

# TIMED REAL ESTATE AUCTION

Acceptance of Bid Price  
is Subject to  
Sellers Approval

*Selling for 1489229 Alberta Ltd  
By Timed Auction from  
10 am April 27 to May 13, 2020 at 12 pm*



**V1**

*5024-50 Ave Eaglesham, AB  
Plan 0621583 Block 9 Lot 3 4.37 acres*

## Showings by Appointment

*Open House (March 28, 2020) will not be held due to Covid-19 concerns*

SALE MANAGED BY

**TEAM  
AUCTIONS**

Head Office - Drayton Valley, AB  
780-542-4337  
Fairview Office 780-834-7072

REAL ESTATE SERVICES BY



Moore's Agri-Trade Ltd  
Breton, AB  
780-696-2249

## **HIGHLIGHTS OF REAL ESTATE AUCTION TERMS**

1. In this auction, the acceptance of a bid price is **subject to the Seller's Approval**.
2. **Agent of the Seller:** Real Estate Brokerage (Moore's Agri-Trade Ltd) acts only as agent of the seller and not as agent of the Buyer. They will provide prospective buyers with all facts known to the agent that will or may affect the marketability or value of the property.
3. **No Warranty:** The Buyer shall accept the Property as-is where-is and specifically agrees that neither the Seller, Auctioneer or Realtor makes any representations or warranties of any kind as to the condition or fitness of the Property, environmental or otherwise, or any improvements thereon. All information provided is meant as a guide only. It is the responsibility of all bidders to review all information provided, including "Property Information Package" from the Real Estate Brokerage and the terms of this auction. Bidders shall have satisfied themselves as to the descriptions, location and condition of the property prior to bidding. If clarification is required, it is the bidder's responsibility to obtain clarification from Real Estate Brokerage prior to bidding.
4. **GST:** Bid price does not include any applicable GST unless announced otherwise by auctioneer.
5. **Deposit:** Immediately at the close of bidding the successful bidder will make a NON REFUNDABLE deposit payable to the real estate brokerage (as listed in the Property Information Package) in the form of a bank draft or other approved payment. Amount is listed in Property Info Package/or as announced by auctioneer.
6. **Purchase Contract:** The Real Estate Purchase Contract that applies to each property will be available for inspection prior to the auction. Title(s) will be clear of encumbrances except those which are to remain on the title. All bidders agree that, should their bid be accepted, they will complete and be bound by the terms of the purchase contract. Buyer will pay the balance of the purchase price to their lawyer on or before Completion Day. Possession will be in accordance with the terms of the Purchase Contracts. Note: These contracts will not be subject to any buyer's conditions.

**\*\*Team Sekura Auction Main Sale Terms also apply.**

## **HIGHLIGHTS OF PURCHASE CONTRACT**

*(Copy of Purchase Contract with title included is available - call 780-898-0729)*

<b>Completion Day</b>	<i>30 days from acceptance of bid price</i>
<b>Deposit</b>	<b>\$ 20,000 (non-refundable)</b> bank draft or approved payment payable to Moore's Agri-Trade Ltd upon acceptance of bid and signing of contract
<b>Conditions</b>	There are no Buyer Conditions.
<b>Additional Terms</b>	Buyer acknowledges & accepts <ul style="list-style-type: none"> <li>• The property sells as is with no warranties of any kind whatsoever</li> <li>• Real Property Report will not be provided</li> </ul>

***If bid is accepted by seller, Contract must be signed by successful bidder no later than \_\_\_\_\_***

SALE MANAGED BY

**TEAM  
AUCTIONS**

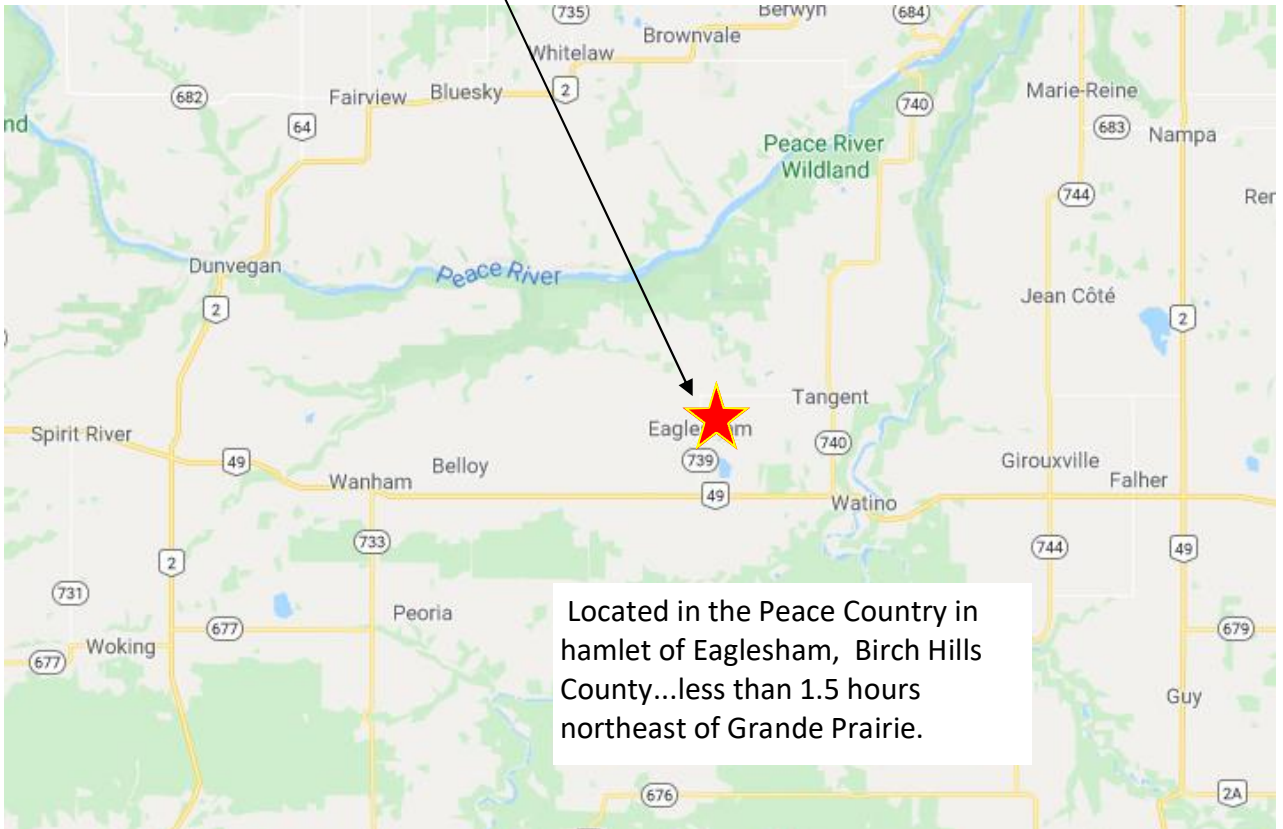
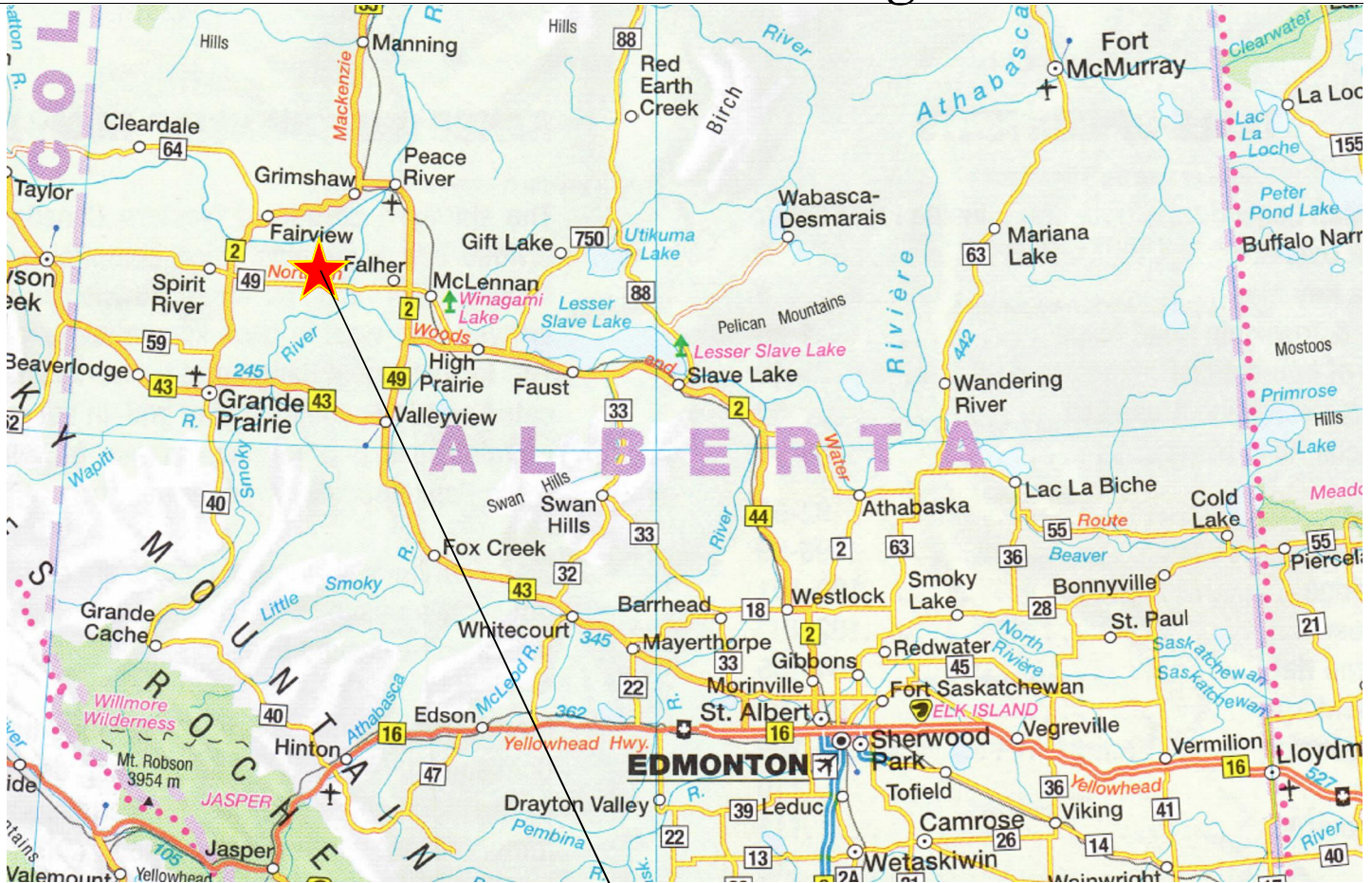
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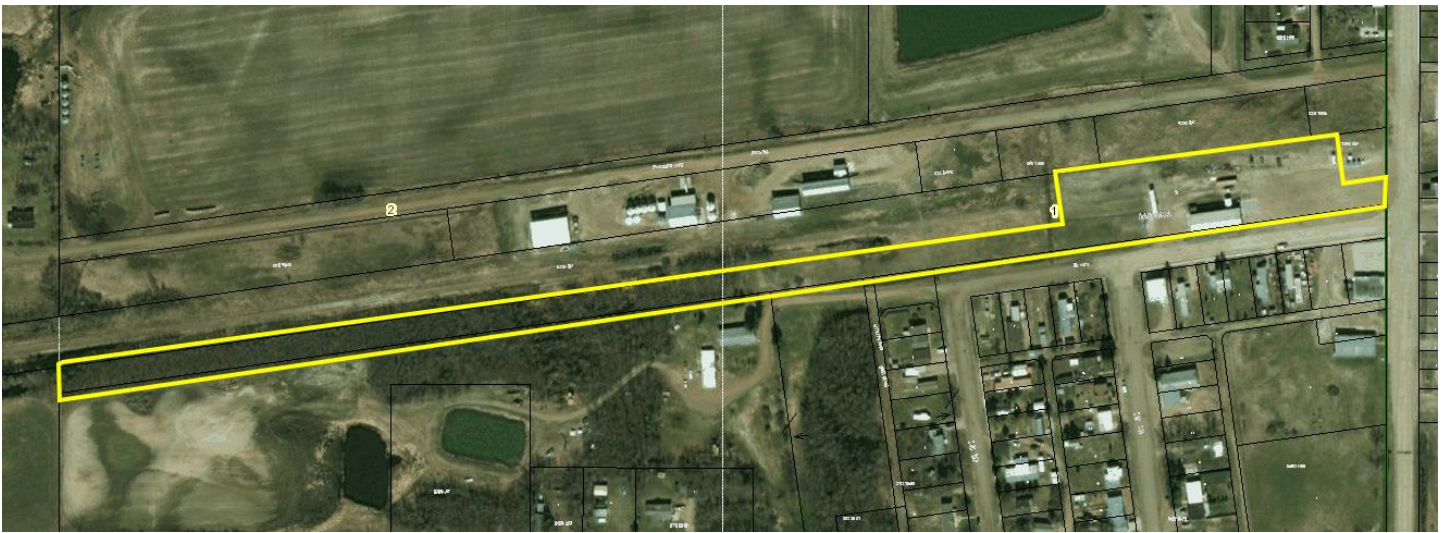
# LOCATION - 5024 50 Ave Eaglesham, AB



Located in the Peace Country in hamlet of Eaglesham, Birch Hills County...less than 1.5 hours northeast of Grande Prairie.

# AIR PHOTO

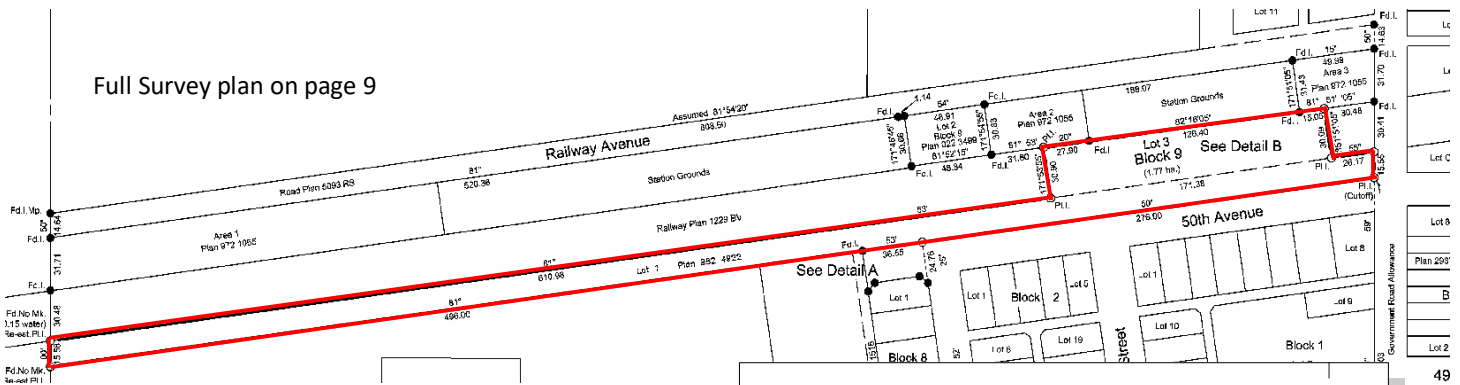
# V1



<b>Sale Lot #</b>	<b>V1</b>
<b>Municipal Address</b>	5024 - 50 Ave
<b>LEGAL</b>	Plan 0621583 Block 9 Lot 3
<b>Size (Approx)</b>	4.37 acres
<b>Taxes (2019)</b>	\$4,266.50
<b>Municipality</b>	Hamlet of Eaglesham, Birch Hills County
<b>Zoning</b>	Hamlet Commercial
<b>Deposit</b>	\$20,000
<b>Possession</b>	30 days from acceptance of bid

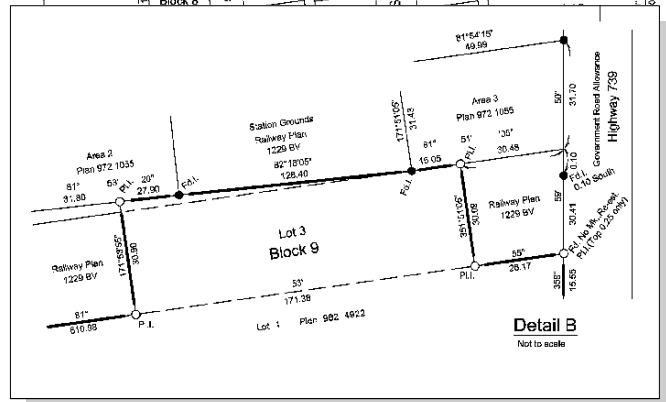
**Don't miss this INVESTMENT opportunity...**

4.73 acre commercially zoned lot with former auto parts & tire shop - 4000 sq ft metal clad building with front retail/ office & shop area. Front space has large open retail space w/small overhead door, office, 2 pce bath, mechanical room w/laundry hook ups & upper mezzanine space for storage (perhaps office space). Shop area - concrete floor with in-floor heat, air compressor line & electrical on 3 sides, exhaust system (seller hasn't used), 2 overhead doors (1 big enough for semi truck) & sump drain. Large gravelled area at front & back of building & north of bldg. Portion to east of bldg is grassed.



**Phase 1 Environmental Site Assessment dated Aug 18, 2014 did not find any evidence that there was subsurface/groundwater contamination associated with this property.**

**Sellers have indicated that they were informed that on the former railway land there was substantial gravel stores, but they have no written confirmation of this.**

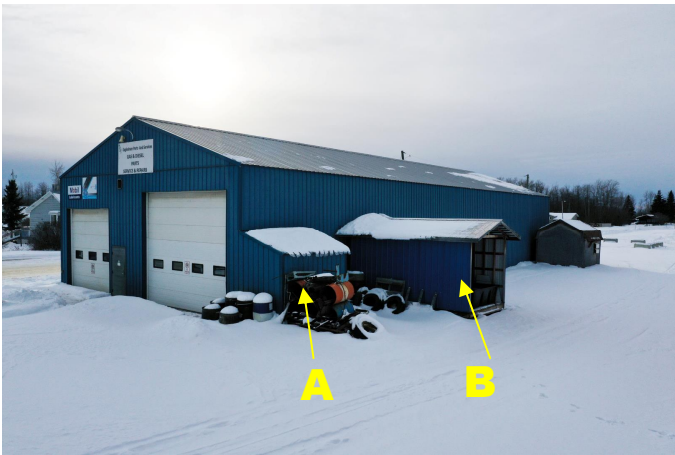




West end of building - showing doors into the front retail area.



East end of building - showing doors into the shop area.



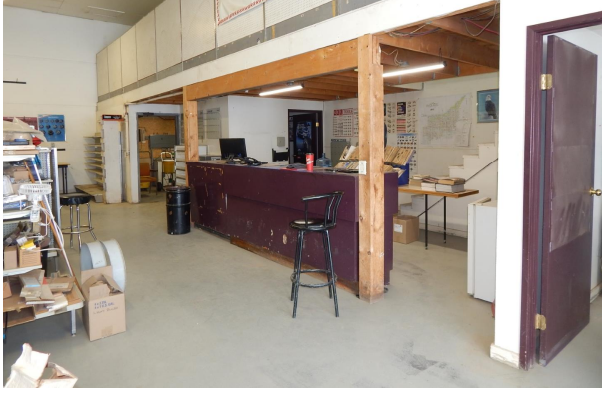
A. Small room off shop - formerly housed the compressor  
 B. Oil Tank Shed is selling separately in the Tool Timed Auction.



C. Sea-Can selling separately in the Tool Timed Auction.



# FRONT RETAIL AREA



Mezzanine Area -  
for additional  
storage or office

# FRONT RETAIL AREA



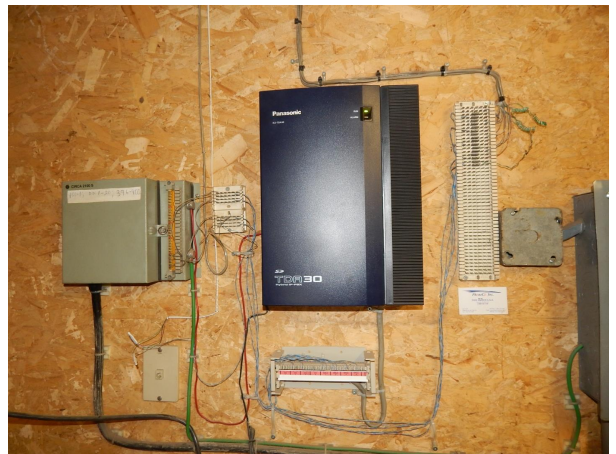
Office on main floor



Two Piece bath



Laundry and Mechanical area



# THE SHOP



In Floor heat

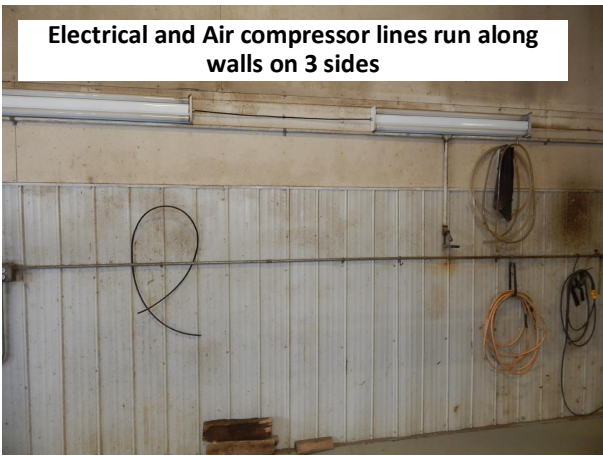


Exhaust system

Hoist, tools, Air Compressor are selling separately in the Tool Timed Auction.



Floor Drain



Electrical and Air compressor lines run along walls on 3 sides





**ALBERTA LAND SURVEYOR:**  
J.A. NOME  
Since May 1988, I have been the holder of the title of Registered Professional Surveyor in accordance with the provisions of the Surveyors Act, S.R.O. 1988-03-01/02 and June 15th, 2006 in the Province of Alberta.

**LAND TITLES**  
PLAN No **062 1563**  
ENTERED AND REGISTERED  
ON **3-Apr-2006**  
INSTRUMENT No **062 141 307**  
*J.A. NOME*  
A.L.S. REGISTRAR  
ALBERTA

**FILE No: SA 05-0506**  
**BIRCH-HILLS COUNTY**

**REGISTERED OWNERS: EAGLES 99 PARTS AND SERVICE CORPORATION**

**LEGEND:**  
A) Boundary from Plan should be marked P324  
B) Boundary from Plan should be marked P324  
C) Boundary from Plan should be marked P324  
D) Boundary from Plan should be marked P324  
E) Boundary from Plan should be marked P324

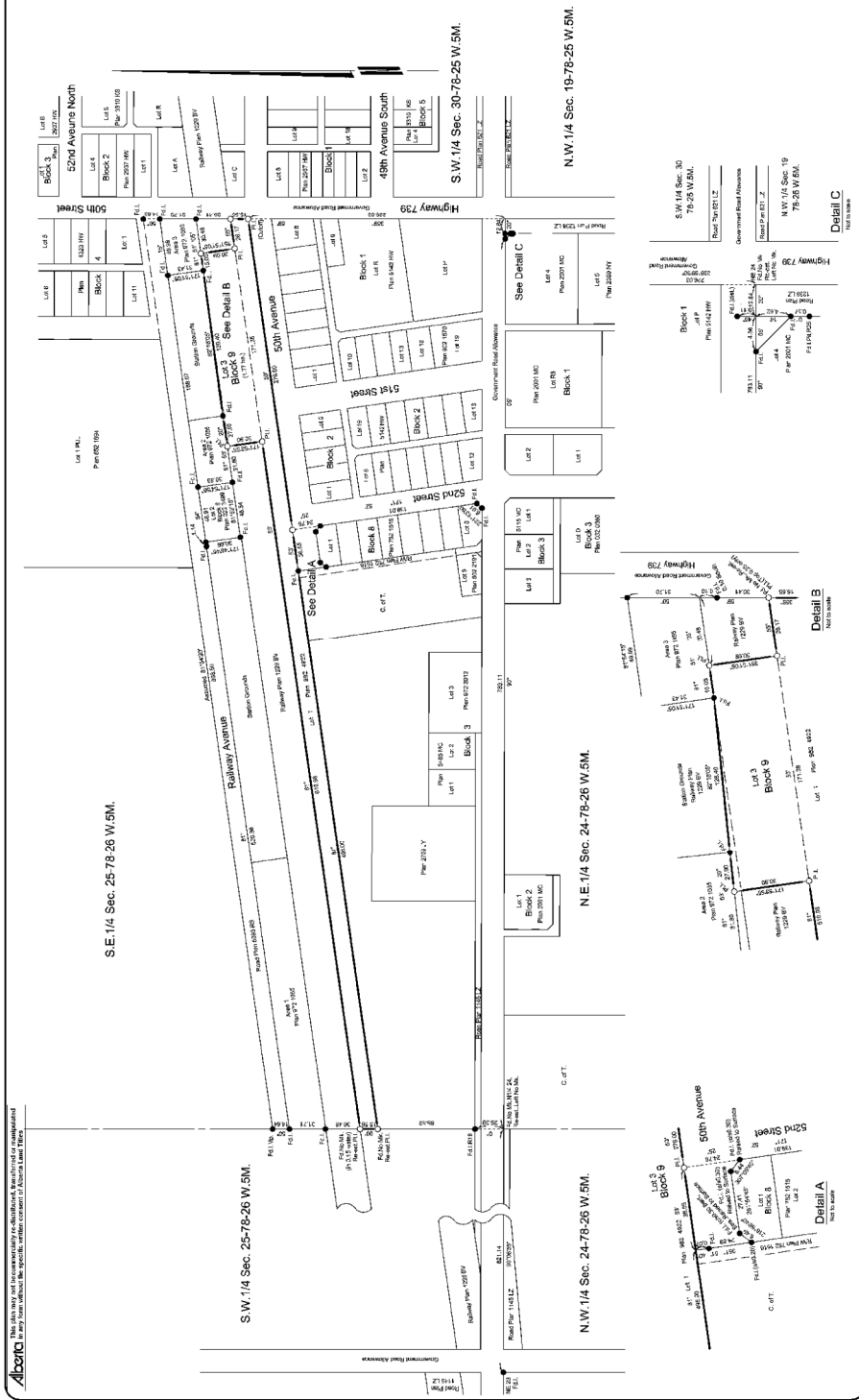
**ABBREVIATIONS:**  
A.P. ... As Per  
C.O.P. ... Corrected Official Plan  
C.P. ... Corrected Plan  
C.P. ... Corrected Plan  
C.P. ... Corrected Plan  
C.P. ... Corrected Plan

**Birch Hills County  
Hamlet of Eaglesham  
PLAN SHOWING SURVEY OF  
SUBDIVISION**

OF PART OF  
RAILWAY PLAN 1229 BV,  
STATION GROUNDS PLAN 1229 BV  
AND CONSOLIDATION WITH  
LOT 1, PLAN 982 4922  
(Within S.E. 1/4 Sec. 25, Twp. 78, Rge. 26, W. 5M.)  
By: J.A. NOME A.L.S. ALBERTA 2005

**MIDWEST SURVEYS INC.**  
1081-7th Street, Suite 200, Airdrie, AB T4B 1K2  
Phone: (403) 427-1111  
Fax: (403) 427-1112

Scale = 1:2000  
Checked by: J.A.N.  
Drawn by: J.M.G.  
Job No: F-14-84-05



# LAND USE BYLAWS - Hamlet Commercial

## Section 10 Land Use Districts

### 10.8 HAMLET COMMERCIAL (HC) DISTRICT

#### 10.8.1 Purpose

The purpose of this district is to support the goals and objectives of the Municipal Development Plan and provide for the development of a range of commercial uses within hamlets that may be incorporated vertically or horizontally within a building, to enhance and benefit the local community.

#### 10.8.2 Listed uses

- | a) Permitted Uses  | b) Discretionary Uses   |
|--|---|
| <ul style="list-style-type: none"><li>• Accessory building/structure</li><li>• Artisan studio</li><li>• Child care facility</li><li>• Farmers market</li><li>• Office</li><li>• Park or playground</li><li>• Public utility</li><li>• Restaurant</li><li>• Retail sales</li><li>• Sign</li><li>• Solar panel</li><li>• Stripping and grading</li></ul> | <ul style="list-style-type: none"><li>• Accessory building/structure</li><li>• Automotive, retail</li><li>• Automotive, service</li><li>• Brewery, winery or distillery</li><li>• Bus depot</li><li>• Community or cultural facility</li><li>• Drinking establishment</li><li>• Dwelling unit, apartment</li><li>• Essential public service</li><li>• Health services</li><li>• Home occupation, major</li><li>• Home occupation, minor</li><li>• Hotel</li><li>• Kennel</li><li>• Motel</li><li>• Personal service</li><li>• Public use</li><li>• Retail sales, liquor</li><li>• Service station</li><li>• Solar panel</li><li>• Telecommunication tower</li><li>• WECS, micro</li></ul> |

#### 10.8.3 Site Provisions

- |             |   |
|-------------|---|
| a) Lot Area |   |
| (i) Minimum | 464 metres squared (5,000 feet sq.) for<br>Automotive, service or Automotive, retail uses |
|             | 140 metres squared (1,500 feet sq.) for all other<br>uses                                 |

# LAND USE BYLAWS - Hamlet Commercial

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## Section 10 Land Use Districts

### b) Minimum Yard Dimensions:

	<u>Yard</u>	<u>Setback</u>
(i)	Front Yard	At the discretion of the Development Authority
(ii)	Rear Yard	4.6 metres (15 feet)
(iii)	Side Yard (Interior)	1.5 metres (5 feet) *If a firewall is provided, no side yard is required
(iv)	Side Yard (Exterior)	At the discretion of the Development Authority

### c) Building Height

(i) Maximum	9.1 metres (30 feet)
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## 10.8.4 Additional Regulations

- a) Permitted and discretionary uses shall adhere to Section 8 General Regulations and Section 9 Specific Use Regulations as applicable.