



<b>Address</b>	
8019 105 St	
City:	Edmonton
Subdivision:	Queen Alexandra
Legal Description:	
11-28/49/8163ET	
Zoning Class:	DC2
Site Area:	2.16 Acres
Sale Price:	\$14,396,750
Unit Value:	153.13 Sq Ft
Sale Date:	May 12, 2021
Transfer Number:	212107981
Linc #:	0013604285

**Sale Terms**

Cash

**Assessment**

Total Year 0  
Roll#

**Vendor**

The City of Edmonton

**Purchaser**

Hat @ Queen Alexandra Corp. Et,al  
Director:  
Abed Itani  
1301 9 Ave SW, Calgary,AB  
T3C 0H9

**Improvements**

**Encumbrances**

2 easements

**Density Analysis**

	Number of Units	Sale Price/Unit	Maximum FAR	7.00
Potential	0	0.00	Maximum Ceiling Height	60.00 m
Actual	457	31,502.00	Buildable Area	0 Sq. Ft.
			Sale Price / Buildable Sq Ft.	\$0.00

**Comments**

LP \$13,250,000. DOM 2136. Conditions of the sale to rezone the site from CB2 to DC2. Permit To construct 3 Apartment House buildings (16, 19, and 21 Storeys for a total of 457 Dwellings) with main floor General Retail Store Uses, and a single Storey General Retail Store building with 1 Child Care Service Use, all with underground parking. Non-Accessory Parking will be developed in a portion of the underground parkade. Originally optioned in 2016.