

# CITY OF MEDICINE HAT FOR SALE



## 849 2<sup>nd</sup> Street SE

\$572,000

*A prime parcel of land is now available for a multi-family development, strategically located near downtown, walking trails, and the scenic river. This parcel offers a unique opportunity to develop a multi-family community that seamlessly blends urban convenience with natural beauty. Its proximity to downtown, nearby public transportation hubs, walking trails, and the river presents a canvas for creating a vibrant and desirable living environment for a diverse range of residents.*

**PROPERTY TYPE:** Vacant Land- Not Serviced  
**LEGAL:** Lot 42, Block 12, Plan 2411212  
**SITE AREA:** .50 ha (1.26 acres)  
**LAND USE:** Medium Density Residential District (R-MD)



[medicinehat.ca/land](https://medicinehat.ca/land)

## PROPERTY INFORMATION

<b>NEIGHBOURHOOD:</b>	River Flats
<b>LOCATION:</b>	849 2 <sup>nd</sup> Street SE
<b>LEGAL DESCRIPTION:</b>	Lot 42, Block 12, Plan 2411212
<b>SITE AREA:</b>	.50 ha (1.26 acres)
<b>LAND USE DISTRICT:</b>	Medium Density Residential District (R-MD)

## PRICE

List Price: \$572,000

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 **Medium Density Residential District (R-MD)**. The site can accommodate a **minimum density of 38 units and a maximum density of 77 units**, depending on the built form. Property development will need to align with the Municipal Development Plan and the River Flats Area Redevelopment Plan. The purchaser will need to ensure design plans align with the Land Use Bylaw.

## ENVIRONMENTAL SITE ASSESMENT SUMMARY

The seller completed a Phase I Environmental Site Assessment (ESA) on this 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. No significant issues were noted in the Environment Site Assessment Report. The environmental report will be available to the purchaser. 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

## OFF-SITE LEVIES

Off-site levies are NOT owing.

## 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 Municipal Servicing Standards.

- A gas well is located on the east side of the site within a separate titled parcel.
- Appropriate measures will need to be followed for any construction activities that affect boulevard trees in accordance with the City Tree Preservation Bylaw. Any work on City trees must first be approved by the City Arborist.
- 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.
- The City reserves the right, at its discretion, to accept, reject or further negotiate with the Applicant.
- See Site Information Page for specific details on each service.

## 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](mailto:land@medicinehat.ca)

**The Manager of Land & Real Estate is seeking a Purchaser that is prepared to undertake the purchase and timely development of this Property**

## 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 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.

The City has reviewed the site for a maximum density of 77 units, however, it is the purchaser's responsibility to determine the availability of utility capacity at the time of a development application. The purchaser will be responsible, at its expense, for any additional work and costs to develop the Property to meet the City's Municipal Servicing Standards Manual (MSSM) and any other requirements or standards determined by the City or the Development Authority.

**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. The purchaser will be required to submit a location for a future enclosure and transformer location on the site. Electric service applications can be made online: <https://www.medicinehat.ca/en/home-property-and-utilities/electric-applications.aspx>. 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. The purchaser will be required to request a new gas service, this application can be made online: <https://www.medicinehat.ca/en/home-property-and-utilities/gas-application.aspx>

**Access:** If the laneway is to serve as a primary access for the design, the purchaser will be required to pave the lane as per the MSSM. Any existing access locations that are not required as part of a future design will need to be removed and replaced with straight faced curb.

**Storm:** The purchaser will need to have a Stormwater Management Plan completed by a registered engineering professional for the development of the site. Sites 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	