

CITY OF MEDICINE HAT
FOR SALE



1583 Oxford Ave SW

\$220,000

This Property is located near the Medicine Hat Airport (YXH) and the Southwest Industrial Area with access to Highway #3. The neighborhood is substantially developed with Residential to the north and Commercial use to the south. The Property is currently zoned Highway Commercial allowing for a variety of commercial uses.

PROPERTY TYPE: Vacant Land- Not Serviced
LEGAL: Lot 25, Block 1, Plan 7710675
SITE AREA: 0.42 ha (1.08 acres)
LAND USE: Highway Commercial (C-H)



PROPERTY INFORMATION

NEIGHBOURHOOD:	Tower Estates/ SW Industrial
LOCATION:	1583 Oxford Ave SW
LEGAL DESCRIPTION:	Lot 25, Block 1, Plan 7710675
SITE AREA:	0.42 ha (1.08 acres)
LAND USE DISTRICT:	Highway Commercial (C-H)

PRICE

List Price: \$220,000

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 Highway Commercial District (C-H).

PERMITTED USES (i) Financial Institutions (ii) Health Care Offices (iii) Hotels (iv) Motor Vehicle Gas Stations (v) Offices (vi) Restaurants (vii) Retail and Consumer Services (viii) Temporary Vendors

DISCRETIONARY USES (i) Accessory Uses (ii) Animal Services (iii) Artist studios (iv) Bars (v) Business Support Services (vi) Clubs (vii) Community Centres (viii) Community Social Services (ix) Cultural Facilities (x) Drive-Through Services (xi) Education Institutions (xii) Funeral Establishments (xiii) Gaming Establishments (xiv) Garden Centres (xv) Government Services (xvi) Motels (xvii) Motor Vehicle and RV Sales (xviii) Motor Vehicle Service Stations (xix) Parking Facilities (xx) Places of Amusement (xxi) Places of Worship (xxii) Recreation Facilities

ENVIRONMENTAL SITE ASSESMENT 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. Areas of potential environmental concern associated with surrounding properties within 300 m were identified. 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.
- See Property Information Page for specific details on each service.

OFF-SITE LEVIES

Off-site levies are owing. Please contact Planning & Development Services to determine the amount of off-site levies owing based on the proposed development.

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,
Alberta Tel:
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.

Sidewalks: There are no sidewalks or curbs in the boulevard. The purchaser, at its expense, is responsible for the installation to City standards.

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. Water and sanitary mains are located on 2 Street SE.

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. The point of service is to be from an existing overhead powerline, lines in the area are 13.8kV and located in the laneway. Please note, that electric capacity for this area is limited, expected loads should be provided to the Electric Department at the earliest convenience based on the design.

Gas: The Purchaser will be responsible for all service extensions and/or connection costs and charges. The gas main is located within the laneway.

Access: The size of the Property allows for only 1 motor vehicle access point. 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.