

UNRESERVED REAL ESTATE AUCTION

*Online Auction
Sep 17-21 2020*

UPDATED SEPTEMBER 16, 2020 - See Page 3 - Terms & Development Potential



**4827 Hankin St
Thorsby, AB**

Former Thorsby Theater

*Plan 63HW Block 4 Lot 5
Plan 8621448 Block 4 Lot 6A
Each lot 30'x 110'*

*Selling at
Online Auction
Sept 17 - 21, 2020
at
TEAMAuctions.com*

VIEWING
OPEN HOUSE
3-5 pm September 2, 2020
Or
Call Cathy 780-898-0729 to
schedule an appointment to view.

SALE MANAGED BY

**TEAM
AUCTIONS**

Head Office - Drayton Valley, AB
780-542-4337
Northern Office - Fairview, AB 780-927-4060

REAL ESTATE SERVICES BY



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

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 (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.
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 780-898-0729)

Completion Day	21 October 2020
Deposit	\$ 5,000 (non-refundable) bank draft or approved payment payable to <u>Moore's Agri-Trade Ltd</u> 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 • Further renovations required. Furnace requires a new circuit board to deliver heat. Water service value needs to be replaced prior to water being turned back on.
Goods Included	Included as is : sheets of drywall & roll of carpet, Fridge and dishwasher

Contract must be signed by successful bidder at close of bidding.

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

UPDATE

- **Additional Terms of Sale updated to include: Furnace requires a new circuit board to deliver heat. Water service value needs to be replaced prior to water being turned back on.**

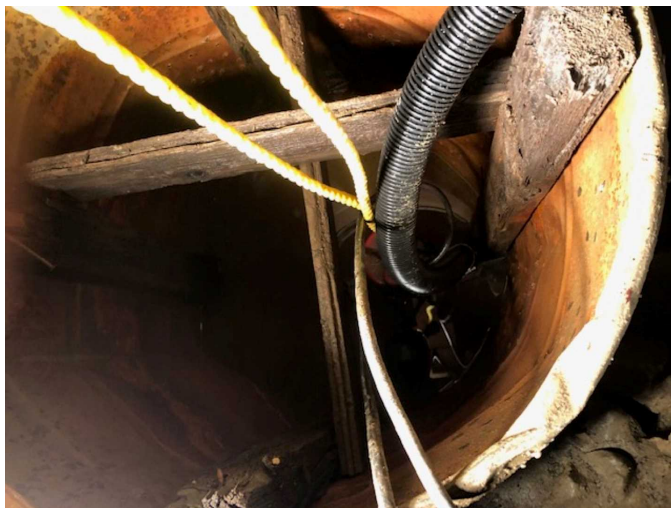
Zoning /Development Potential

Subject to town approval, Town has indicated this property could have upper level developed into apartments with commercial on main floor. **We suggest you call the Thorsby Town Office at 780-789-3935 to discuss your development plans for this property prior to bidding.**

BASEMENT



Furnace needs a circuit board to deliver heat. Fan is currently running to create air flow in basement.



Sump pump installed and working.

Former Thorsby Theater Building 4827 Hankin St, Thorsby

is

Selling to Highest Bidder by UNRESERVED Auction

Sept 17-21, 2020 Online at TEAMAuctions.com

THE PROPERTY (just over 4500 sq ft bldg on main level)

Some renovations have been started -

- Development of over 1000 sq ft of open concept living space on upper level that includes a kitchen, open area, 4 pce bath, and two separate rooms - possible media room and the second could be a bedroom if window is installed.
- While most of upper walls have not been modified, most of the lower walls (8-10' up from floor) have been stripped down to the studding and on the outside walls have been re-insulated with fibreglass insulation.
- A furnace in basement and furnace in living area.
- 2 New electrical panels have been installed - there is some new wiring. The area that was setup up for hair salon has multiple plug ins.
- New gas meter installed a few year ago.
- Current layout - Two office spaces on street front (one was setup as hair salon)
- Balance is in two large sections both with doors on either side and are width of building. Middle section is approximate 37'±. Completing is the rear section which is partitioned into 2 areas with an upper level built above one.
- ***NOTE: Further renovations are required***

INCLUDED

AS-IS:

sheets of drywall & roll of carpet; Fridge and dish-washer– are not unused as stated previously.



Municipal Address	4827 Hankin Street, Thorsby, AB
LEGAL	Plan 63HW Block 4 Lot 5 Plan 8621448 Block 4 Lot 6A
Size (Approx)	Each Lot is approx 30' x 110' Lot 5 is 9.15 meters wide Lot 6A is 9.12 meter wide
Taxes (2020)	\$1,866.95
Municipality	Town of Thorsby
Zoning	Central Commercial
Deposit	\$5,000
Possession	21 October 2020

Note: *Subject to town approval*, Town has indicated this property could have upper level developed into apartments with commercial on main floor. ***We suggest you call the Thorsby Town Office at 780-789-3935 to discuss your development plans for this property prior to bidding.***

Land use bylaws for the zoning of this property are Included in this package.



Some Newer windows and doors installed





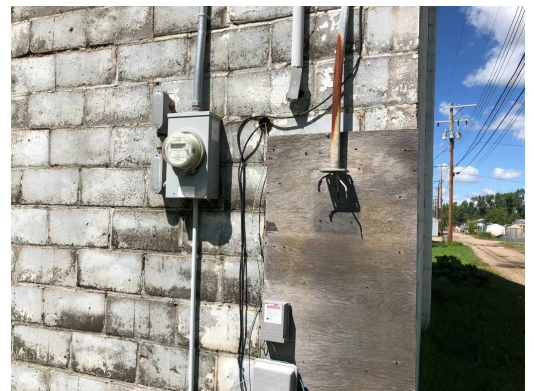
North side and rear of building





South side of building





LARGE ROOM on EAST END OF BUILDING



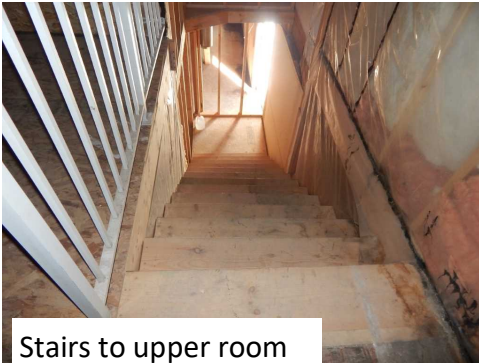
WATER DAMAGE AROUND WINDOW ON SOUTHEAST CORNER



MIDDLE ROOM MAIN & UPPER LEVELS



Lower middle room



Stairs to upper room



Upper room with access to cat walk

FRONT ROOMS



FRONT RECEPTION AREA

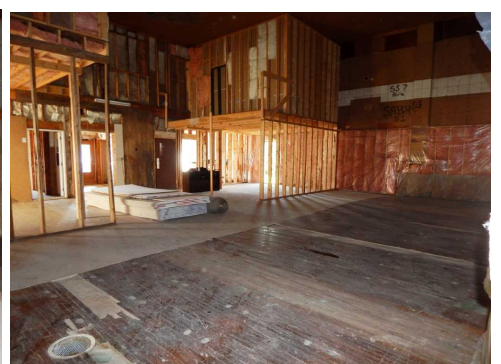
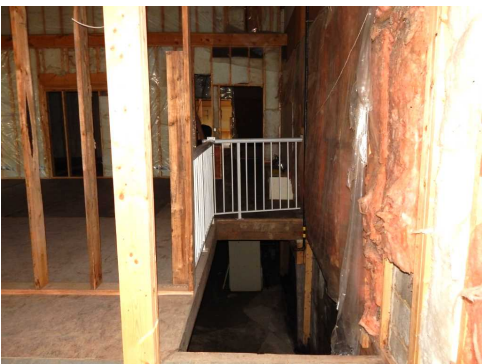
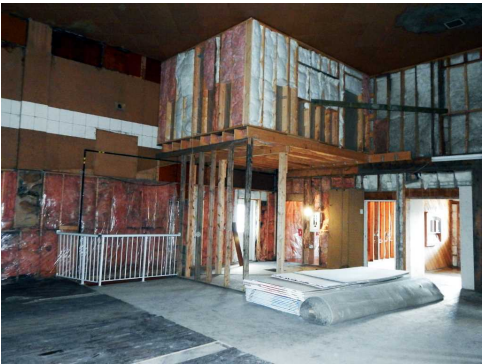


Former office on front north side



Former hair salon area on front south side

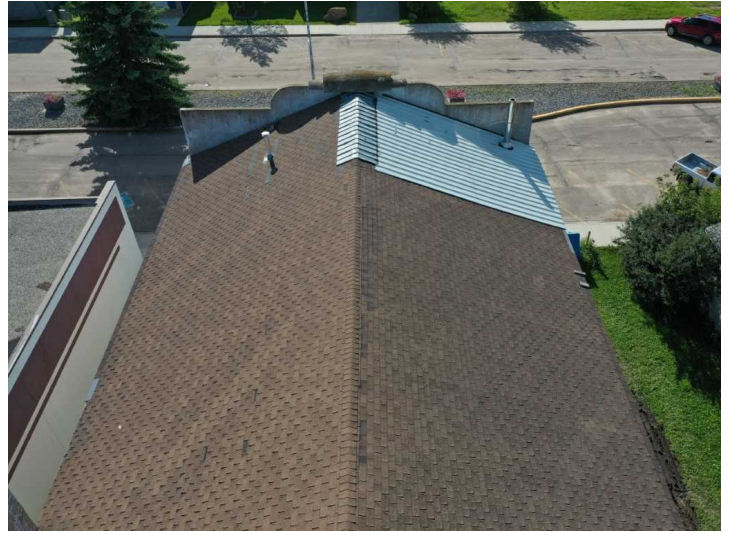
**LARGE ROOM
BEHIND
FRONT ENTRY**



THE SUITE



ROOF

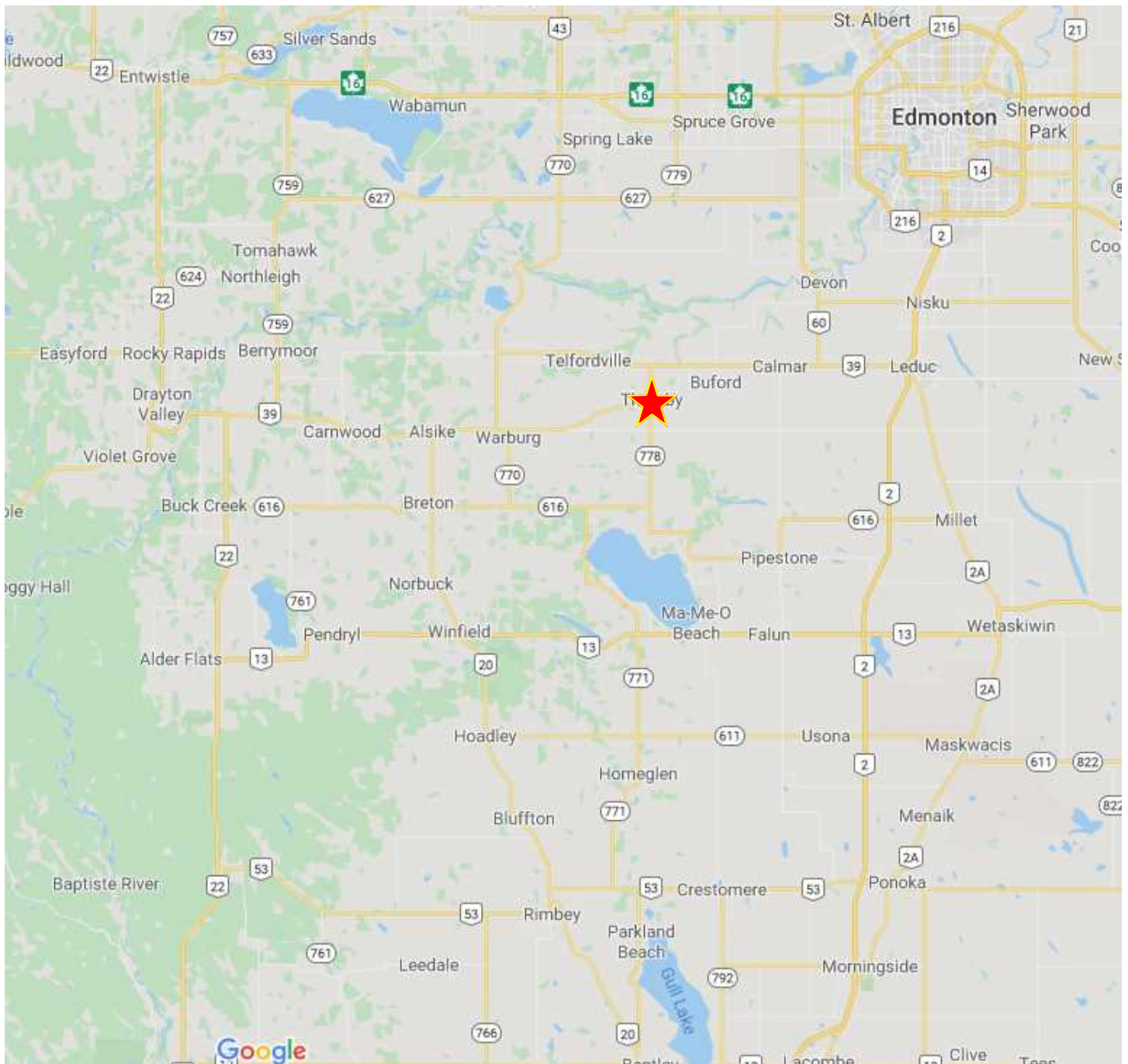


SOUTH EAST CORNER OF BUILDING



Wall and windows in southeast corner are water damaged.

LOCATION

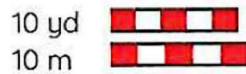
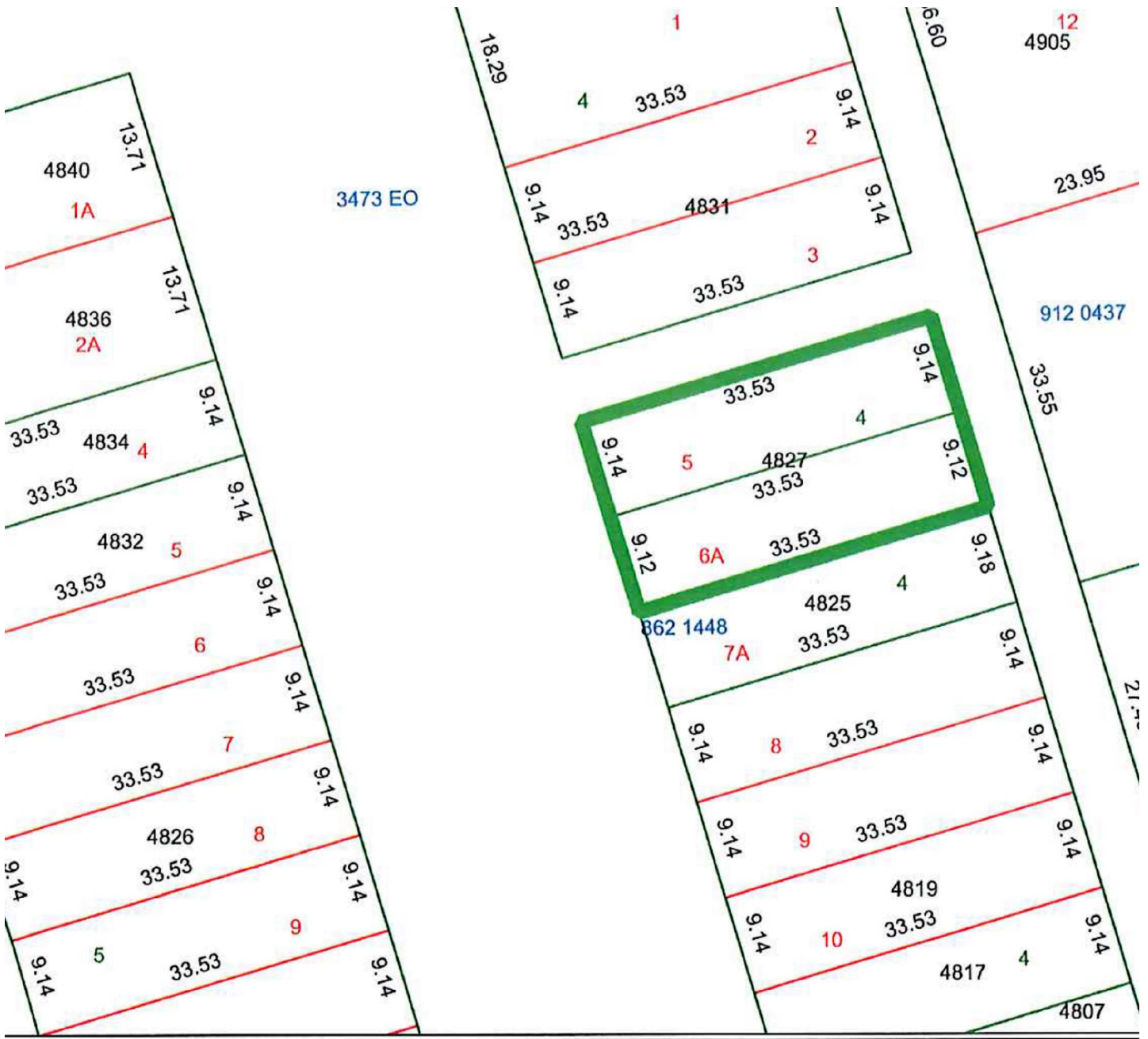


Located in the heart of commercial business area of friendly town of Thorsby. One of Alberta's newer towns, Thorsby is located 30 minutes west of Leduc and 45 minutes southwest of Edmonton. Amenities: Schools kindergarten to Grade 12 (new elementary in 2011), recreation facility (weight room, dance studio, field house, bowling, racket ball & hockey). A few of the local businesses include Grocery store, Hardware, Pharmacy, Insurance Agencies, ATB Branch, Canada Post, Plumbing & Gas-Fitting, Gas Stations, Tire Shop, and the Blue Falls Manufacturing (Arctic Spa) plant on the south end of town.

For more info visit <https://www.thorsby.ca/>

AIR PHOTO





SURVEY - Plan 63HW Block 4 Lot 5

Alberta This plan may not be commercially re-distributed, transferred or manipulated in any form without the specific written consent of Alberta Land Titles

Division of subdivision approved subject to registration on or before February 27, 1947
M. B. Belyea
 Registrar
 Edmonton, Feb 16, 1947

PLAN SHOWING SUBDIVISION OF PART OF BLOCK A PLAN 1335 E.T. THORSBY

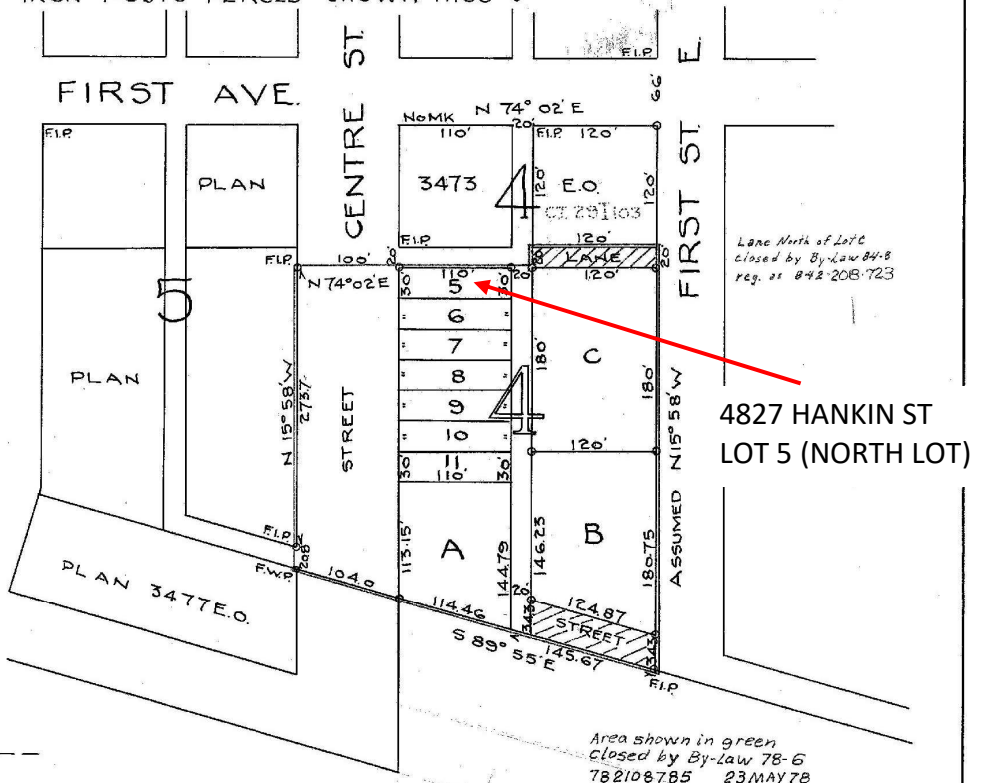
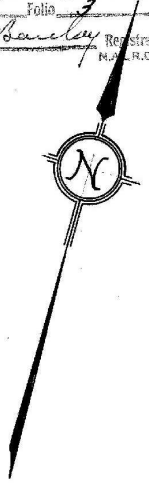
APPROVED 14/2/47
 TOWN AND RURAL PLANNING ADVISORY BOARD
M. B. Belyea
 Director of Town Planning

SCALE 1 IN = 100 FT. 1947 J.W. DOZE, A.L.S.

PORTION TO BE REGISTERED OUTLINED IN RED = 2.83 ACRES

IRON POSTS PLACED SHOWN THUS O

66-L-116
 I certify that the within instrument is duly Entered and Registered in the Land Titles Office for the North Alberta Land Registration District at Edmonton, in the Province of Alberta at 10:20 o'clock A.M. on the 20 day of Feb A.D. 1947 Number 63 Book H.W. Folio 3
W. B. Belyea Registrar
 M.A. R.D.



SIGNATURE OF OWNER

John Arthur

I, JOHN ZELMER OF THE DISTRICT OF WARRBURC IN THE PROVINCE OF ALBERTA MAKE OATH AND SAY, THAT I WAS PERSONALLY PRESENT AND DID SEE JOHN ARTHUR WHO IS PERSONALLY KNOWN TO ME TO BE THE PERSON NAMED HEREIN DULY SIGN AND EXECUTE THE SAME FOR THE PURPOSES NAMED HEREIN THAT THE SAME WAS EXECUTED AT THE HOMELET OF THORSBY IN THE PROVINCE OF ALBERTA AND THAT

I, JOHN ZELMER AM THE SUBSCRIBING WITNESS THERETO THAT I KNOW THE SAID JOHN ARTHUR AND HE IS IN MY BELIEF OF THE FULL AGE OF TWENTY-ONE YEARS. SWORN BEFORE ME AT THE

HOMELET OF THORSBY IN THE PROVINCE OF ALBERTA THIS 24 DAY OF January 1947 A.D.

John Zelmer
 WITNESS TO OWNERS SIGNATURE

I, JOSEPH W. DOZE OF THE CITY OF EDMONTON IN THE PROVINCE OF ALBERTA, ALBERTA LAND SURVEYOR, MAKE OATH AND SAY, THAT THE SURVEY REPRESENTED BY THIS PLAN HAS BEEN MADE BY ME IN ACCORDANCE WITH THE PROVISIONS OF THE ALBERTA SURVEYS ACT. THAT THIS SURVEY WAS PERFORMED ON THE DATE OF DECEMBER 17TH 1946 AND THAT THIS PLAN IS CORRECT AND TRUE AND IS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE LAND TITLES ACT. SWORN BEFORE ME AT THE CITY OF EDMONTON IN THE PROVINCE OF ALBERTA, THIS 24 DAY OF February 1947 A.D.

J. W. Doze
 A COMMISSIONER FOR OATHS

W. B. Belyea
 A COMMISSIONER FOR OATHS

SURVEY - Plan 8621448 Block 4 Lot 6A

PLAN No. **862 1448**
LAND TITLES OFFICE - CALLED
PLAN No 8621448
ENTERED AND REGISTERED
ON **JULY 10 86**
INSTRUMENT No **86214418**
ALBERTA LAND SURVEY
SEAL

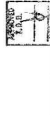
DIRECTOR OF SURVEYS
SUBMITTED APPROVED
DATE APPROVED *July 10 1986*
FOR THE SURVEY
FOR THE SURVEY OFFICE

BATTLE RIVER PLANNING COMMISSION
REGULATIONS
APPROVED
DATE APPROVED *July 2 1986*
FOR THE SURVEY
FOR THE SURVEY OFFICE

PLAN
SHOWING SUBDIVISION OF
LOTS 6 & 7, BLOCK 4, PLAN No. 63 H.W.
IN S.W. 1/4 SEC. 14-T.P. 49-R 1-W 5th MER.
THORSBY - ALBERTA

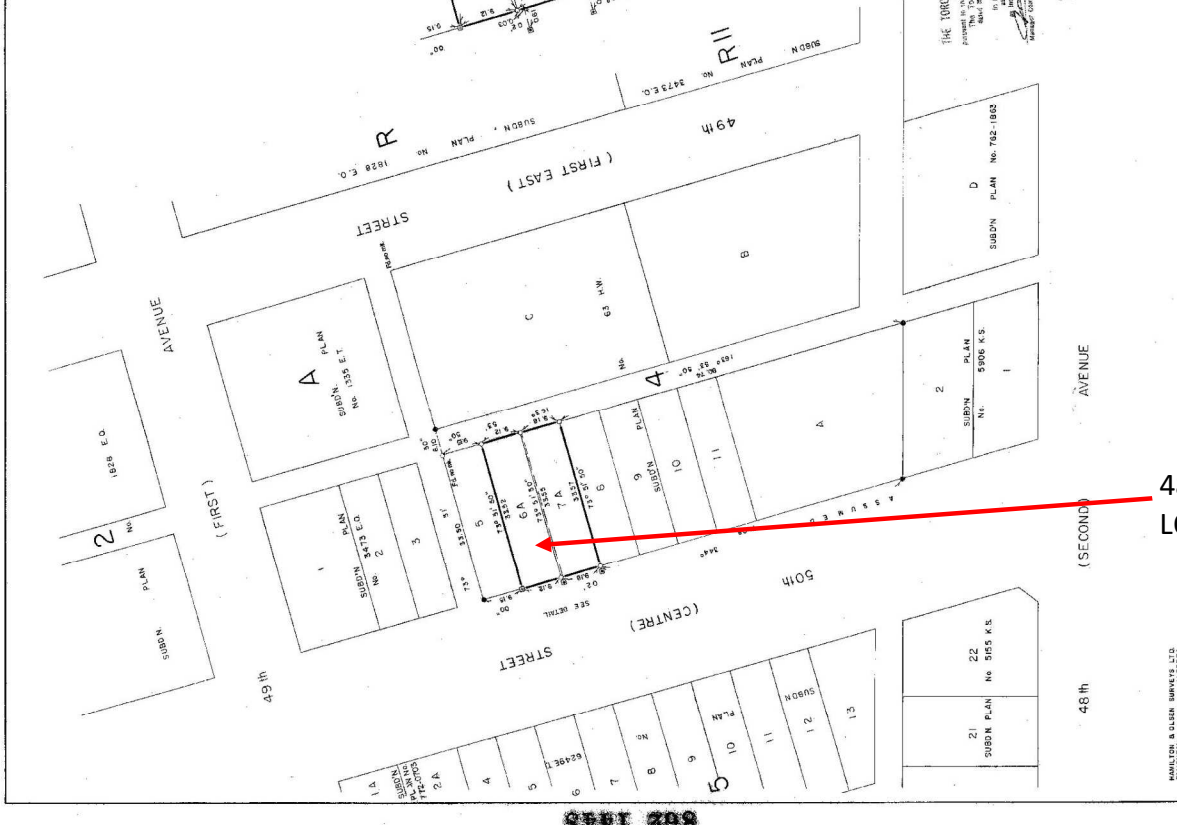
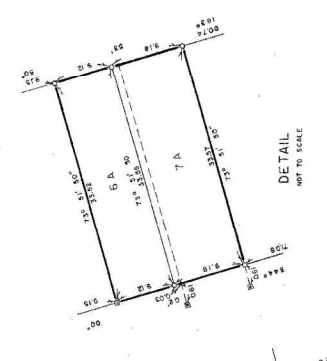


- LEGEND
- Areas affected by the registration of this plan is bounded thus: —
 - and contains (O.C.B.) the one wherein the —
 - Straddles from those planned or shown thus: —
 - Lot Plans shown as follows: —
 - All distances shown are expressed in meters and decimeters thereof:



THE TORONTO-DOMINION BANK
AFFIDAVIT OF EXECUTION

Canada I, HILDA GRANE HANSEN of the City of Edmonton, Alberta, do hereby certify that I am the owner of the land described herein and that I have executed the same for the purposes stated herein.



LUSAN DEVELOPMENTS LTD.
OWNER
L. Hansen

THE DOMINION LIFE ASSURANCE COMPANY
REGISTERED OFFICE

THE TORONTO-DOMINION BANK
REGISTERED OFFICE

4827 HANKIN ST
LOT 6A(SOUTH LOT)

862 1448

12.8 CENTRAL COMMERCIAL (C1)

(1) Purpose

The C1 – Central Commercial designation is intended to provide for a wide variety of commercial, institutional and residential uses within the town centre. The intent is to foster mixed-use development and encouraging vibrancy in a manner that facilitates pedestrian movement.

(2) Permitted and Discretionary Uses

Table 12.8.1 outlines the permitted and discretionary uses contemplated in the C1 designation where approval is subject to the issuance of an authorized development permit.

Table 12.8.1

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Accessory buildings • Art gallery • Bakery • Club • Convenience store • Dry cleaning/laundromat services • Financial services • Funeral home • Grocery store • Hotel • Housing, mixed use • Office • Medical clinic • Motel • Personal services • Public administration • Religious institution • Restaurant • Retail • Sign • Theatre 	<ul style="list-style-type: none"> • Any permitted accessory building with a height exceeding 10 metres • Adult entertainment • Amusement arcade • Automotive sales and/or rental • Automotive supply store • Car/truck wash • Contracting services • Gas bar • Gambling and gaming hall • Housing, apartment (low rise) • Housing, apartment (high rise) • Liquor store • Nightclub • Parking facility • Pawn shop • Portable Storage Container • Recycling depot • Repair shop • Restaurant – drive thru • Solar collectors • Utility installations

(3) Development Standards

The Development Standards for all uses listed in Table 12.8.1 shall adhere to the standards listed in Table 12.8.2.

Table 12.8.2

Development Standard	Site Standard
Minimum Lot Area (m ²)	250 m ²
Minimum lot width (m)	5 m
Minimum Lot Frontage (m)	6 m
Maximum Lot Coverage (%)	80%
Minimum Front Yard Setback (m)	nil
Minimum Rear Yard Setback (m)	6 m
Minimum Side Yard Setback (m)	Nil
Maximum Height	15 m

(4) Design Regulations

- (a) Buildings should be built to the property line in order to create a defined relationship with the public realm.
- (b) A minimum of 60% of the ground floor of any building should be finished in clear glazing to allow for natural surveillance, and to create an engaging and vibrant public realm. Reflective or tinted glazing should be discouraged.
- (c) The provision of canopies or awnings are encouraged in order to provide weather protection for pedestrians.
- (d) No parking area shall be located within the front yard of any lot. Parking areas should be located within the rear yard, with vehicular access from an adjacent lane.
- (e) The ground floor of any residential building should be utilized for commercial purposes.
- (f) Additional design regulations may be required at the discretion of the Development Authority.

(5) Additional Regulations

- (s) Accessory uses in this designation shall be subject to the regulations as per **8.1**.
- (t) Temporary uses in this designation shall be subject to the regulations as per **8.23**.
- (u) Non-conforming uses in this designation shall be subject to the regulations in **3.3**.
- (v) Parking and loading facilities in this designation shall be provided in accordance with the regulations in **Part 10**.
- (w) Landscaping in this designation shall be provided in accordance with the regulations in **8.15**.
- (x) The construction of signs in this designation shall be in accordance with the regulations in **Part 11**.