

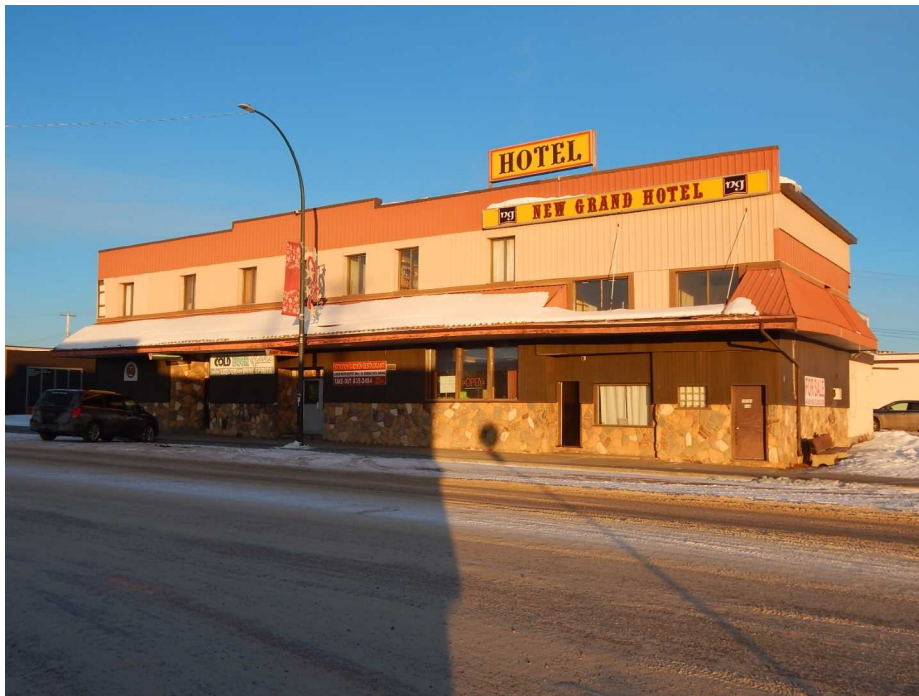
# ***UNRESERVED REAL ESTATE AUCTION***

*Now Selling by  
Timed Auction*

*Selling by Online Timed Auction*

*April 23 – April 27, 2020*

*TeamAuctions.com*



*Possession Day  
changed to  
May 26, 2020  
Seller is willing to  
close earlier if  
possible*

**GH1**

## ***THE NEW GRAND HOTEL***

*10105-110 Street, Fairview, Alberta*

*Plan 572EO Block 2 Lots 5, 6 & 7*

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(s) 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)*

|                         |   |
|-------------------------|---|
| <b>Completion Day</b>   | <b>26 May 2020 NEW POSSESSION DAY - seller is willing to close earlier.</b>   |
| <b>Deposit</b>          | <b>\$ 10,000 (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>       | This will be an UNCONDITIONAL contract - There are no Buyer or Seller Conditions.   |
| <b>Additional Terms</b> | <p>Buyer acknowledges &amp; accepts</p> <ul style="list-style-type: none"> <li>• The property sells as is with no warranties of any kind whatsoever</li> <li>• There will not be a Real Property Report provided - there is an encroachment agreement registered on title with Town of Fairview: re- awning overhang.</li> <li>• That they have been informed that it is their responsibility to obtain liquor licence to continue to operate tavern and gaming licence to maintain VLT operation.</li> <li>• The roof has leaked in spots in restaurant, dance floor and upper level.</li> </ul> |

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

SALE MANAGED BY

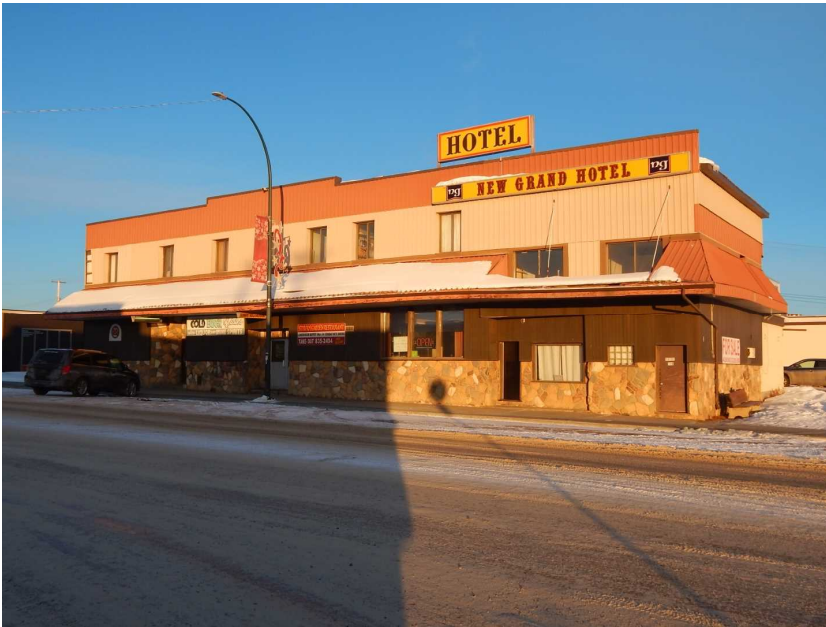
**TEAM  
AUCTIONS**

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



**The  
 NEW GRAND HOTEL  
 is  
 Selling to Highest Bidder  
 by  
 UNRESERVED Auction  
 23-Apr-2020  
 At TEAM Auctions  
 Fairview Sales Yard**

Don't miss this INVESTMENT opportunity with redevelopment potential... 3 commercially zoned lots (each 35'x120') in the heart of downtown Fairview...

The Grand features a tavern, restaurant (currently leased), 19 hotel rooms, 1 bedroom apartment, small retail space & storage/mechanical in basement.

The Tavern is complete with pool table, ATM, dance floor & stage, VLTs. Note Buyer will need to obtain licences to operate tavern & maintain VLT operation.

Large Restaurant area includes walk-in cooler & freezer.

Hotel rooms are in various states of condition/repair & most use shared bathroom facilities. 8 rooms have insuite bathrooms.

***DEVELOPMENT POTENTIAL - There is potential to develop upper level into apartments or to redevelop the land, if zoning requirements are met. Opportunities are endless.***

*See included Land use bylaw for Primary Commercial.*

|                          |   |
|--------------------------|---|
| <b>Sale Lot #</b>        | <b>GH1</b>  |
| <b>Municipal Address</b> | 10105-110 Street, Fairview  |
| <b>LEGAL</b>             | Plan 572EO Block 2 Lot 5,6,7  |
| <b>Size (Approx)</b>     | Each Lot is 35' x 120' -<br>Total 12,600 sq ft (0.289 acre)                     |
| <b>Age of Building</b>   | 1950 with addition in 1977  |
| <b>Bldg sq ft</b>        | Main floor - approximately 9874 sq ft<br>Second Floor- approximately 7565 sq ft |
| <b>Taxes (2019)</b>      | \$9,709.91  |
| <b>Municipality</b>      | Town of Fairview  |
| <b>Zoning</b>            | Primary Commercial - C1   |
| <b>Deposit</b>           | \$10,000  |
| <b>Possession</b>        | 21 May 2020   |



Financials for 2017 & 2018 are available.  
 Confidentiality Agreement (Non-disclosure) must be signed prior to obtaining the financials.

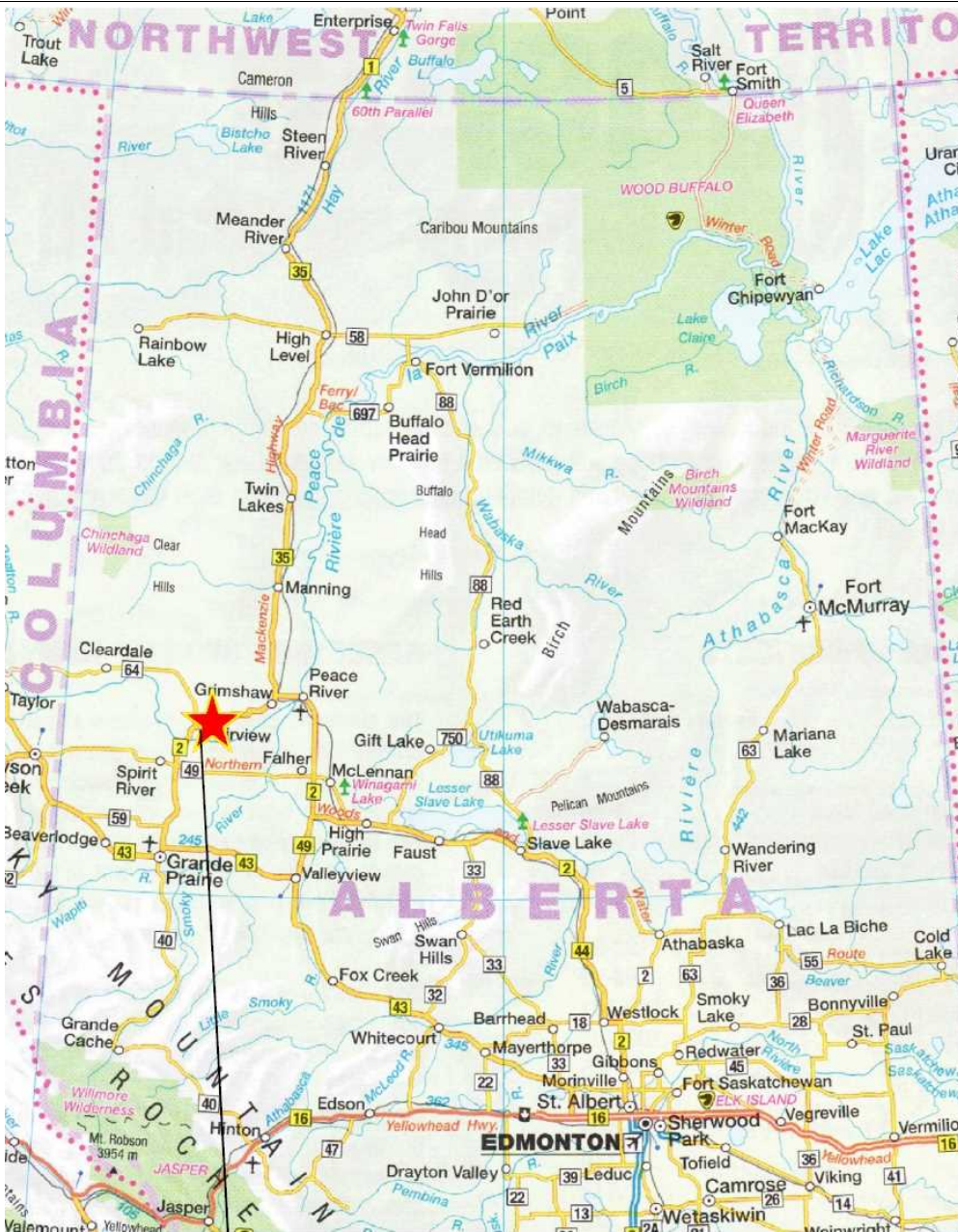
# LOCATION

## Fairview, Alberta The HEART of the PEACE

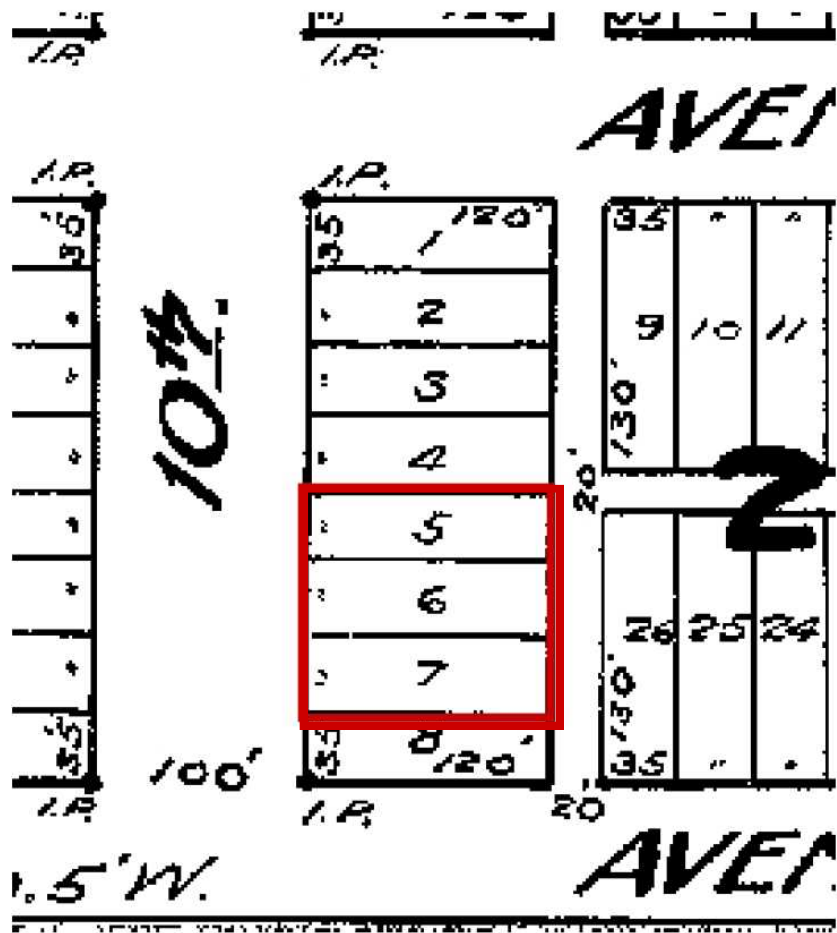
Located in the heart of the vast area known as the Peace Country, Fairview is a friendly farming community with gas and oil and the GPRC Fairview Campus College which offers variety of Trades & Technology Programs.

Amenities offered in Fairview include

- retail shopping & restaurants,
- banks - ATB, CIBC, RBC, Credit Union)
- machinery and auto dealerships
- Personal services
- GPRC - Fairview College
- Fairview Health Complex home of Fairview Hospital
- Fairview Aquatic Center,
- Fairplex Arena,
- Fairview Golf course,
- Fairview Ski Hill, ,
- At the intersection of Highway 2 and Highway 64A Fairview is 82 km southwest of Town of Peace River & 115 km north of Grande Prairie.



# AIR PHOTO



# SURVEY

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

## PLAN Showing Subdivision of the Fract. N.W. 1/4 Sec. 34 - Twp. 81 - Rge. 3 - W. 6 Mer. — FAIRVIEW —

Scale 200ft = 1 inch

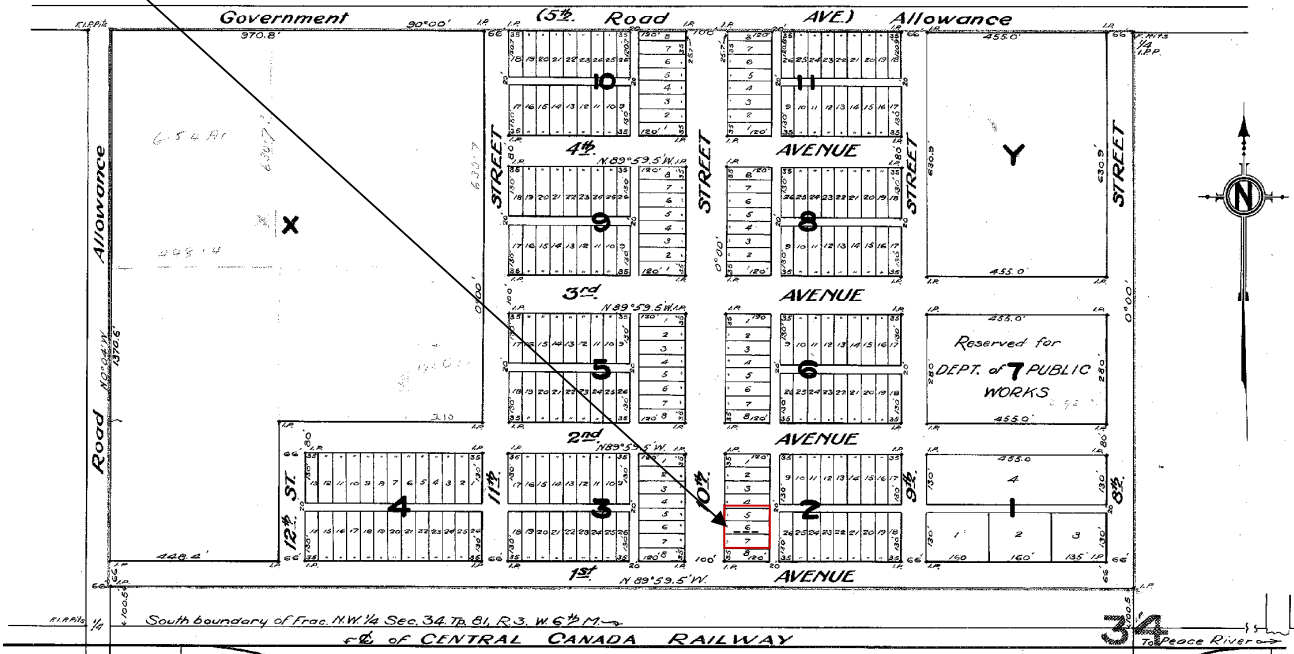
Note: Portion to be registered is enclosed by "Red Lines"

Lots 5, 6, & 7  
Each lot is 350' x 120'

System of subdivision approved subject to  
the provisions of the Act of the 31st day of  
July 1928, as amended July 20, 1928  
and the regulations thereunder, and the plan of  
subdivision has been issued this 24th day  
of July 1928, as Order No. 17798  
Board of Public Utility Commissioners  
E. J. Graham  
Commissioner

218 to 222 A<sup>59</sup>  
I certify that the within instrument is  
duly Entered and Registered in the Land  
Title Office for the North Alberta Land  
Registration District at Edmonton, in the  
Province of Alberta at 10 o'clock  
A.M. on the 30 day of July  
A. D. 1928. Number 572  
5000. Folio 23  
W. Brown  
Registrar

I. R. No 152



I Cecil B. Atkins 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  
Survey Act.  
That this survey was performed between the dates of June  
3, 1928 and June 11, 1928 A.D. and that this plan is correct and  
true and is prepared in accordance with the provisions of  
the Land Title Act.  
Subscribed before me at the City of  
Edmonton in the Province of  
Alberta, this 11th day of July  
1928 A.D.  
C. B. Atkins  
Alberta Land Surveyor  
Commissioner in and for the  
Province of Alberta.

Owner:  
CENTRAL CANADA RAILWAY

J. M. Callaghan  
General Manager & Chief Engineer  
A. Chard  
Secretary

120'

2628.6'

2628.6'

# GOODS INCLUDED & EXCLUSIONS

---

## GOODS INCLUDED

### TAVERN

- Tables (23)
- Chairs (77)
- High Chairs (no backs) - 9
- High Chairs (with backs) - 6
- VLT Chairs - 6
- Flat Screen TV
- Cooler (Stand-up) - 2
- Pool Table
- Microwave
- Cooler (beer) 3 compartment
- Walk-in Cooler
- Dispenser for liquor - 2
- Dishwasher
- Cash Registers - 2
- Sinks for Ice - 2
- ATM

### OFF SALES

- Cash Register - 1
- Cooler (stand-up) - 1
- Shelves - 8
- Beer Cooler (10 rolling shelves)

### RESTAURANT/KITCHEN

- 3 Booths - 3 Round Tables
- 18 Tables
- 66 Chairs
- 1 Steam Table
- Bar with Shelves & Sink
- Ice Machine
- Deep Fryer
- 4 foot canopy
- Walk-in Cooler
- Walk-in Deep Freeze
- Stainless Steel Sink - 3 compartment

### DJ BOOTH

- PO Speakers - Elite EX2000
- Power Amp - EliteSW1000
- Yorkville - AudioPro
- PEAVEY - CS 1200
- DENON - Power Amp - DN - D6000
- BEHRINGER - DJ Mixer Controller
- CAVS - Digital Karaoke Jukebox
- LP/608 - Lighting System Yorkville
- FREEWAY - 700 series, ATW-R700 VHF Receiver

### LIGHTS ON DANCE FLOOR

- 2 Chauvet - Swarm
- Rotosphere HD Chauvet
- RotoBalls Tri LEDs
- EFX 600 - Mania Martin
- Fog Storm 1200HD
- 2 Chauvet Derby X, DMX 512
- 3 Colourstrip Mini Chauvet
- 54 Small Spot Lights
- 8 Stage Lights
- 2 Tri Lights RFIK
- 27 Strobe Lights Mini Ness D200
- Over 1000 CDs

### ROOMS

- TVs, Microwaves, Fridges, Desks, Chairs
- 13 Queen Beds - Mattresses & Box Springs
- 4 Double Beds - Mattresses & Box Springs

### LAUNDRY

- Washer & Dryer
- Shelves for folding laundry

### HOUSEKEEPING ROOM

- Shelves for Bedding
- Cleaning Supplies
- Vacuum

---

## EXCLUSIONS:

### Rented Items

- Video Games (2) - Buck Hunter, Bowling

### Restaurant /Kitchen

- Most of kitchen appliances & equipment belong to restaurant leasee.
- Food inventory, dishes, pots, pans, silverware, & glassware belong to restaurant leasee.

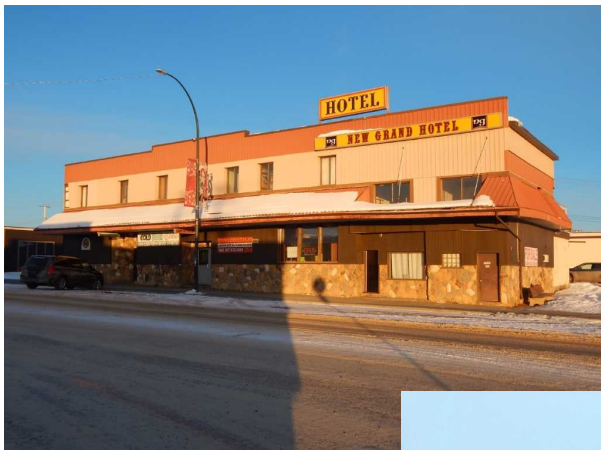
### TAVERN INVENTORY

- Seller plans on reducing inventory by completion date.

### VLTS

- Owned by AGLC. Tavern Owner required to obtain gaming license to have VLTs in Tavern and are required to insure each VLT.

# NEW GRAND HOTEL



Hotel was built in 1950.

This portion of the tavern  
was built on in 1977



**Note: Buyer will be required to obtain from the Alberta Gaming & Liquor Commission:**

- **Liquor licence to continue operating the Tavern.**
- **Will also require a liquor licence for Off Sales Room if planning on reopening .**
- **Gaming license to maintain the VLT operation.**

**Contact info for the Alberta Gaming & Liquor Commission:**

**Website: <http://aglc.ca/>**

**Head Office - 50 Corriveau Ave.**

**St. Albert, AB T8N 3T5**

**Tel.: 780-447-8600**

**Toll Free: 1-800-272-8876**

**Fax: 780-447-8989**

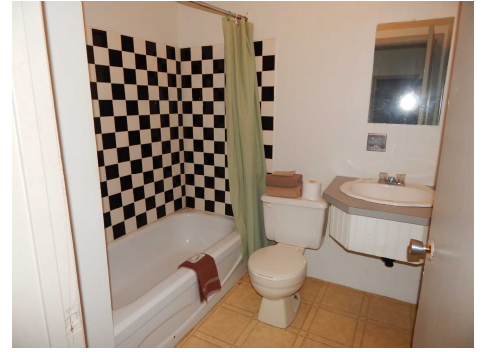


# RESTAURANT

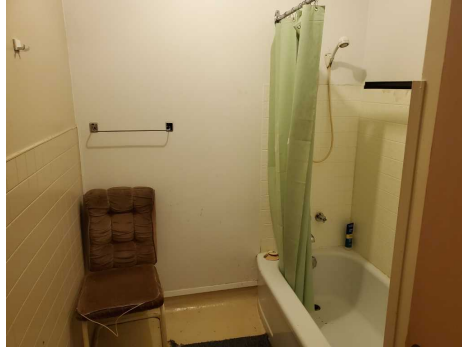


# GUEST ROOMS

19 rooms



8 rooms have ensuite baths



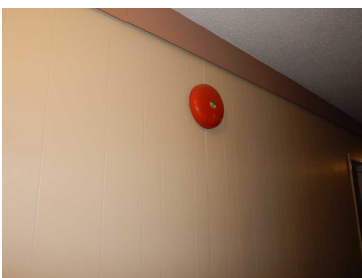
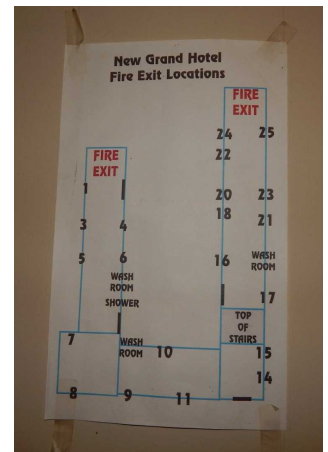
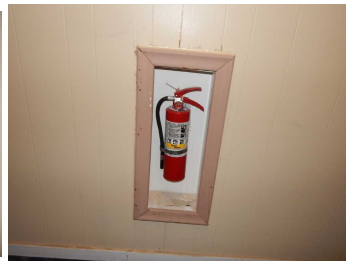
Balance of rooms have sink in room but have to use communal bath and toilet facilities down the hallway



Rooms are various states of condition/ repair. Some have drywall, some are finished with wallboard. Carpet in rooms and hallways are older.

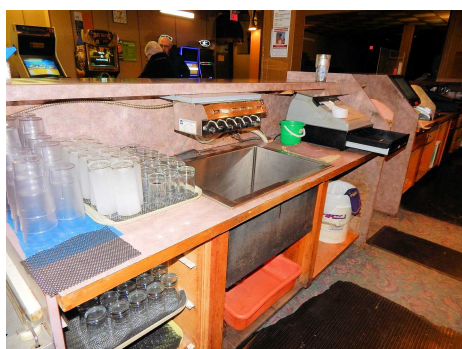
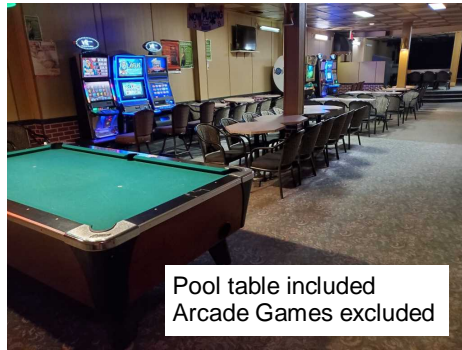
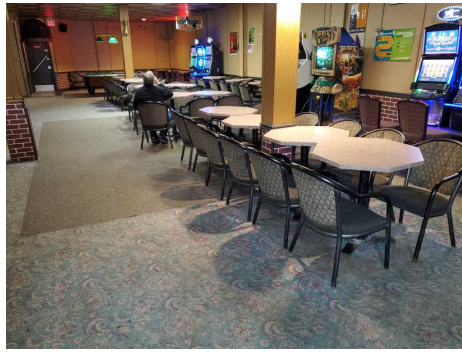
Hallway

Fire Escape



Fire Safety on Guest Room Level

# THE TAVERN



Buyer will be required to obtain from the Alberta Gaming & Liquor Commission:

- Liquor licence to continue operating the Tavern.
- Gaming license to maintain the VLT operation.

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# THE TAVERN DANCE FLOOR



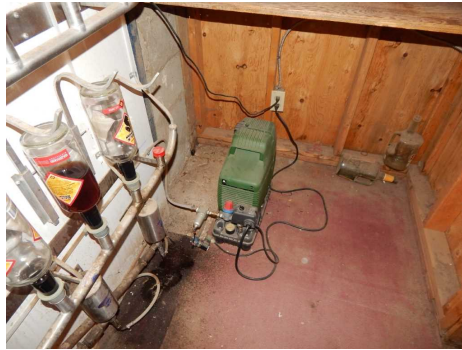
DJ Equipment, Elite Speaker, Lights... included

# FORMER OFF SALES ROOM

Located in corner of Tavern area.



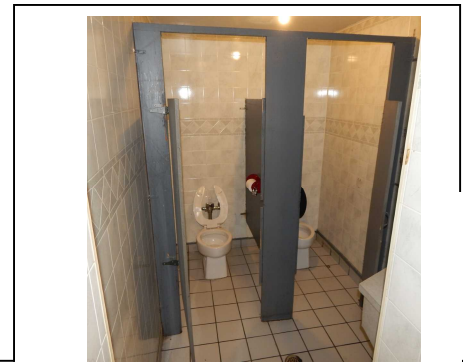
# LIQUOR DISPENSER



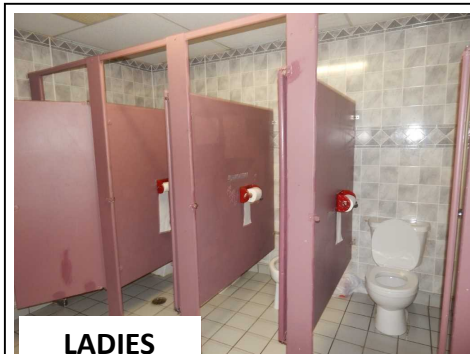
Located in basement - connected to dispensers upstairs in tavern

Sellers have not used system in recent years

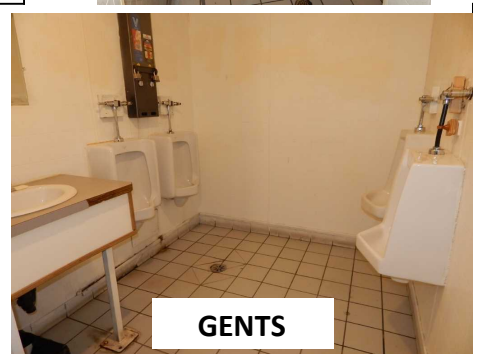
# TAVERN WALK-IN COOLER



# TAVERN WASHROOMS



LADIES



GENTS

# UPPER LEVEL 1 BEDROOM APARTMENT



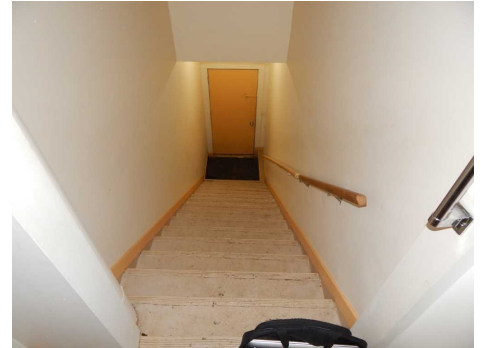
Kitchen



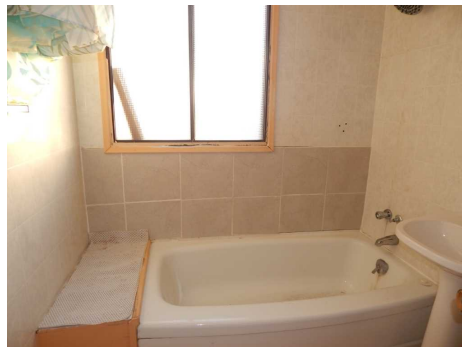
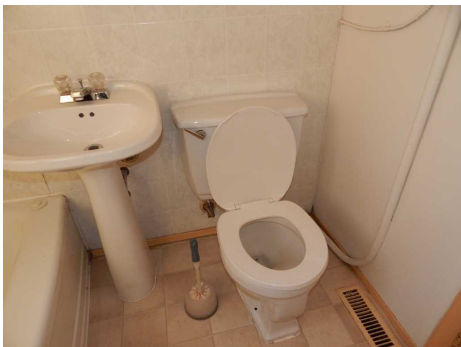
Livingroom



Bedroom



Stairs from street level to apartment



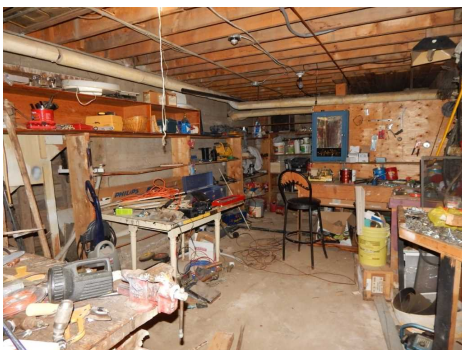
Deck off apartment. Air conditioning unit for restaurant located on deck

## **RETAIL SPACE**

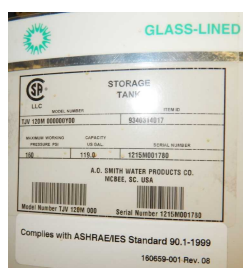
Located under the 1 bedroom apartment on street level is a retail space (approx 500 sq ft) with open area for retail, small office & 2 pce bath,. Located under the stairs to apartment are two furnaces - one for apartment & one for retail space.



# BASEMENT



# UTILITIES



Hot water heater

Back stairs are used for entry to basement. Front stairs were blocked off when office/ reception area underwent renovations. There is ladder available for safety to front area.



Electrical panel on main floor

# LAND USE BYLAW

## Section 65: Primary Commercial District (C-1)

(1) Uses:

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

(a) Permitted Uses:

- accessory building or use
- artist studio
- auction room
- bakery
- billiard hall
- bowling alley
- bus depot
- cinema
- cocktail lounge
- community building and facility
- department store
- dry cleaning establishment
- financial institution
- fire station
- funeral home
- hotel
- laundromat
- library
- liquor store
- medical laboratory
- medical office
- parking facility
- park or playground
- pet shop
- police station
- post office
- printing establishment
- private club or lodge
- professional office
- public or civic use
- real estate office
- restaurant
- retail store
- sign (identification, direction, advertising)
- tailor shop
- taxidermy shop

# LAND USE BYLAW CONTINUED...

- television/radio repair shop
- theatre

(b) Discretionary Uses:

- amusement arcade
- appliance store
- household furnishing store
- mixed commercial/residential building
- motel
- religious use facility
- residential space above C-1 uses
- shopping centre
- vehicle consignment sales (temporary)

(2) Site Provisions:

No person shall use any lot or erect, alter or use any building or structure unless such lot is served by a public water system and a sanitary sewer system and except in accordance with the following provisions:

- (a) Width of Site (minimum): 4.57 metres (15 feet)
- (b) Front Yard Depth (minimum): none required
- (c) Rear Yard Depth (minimum): 6.09 metres (20 feet)
- (d) Side Yard Depth (minimum):
  - (i) Side adjacent to a residential district: 3.05 metres (10 feet)
  - (ii) All other locations: 3.05 metres (10 feet), but where a firewall is provided or it is adjacent to a public road allowance, no side yard is required.
- (e) Building Height (maximum): at the discretion of the Development Officer.
- (f) **Site Coverage:** There is no maximum site coverage in this District. Here, the site coverage is determined on a site and use specific basis by siting requirements such as setbacks, parking, and provision for adequate vehicular traffic circulation.

(3) Additional Requirements:

- (a) All sites abutting a residential district shall be screened from view of the residential district to the satisfaction of the Development Officer.



# LAND USE BYLAW CONTINUED...

- (b) All apparatus on the roof shall be screened to the satisfaction of the Development Officer.
- (c) Outside storage areas shall be screened from adjacent sites and public thoroughfares.
- (d) If a landscaped area is provided, it must be in accordance with the plan approved by the Development Officer.
- (e) Dwelling accommodation in a C-1 district shall:
  - (i) not be located below the second storey of a building;
  - (ii) have direct access to the outside street level; and
  - (iii) not be located on the same floor as a non-residential use.
- (f) The exterior design and appearance of buildings and structures shall meet with the satisfaction of the Development Officer or Municipal Planning Commission as follows.
  - (i) No metal clad commercial building shall be allowed in this district
  - (ii) All commercial buildings must be constructed on a continuous permanent concrete foundation
- (g) Accessory Buildings:
  - (i) No accessory building or structure shall be located in any yard other than a rear yard; and
  - (ii) No accessory building or structure shall be located closer than 0.91 metres (3 feet) from any rear lot line.
- (h) Vehicle consignment sales may be approved by the Municipal Planning Commission.