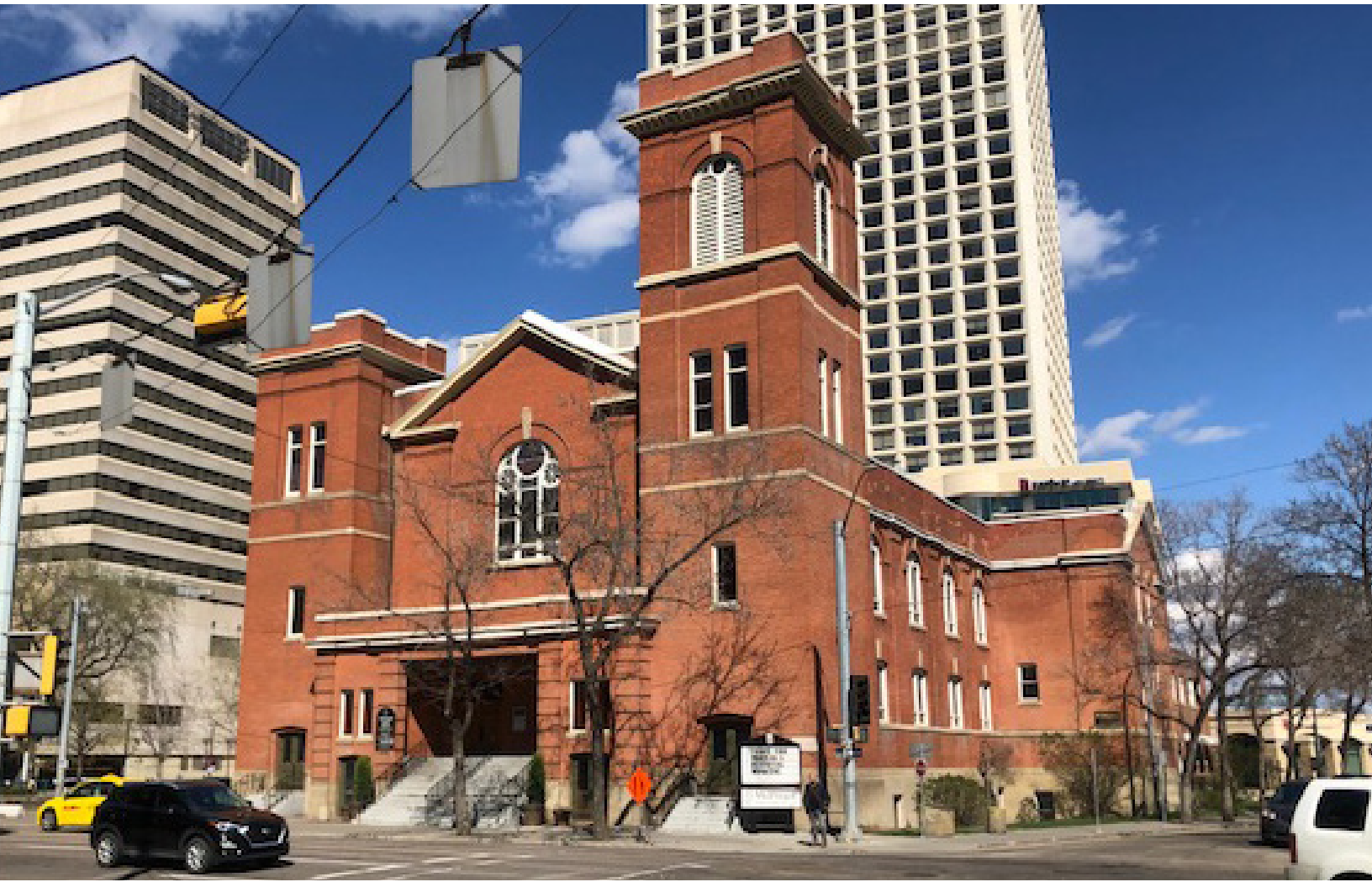


MCDOUGALL UNITED CHURCH DEVELOPMENT OPPORTUNITY

10058 MCDONALD DRIVE EDMONTON | ALBERTA



Unique development opportunity on the historic McDougall United Church site in downtown Edmonton.

Plan a first class, multi-use development while earning an income from the current parking users. The property can be sub-divided or flexible options for rental and/or shared use of the historic McDougall United Church can be arranged.

The Vendor is prepared to sell the development land and/or the entire property as is, in return for a cash purchase price plus an opportunity to occupy as much of the heritage church space as possible (through a leaseback, etc), in order to continue its mission as a church and community centre.

Ideally situated on a large corner lot located on the top of the river bank with spectacular views. A short walk from the centre of downtown.

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LIST PRICE:
Request for Proposal



PROPERTY DETAILS

MUNICIPAL	10058 MCDougALL DRIVE NW EDMONTON ALBERTA
LEGAL	PLAN 9825826, BLOCK F
BUILDING SIZE	± 10,936 SF (FULL BASEMENT & BALCONIES. COMPLETE WITH KITCHEN, OFFICES, OPEN AREAS & WASHROOMS)
RENTABLE SIZE	± 13,000 SF
LAND SIZE	± 35,274 SF
ZONING	CCA - CORE COMMERCIAL ARTS
CONSTRUCTION	BRICK
YEAR BUILT	1910
HERITAGE	HISTORIC CIVIC & PROVINCIAL STATUS
ASSESSMENT	PARKING LOT ONLY \$1,839,000 (2022)
TAXES	\$2,611.00 (2022 - PARTIAL EXEMPTION APPLIES)
APPRAISAL	\$5.7M (AUGUST 2022 - CERTIFIED APPRAISAL)



MCDUGALL UNITED CHURCH DEVELOPMENT OPPORTUNITY

THE OFFERING

The property is offered without a price, on a 'request for proposals' basis. Interested parties are asked to submit their proposal as soon as possible.

The proposal should indicate the basis upon which the prospective purchaser would be prepared to make a binding proposal for the Property and should include in reasonable detail all matters relating to the proposed acquisition. A shortlist of interested parties will be invited to respond to further option developments, with a view to creating a finally accepted offer.

Proposals should clearly address, at minimum, the following points:

1. The name and identity of all parties of the purchaser.
2. A purchase price for the asset and if is for only the developable area or the entire property.
3. The purchasers vision of allowable access to the Church.
4. An indication of the financing sought amount, type, source and contingency period of financing.
5. A description of the information and the contingency period required for due diligence.
6. An indication of the expected time period necessary to execute the deed of sale.
7. The qualifications of the Purchaser to proceed with the acquisition, including a summary of some of its current real estate holdings.
8. The Purchaser shall include proposed plans and intended project to be completed.



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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 a part of any future contract. All measurements need to be independently verified by the Purchaser/Tenant.