

Unreserved Real Estate Auction

ONLINE AUCTION September 17—September 21, 2020

3 Commercial Lots located in Redwater, AB

4905-48 Street, 4901-48 Street, 4704-49 Ave Redwater

(Plan 1544CL Block R, Plan 1544CL Block 3, Plan 1544CL Block 3 East P.)

Selling at Online Auction

September 17—September 21, 2020 AT TEAMAuctions.com



Property Location: 4905-48 Street, 4901-48 Street, 4704-49 Ave Redwater

Auction Sale Location: 3351 50 St Suite # 101, Drayton Valley, AB T7A 0C6

SALE MANAGED BY



Town & Country Realty
INDEPENDENTLY OWNED AND OPERATED

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AUCTIONS

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SALE LOT#	R-1
Municipal Address	4905-48 Street
Legal	Plan 1544CL Block R
Size (approx)	9,583 sq ft
Taxes (2020)	\$1,679.46 (assessed \$71,800)
Municipality	Town of Redwater
Zoning	C-1 Primary Commercial
Deposit	\$2,000.00
Possession	21-Oct-20

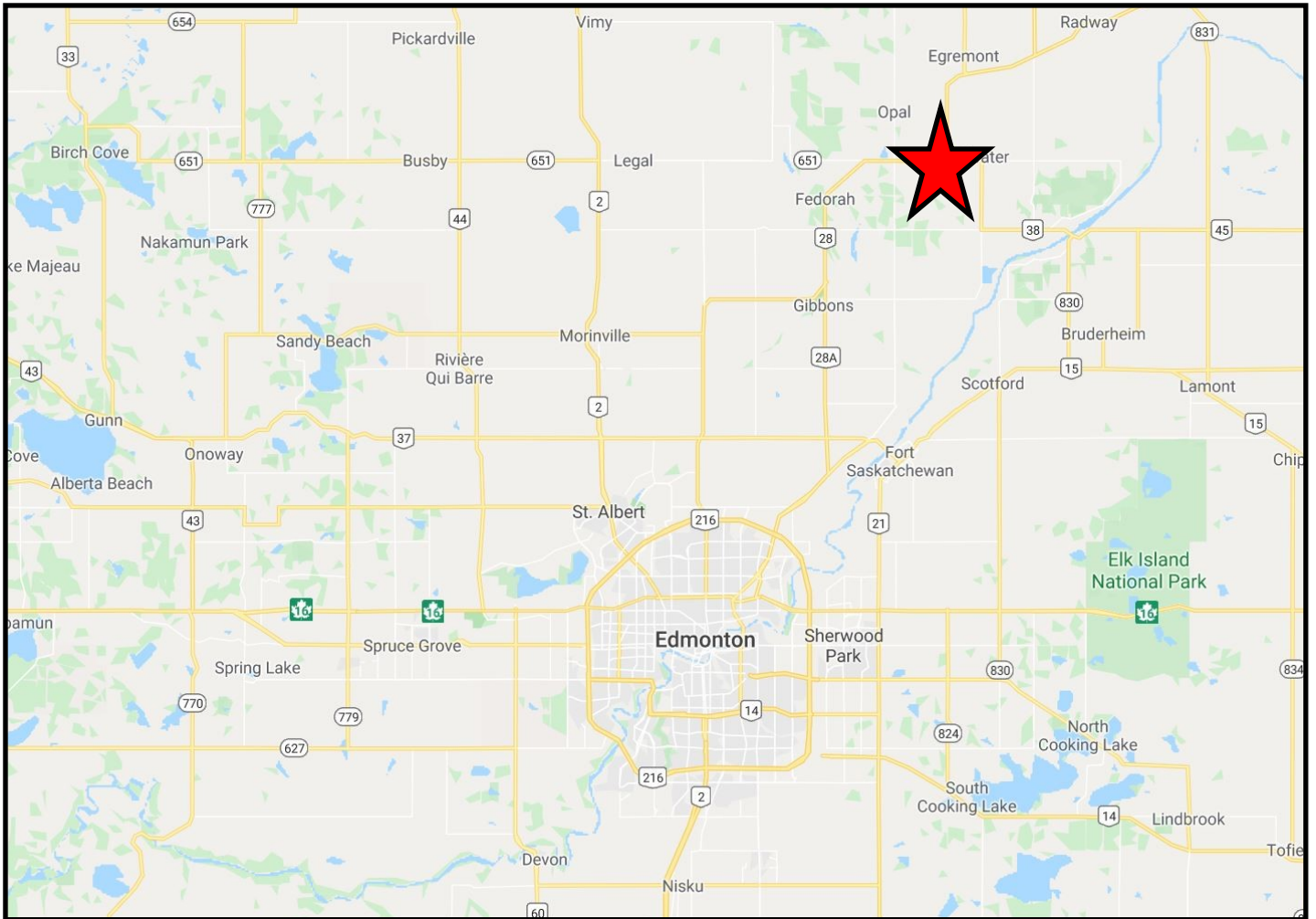


SALE LOT#	R-2
Municipal Address	4901-48 Street
Legal	Plan 1544CL Block 3
Size (approx)	13,586 sq ft
Taxes (2020)	\$2,119.21 (assessed \$90,600)
Municipality	Town of Redwater
Zoning	C-1 Primary Commercial
Deposit	\$2,000.00
Possession	21-Oct-20



SALE LOT#	R-3
Municipal Address	4704-49 Avenue
Legal	Plan 1544CL Block R East P
Size (approx)	6,001 sq ft
Taxes (2020)	\$919.26 (assessed \$39,300)
Municipality	Town of Redwater
Zoning	C-1 Primary Commercial
Deposit	\$2,000.00
Possession	21-Oct-20

LOCATION





**4905-48 Street, 4901-48
Street, 4704-49 Ave is
Selling to the Highest Bidder
by UNRESERVED Auction
September 17-21, 2020
Online at TEAMAuctions.com**

Do not miss this opportunity to purchase one, two, or all three bare commercial lots ready to be built on in the heart of the Town of Redwater. Lots have good street frontage with parking. They are located close to the Library and Museum and just down the street from several professional buildings including Dental and Law Office. Included in the package are the land use bylaws for the zoning of this property. **We suggest that you call the Town of Redwater at (780) 942-3519 to discuss your development plans for this property prior to bidding.**





The Town of Redwater is a vibrant, welcoming community, home to approximately 2,200 people and 120+ businesses. Residents enjoy the healthy, relaxed lifestyle of their picturesque rural surroundings with the added bonus of easy access to urban amenities.

Unique Location Brings Employment Opportunities

Located in Sturgeon County, only 35 minutes from Edmonton and Fort Saskatchewan Redwater is 5 kms from Alberta's Industrial Heartland. Redwater brings easy access for industry employees, with its close proximity to major transportation routes (Highways 28 & 38 w/rail access), and direct access to Fort McMurray, Alberta.

Full Service Community

Redwater offers K-12 schools with Registered Apprenticeship Programs, quality emergency & medical services, RCMP detachment, a first class recreational and cultural facility, a 9-hole golf course, curling club, outdoor swimming pool, as well as numerous parks & sporting venues. Perfect for nature hikes and bird watching with over 100 km of trails for equestrian and recreational use.

Dedicated to Development

With growth comes the need for commercial retail development. Family restaurants, fast food chains, grocery stores, coffee shops and staple amenities would all realize great return on their investment in the short and long term.



9.10 Primary Commercial (C-1) District

(1) Purpose

The purpose of this District is to provide all residents of the community and trading area with access to a wide variety of retail and service establishments, predominantly in storefront developments in the downtown core of the Town

(2) Permitted and Discretionary Uses

(a) Permitted Uses

- (1) Amusement establishments, indoor
- (2) Business support services establishments
- (3) Commercial schools
- (4) Eating and drinking establishments
- (5) General retail establishments
- (6) Government services
- (7) Health services
- (8) Hotels
- (9) Household repair services
- (10) Libraries and cultural exhibits
- (11) Neighbourhood commercial development
- (12) Office uses
- (13) Off-street parking lots
- (14) Personal service shops
- (15) Public parks
- (16) Public uses
- (17) Public utilities
- (18) Solar energy collection systems
- (19) Veterinary clinics
- (20) Wind energy conversion systems, micro
- (21) Buildings and uses accessory to permitted uses

(b) Discretionary Uses

- (1) Alcohol retail sales
- (2) Auctioneering establishments
- (2) Automotive and equipment repair shops, light
- (3) Automotive and recreation vehicle sales/rental establishments, light
- (4) Bed and breakfast establishments
- (5) Cannabis retail sales establishments
- (6) Child care facilities
- (7) Community recreation services

TOWN OF REDWATER

Land Use Bylaw – September 17, 2013

- (8) Drinking establishments
- (9) Entertainment establishments
- (10) Equipment rental establishments
- (11) Exhibition and convention facility
- (12) Fleet services
- (13) Funeral services
- (14) General commercial use
- (15) Head Shops
- (16) Limited contractor services
- (17) Minor repair shops
- (18) Motels
- (19) Multi-use developments
- (20) Places of worship
- (21) Private clubs
- (22) Public utility buildings
- (23) Sea cans
- (24) Shopping centres
- (25) Sidewalk cafés
- (26) Small radio communications towers
- (27) Surveillance suites
- (28) Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses
- (29) Buildings and uses accessory to discretionary uses

(3) Subdivision Regulations

- (a) Minimum site depth – 30.0 m (98.4 ft.)
- (b) Minimum site width – 5.0 m (16.4 ft.)
- (c) Minimum site area – 150.0 m² (1,613.76 ft.²)

(4) Development Regulations

- (a) The design, siting, external finish, architectural appearance and landscaping of all developments, including any accessory buildings and signs and any reconstruction shall be to the satisfaction of the Development Authority in order that there shall be general conformity in such matters with adjacent buildings and that there may be adequate protection afforded to the amenities of any adjacent residential uses.
- (b) Where groups of buildings are built, or buildings which are to accommodate a number of individual establishments on one site, development requirements shall be determined by the Development Authority having in mind the overall development and the parking requirements of this Bylaw.

- (c) Maximum Site Coverage - 100%, provided that adequate provision *is made*, in the opinion of the Development Authority, for access, parking, loading and garbage facilities.
- (d) Minimum Required Front Yard – None
- (e) Minimum Required Side Yard – None, unless the site abuts a Residential District, in which case the minimum required side yard shall be 2.5 m (8.2 ft.) or one-half the height of the building, whichever is the greater.
- (f) Minimum Required Rear Yard – None, except as required to provide loading, parking, or garbage facilities.
- (g) Maximum Height – 11.0 m (36.1 ft.), or, at the discretion of the Development Authority, the maximum height of a more restrictive abutting District.
- (h) Access, Parking and Loading
 - (i) Each site shall have direct access to a lane at one side or at the rear.
- (i) Outdoor Storage

No outdoor storage shall be allowed in the C-1 District, even as an accessory use to a permitted or a discretionary use which is allowed.

- (j) Dwelling Units

The following regulations shall apply to dwelling units within the C-1 District:

- (i) Dwelling units shall be allowed only in buildings where at least part of the first storey is used for commercial purposes. Dwelling must be secondary or subservant to the commercial use.
- (ii) Dwelling units shall have access at grade which is separate from any access for any commercial use.
- (iii) Dwelling units shall meet the requirements for dwelling units in the High Density Residential (R-6) District, except for minimum site area, minimum required yards, and maximum site coverage, which shall all be at the discretion of the Development Authority.

- (iv) Where more than two (2) dwelling units are to be provided, a minimum of 7.5 m² (80.7 ft.²) of amenity area per dwelling unit shall be provided in accordance with the regulations of this Bylaw.

(5) Additional Regulations

- (a) Fences shall be developed in accordance with **Section 7.7** of this Bylaw.
- (b) Landscaping shall be provided in accordance with **Section 7.9** of this Bylaw.
- (c) Grading and drainage of the site shall be provided in accordance with **Section 7.17** of this Bylaw.
- (d) Accessory buildings shall be developed in accordance with **Section 8.1** of this Bylaw.
- (e) No signs shall be allowed in the C-1 District except as provided for in **Section 8.32** this Bylaw.

HIGHLIGHTS OF REAL ESTATE AUCTION TERMS

1. UNRESERVED: The seller has agreed to accept the highest bid regardless of price. Property will sell to the highest bidder without minimum or reserve.
2. AGENT OF THE SELLER: Real Estate Brokerage (Royal LePage Town & Country Realty) 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.
4. 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. All information provided is meant as a guide only. 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.
5. GST: Bid price does not include any applicable GST unless announced otherwise by auctioneer.
6. 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.
7. 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 780-350-9999)	
Completion Day	October 21, 2020
Deposit	\$ 2,000 (non-refundable) bank draft or approved payment payable to Royal LePage Town & Country Realty upon acceptance of bid and signing of contract
Conditions	This will be an UNCONDITIONAL contract - There are no Buyer or Seller Conditions.
Additional Terms	Buyer acknowledges & accepts <ul style="list-style-type: none"> • The property sells as is with no warranties of any kind whatsoever • Real Property Report will not be provided • Seller and Buyer willing to close at a mutually agreed earlier date if possible.
Contract must be signed by successful bidder at close of bidding.	