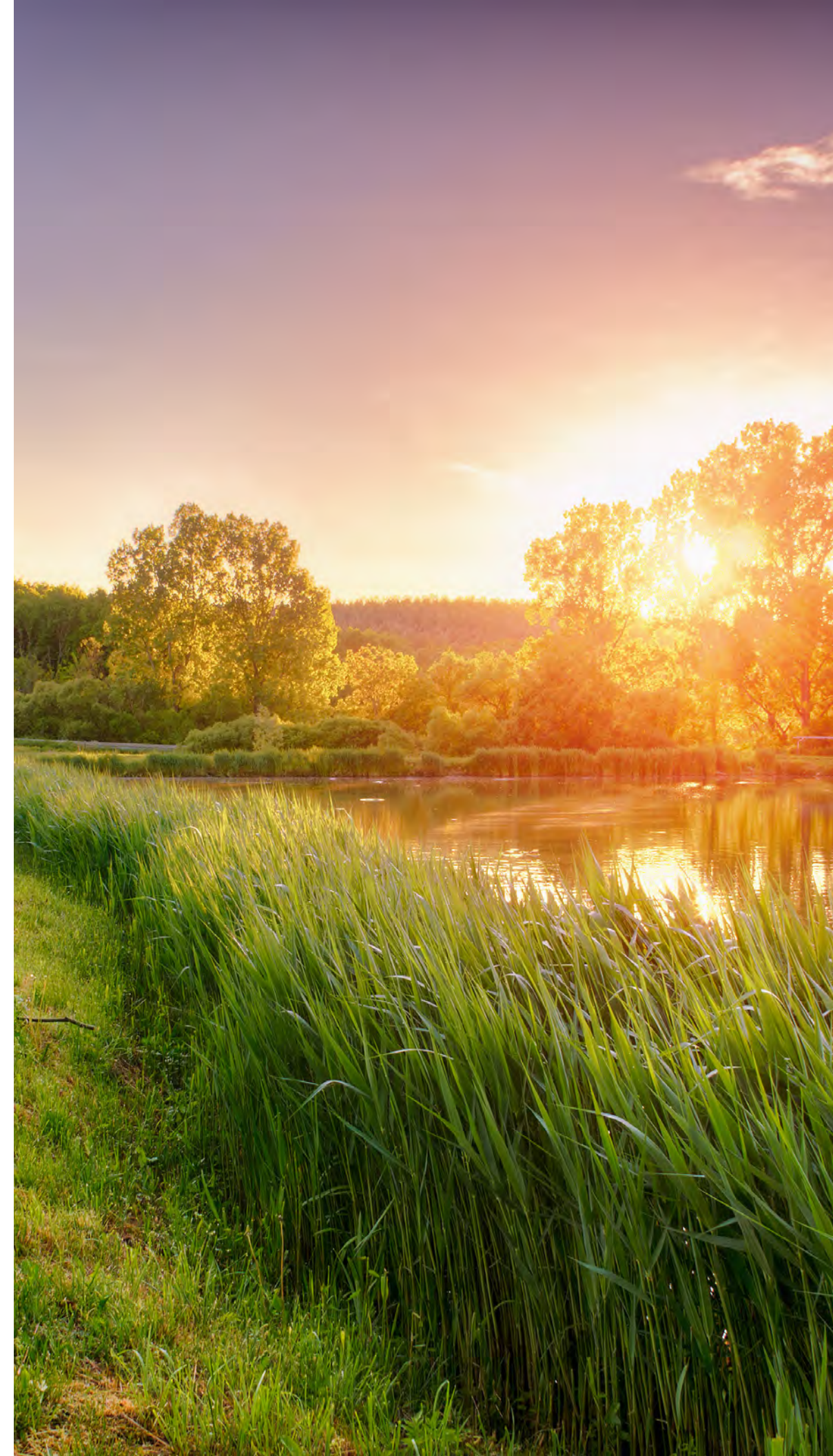
Using innovative development practices and smart growth and new urbanism principles, Village at Griesbach was master planned to be a family-friendly sustainable neighbourhood, while maintaining a traditional community character and a profound respect for the land's military legacy.

A section of the Village at Griesbach is the recipient of a Stage 2 LEED ND (neighbourhood development) Gold certification – the first project in Edmonton to receive this prestigious international designation.

Asphalt, gravel and concrete were recycled and reused in the construction of roadways and sidewalks. Plans call for an extensive network of parks, trails and four stormwater lakes to provide recreational opportunities for residents. A central park provides views to the downtown, a community garden and a toboggan hill. When completed, the development will have 112 acres (44 hectares) of schools, parks and open spaces.

Canada Lands Company has also paid tribute to the property's military heritage. Streets and parks have been named after military heroes and battles in which local military units participated. As well, statues have been erected to commemorate the former base's namesake, Major-General William Griesbach and his wife, Janet.

When the project is completed, 4,700 homes are planned for housing with as many as 13,000 people in a variety of housing forms. The development will also have 38 acres (15 hectares) of commercial and mixed-use land uses that will provide for employment and retail shopping opportunities.



## About the Developer

---

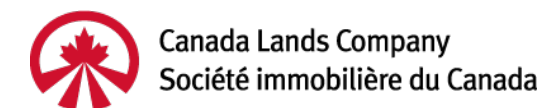
Canada Lands Company is a self-financing federal commercial Crown corporation. Canada Lands Company parent company and sole shareholder is CLCL, which reports to the Parliament of Canada through the Minister of Public Services and Procurement Canada.

Canada Lands Company operates at arm's-length from the government in acquiring properties from various federal departments, agencies and Crown corporations. Canada Lands Company optimizes the financial and community value of these strategic government properties that are no longer needed for program purposes.

Canada Lands Company receives no government appropriations and pays any profits not required for its operations as annual dividends to the federal government. Since its reactivation in 1995, Canada Lands Company has achieved success in its many endeavours across the country, including contributions of over \$1-billion to the Government of Canada as payment for properties, elimination of carrying costs, payment of taxes and declarations of dividends.

The company also holds and operates certain properties, such as the CN Tower and Downsview Park in Toronto, and the Old Port of Montréal.

For more information about Canada Lands Company's activities over the years, we encourage you to browse their success stories and view their annual reports archive.



"Live, work and play."





## Location Overview

## Demographics (Neighborhood)

**POPULATION** (2019 CENSUS) 5,731

**GROWTH** (2014-2019) 52.9%

### Age (2019 Census)

0-19	1,487
20-39	1,618
40-59	1,256
60+	629
NA	731

### Income (2016 Census)

**AVG HOUSEHOLD INCOME** \$130,254

**PERCENTAGE OF HOUSEHOLDS THAT EARN MORE THAN \$100,000** 57%

**PERCENTAGE OF HOUSEHOLDS THAT EARN BETWEEN \$60,000 TO \$100,000** 27.1%

## Site Specifications

**MUNICIPAL** 2775 Sir Arthur Currie Way

**LEGAL** Plan 2120880; Block 27; Lot 22

**SITE AREA** 3.39 Acres

**ZONED** RF5g - Griesbach Row Housing Zone

**ACCESS** Sir Arthur Currie Way and Hampton Gray Avenue

**PERMITTED USES** Permitted uses include limited group homes, minor home based businesses, multi-unit housing, secondary suites, urban gardens, and numerous additional discretionary uses

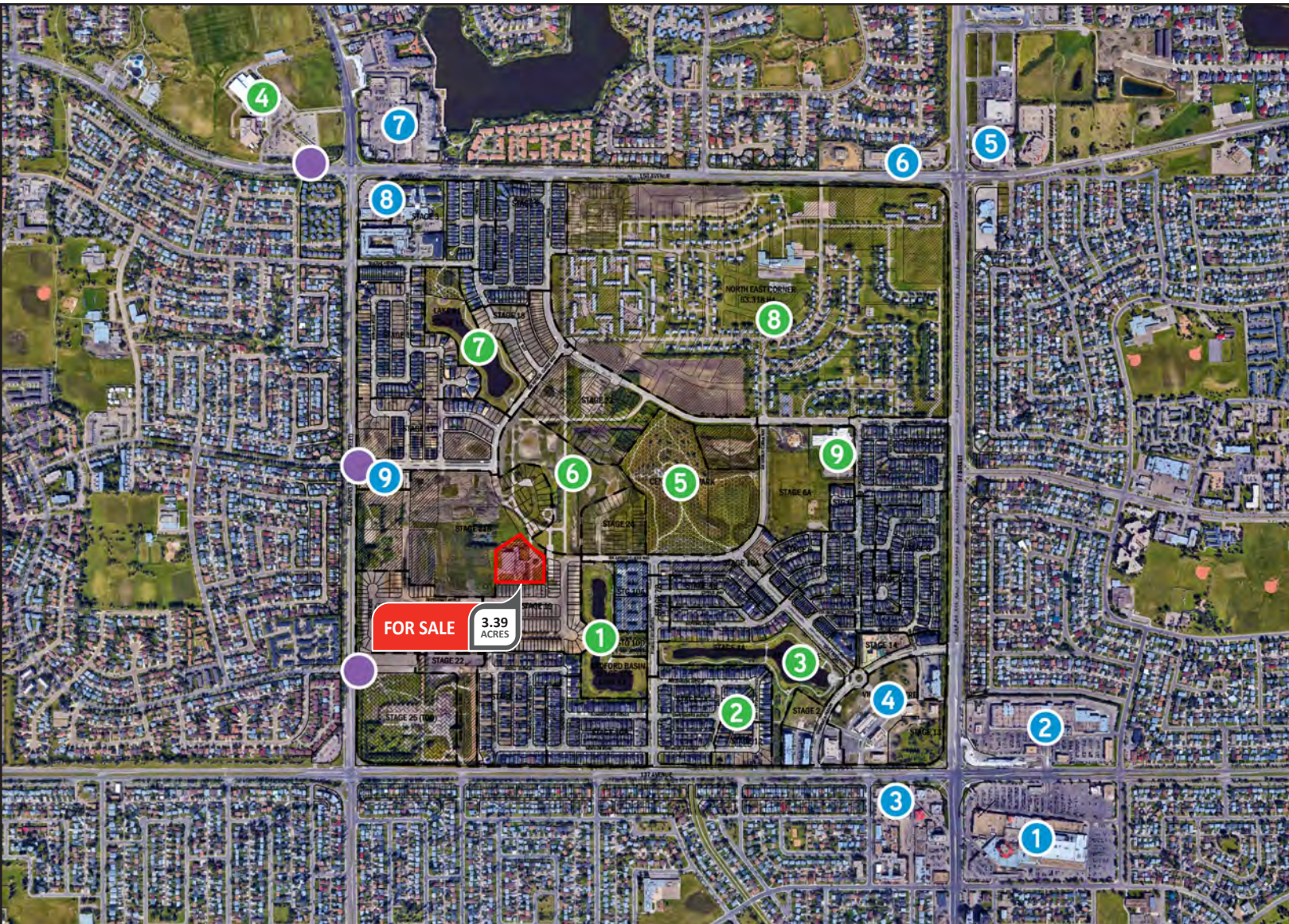
### ADDITIONAL DETAILS

- Existing building improvements available on an as-is where-is basis, or to be demolished at the option of the Purchaser prior to closing, at the expense of the Vendor.
- Building consists of a former 35,000 SF school and most recently used as a police training facility. There are limited permitted or discretionary uses under the current zoning





## Nearby Amenities



### RETAIL AMENITIES

1. Northgate Mall
2. North Town Centre
3. Kentwood Ford
4. Griesbach Village Shopping Centre
5. Clearwater Plaza
6. Beaumaris Shopping Centre
7. Lakeside Landing Shopping Centre
8. Griesbach Northwest
9. Palika Bazaar

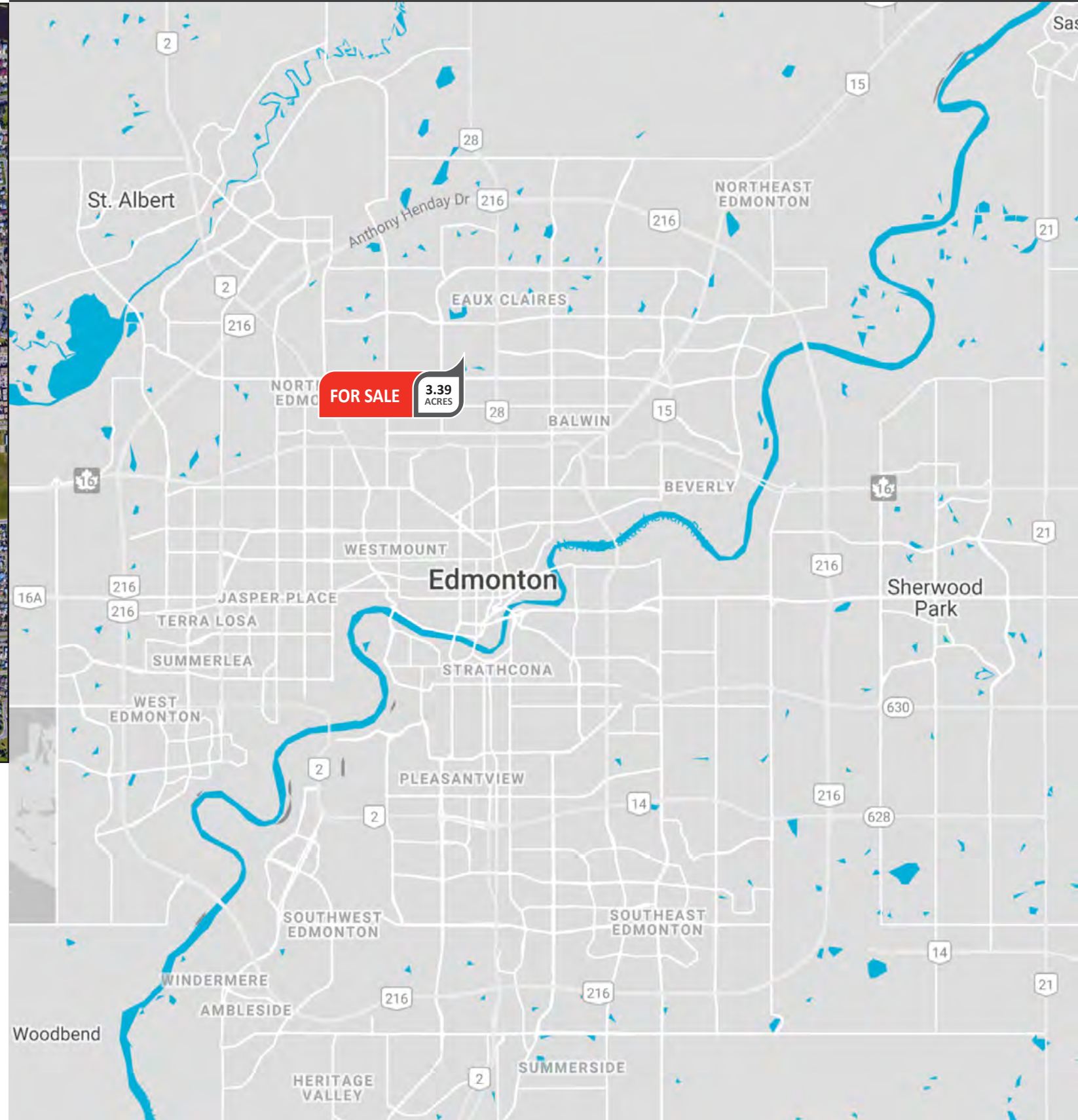


### PARKS & RECREATION

1. Bedford Basin Lake
2. Sanctuary Wood Park
3. Patricia Lake
4. Griesbach Community Garden
5. Central Hill Park
6. Future Lake Site
7. Roundel Lake
8. Future Park Site
9. Major General Griesbach School (K-9)



### FUTURE LRT STATIONS







 [VIEW ONLINE](#)

# Purchase Guidelines

## VILLAGE AT GRIESBACH LAND

The 3.39 acre RF5g development parcel is being offered for sale with an asking price of \$3.73 million. Existing building improvements are offered on an as-is basis or will be demolished prior to closing at the option of the Purchaser. Offers considering building retention will be subject to evaluation of the planned use for the building in the context of its contribution to the community. To obtain supplemental information for the Village at Griesbach opportunity, please contact Jason Williamson.



CANADA LANDS  
COMPANY LIMITED

SOCIÉTÉ IMMOBILIÈRE  
DU CANADA LIMITÉE

**AVISON  
YOUNG**

For more information please contact:

**Jason Williamson** | Associate  
780.993.3535  
jason.williamson@avisonyoung.com

**Carl Pedersen** | Principal  
780.982.0260  
carl.pedersen@avisonyoung.com

**Marjorie Elliott** | Associate  
778.895.0778  
marjorie.elliott@avisonyoung.com

**Ken Williamson** | Principal  
780.966.4116  
ken.williamson@avisonyoung.com

avisonyoung.com

     Follow  
@AYEdmonton

©2021 Avison Young Commercial Real Estate Services, LP All rights reserved.  
The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract.