

UNRESERVED REAL ESTATE AUCTION

Online Auction
Oct 27-29, 2020



10824 92 Ave, Fairview, AB

Plan 0625915 Block 1 Lot 11

Lot is 0.86± acre with 46'x48' (2 bay) Building

Selling at Online Auction October 27– 29, 2020 at TEAMAuctions.com

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 | 30 November 2020 |
| Deposit | \$ 10,000 (non-refundable) bank draft or approved payment (Not Cash) payable to Moore's Agri-Trade Ltd upon acceptance of bid and signing of contract |
| Conditions | This will be an UNCONDITIONAL contract - There are no Buyer or Seller Conditions. |
| Additional Terms | <ul style="list-style-type: none"> • Buyer acknowledges & accepts • - the Property sells as-is where-is & 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. • Real Property Report will not be provided |
| Notes | <ul style="list-style-type: none"> • There are pigeons in attic space due to missing soffits. • Bathroom has been stripped due to freezing of water. |

Contract must be signed by successful bidder & deposit paid 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

10824 92 Ave, Fairview, Alberta
Selling to Highest Bidder by UNRESERVED Auction
October 27-29, 2020 Online at TEAMAuctions.com

**INFORMATION
FROM TOWN
OF FAIRVIEW**

DESCRIPTION OF SUBJECT BUILDING:

| | | | |
|---|---|----------------------------|------------------------|
| Type: | Light Industrial Wood Frame Shop Building | Age: | years |
| Description: Wood Frame Building | Wood frame supported on floating concrete floor. Exterior finished with metal clad siding and asphalt shingle roof. | Years Built: | 1998 |
| Building Size: | 2,112 sq. ft. | Style: | Two Bay Shop |
| Net Leaseable Area: | 2,112 sq. ft. | Extras: | Electronic Door Opener |
| Construction Features: | Floating concrete floor, wood frame construction | | |
| Building Dimensions: | 44 ft. width and 48 ft. length (13.4m x 14.63m) | | |
| Building Layouts: | Two Bay Shop, front access and area for potential bathroom | | |
| Heating: | Overhead Radiant Heat Ducting | | |
| Air Conditioning: | Not Applicable | | |
| Windows: | None | | |
| Electrical: | 120 Volt | | |
| Plumbing: | Provision for bathroom. | | |
| Fixtures: | All securely attached fixtures are included with the subject property. | | |
| Site Services: | Natural gas, overhead electrical service, municipal water and sewer. Garbage collected in a dumpster and contracted for periodic pick-up. | | |
| Site Improvements: | Gravel/clay access. | | |
| Commercial Signs: | None | | |
| Condition: | Average, Deferred Maintenance. | Effective Age: | 15years |
| Life Expectancy: | 60-years | Remaining Economic: | ±45 years |

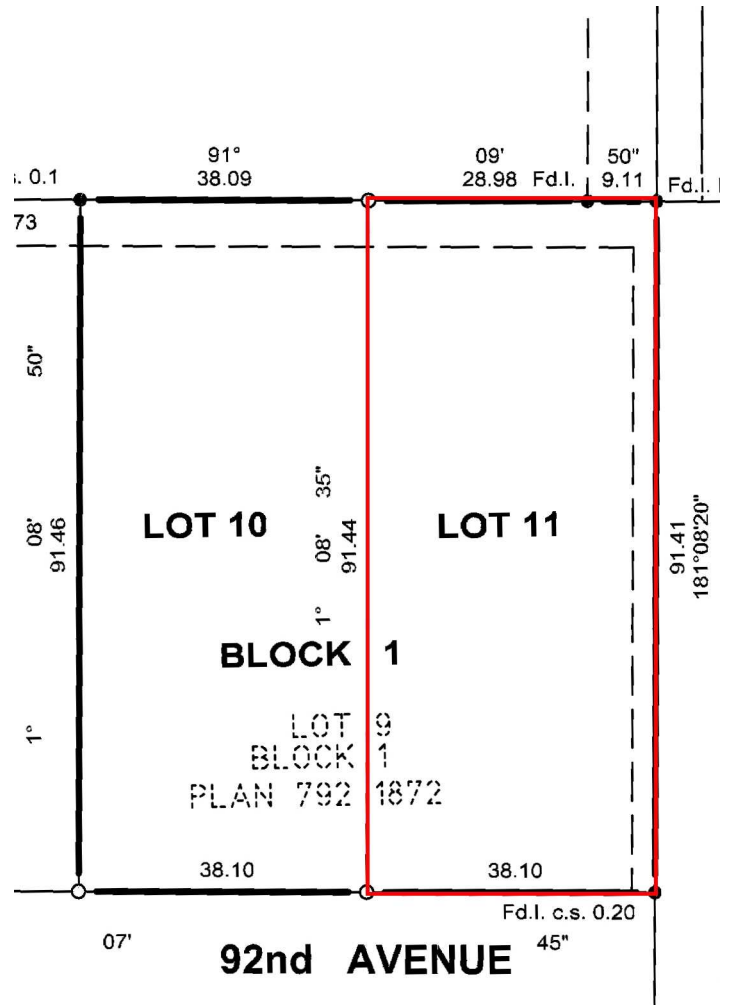
E.8 USE AND OCCUPANCY:

The subject building was constructed in 1998 and was utilized for owner occupancy as a shop facility to service the oil and gas sectors within the region. The subject building has been reportedly vacant since approximately 2014.

| | |
|--------------------------|---------------------------------|
| Municipal Address | 10824 92 Ave, Fairview, AB |
| LEGAL | Plan 0625915 Block 1 Lot 11 |
| Size (Approx) | 0.86 ± acre |
| Taxes (2020) | \$3,767.44 |
| Municipality | Town of Fairview |
| Zoning | Light Industrial District (M-1) |
| Deposit | \$10,000 |
| Possession | 30 November 2020 |

Included in this package are the land use bylaws for the zoning of this property. ***We suggest you call the Fairview Town Office at 780-835-5461 to discuss your plans for this property prior to bidding.***

AIR PHOTO





Bay 2 is open bay with bathroom and covered entry - both with mezzanines. Bathroom has been stripped to studing. The man door by the overhead door opens into Bay 1. There is another man door into this bay on the north east corner of building. There is a man door access between the two bays.



Bay 1 is open bay - no structures in it. The man door by the overhead door opens into the covered entry in Bay 2. There is a man door into this bay on the north end.



East side of building

West side of building



FORMER BATHROOM



The bathroom is located in Bay 2. The bathroom has been stripped to studding. Hot water heater, located on mezzanine above bathroom, will need to be replaced.

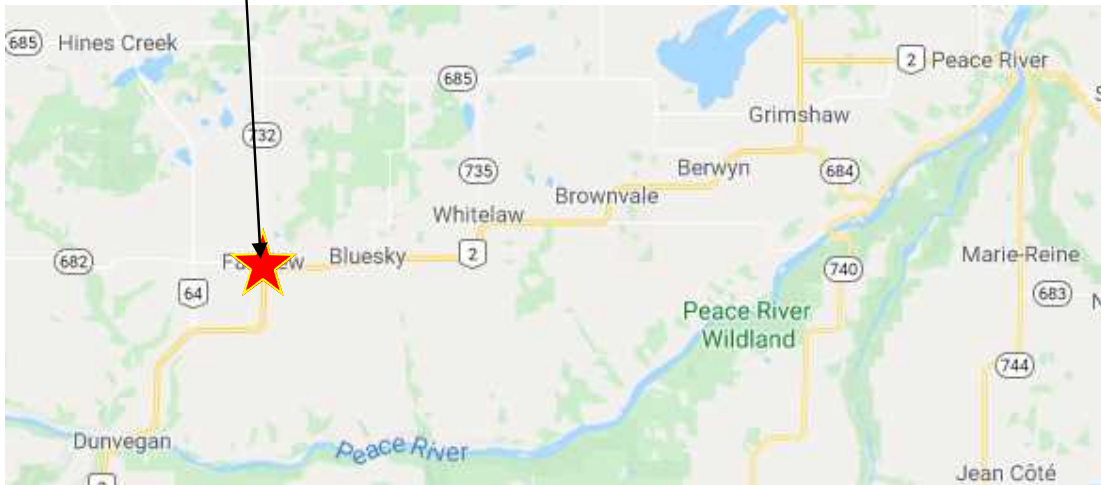
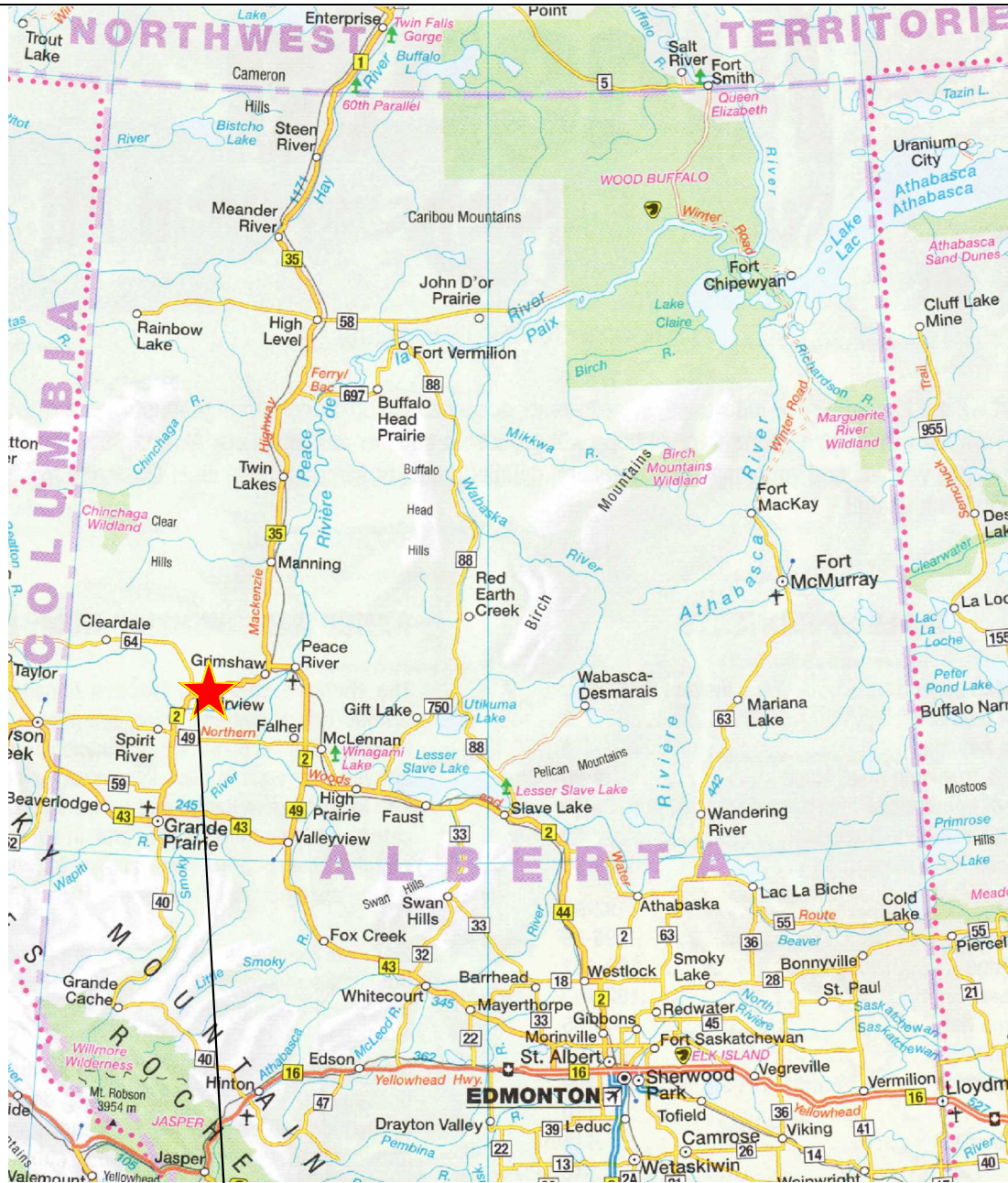


UTILITIES



Tube heater for each bay.

LOCATION



Section 69: Light Industrial District (M-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
- autobody and repair establishment
- construction firm
- general contractor
- heavy equipment dealership
- manufacturing establishment
- oilfield contractor
- public use
- repair shop
- warehouse or storage area
- welding shop

(b) Discretionary Uses:

- grain elevator
- secondary commercial use
- seed cleaning plant
- truck wash

(2) Site Provisions:

No person shall use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

(a) Front Yard Depth (minimum): 60.09 metres (20 feet)

(b) Side Yard Depth (minimum):

(i) 4.57 metres (15 feet)

(ii) The Development Officer may reduce the above side yard requirements whenever there is an abutting railway line, lane or utility lot provided fire prevention regulations are not violated.

- (c) Rear Yard Depth (minimum):
4.57 metres (15 feet) except:
 - (i) in the case where there is no rear lane, the distance shall not be less than 14.57 metres (5 feet);
 - (ii) where the rear boundary of a site abuts a railway right-of-way no rear yard is required.
 - (d) Site Coverage (maximum): 60 percent
 - (e) Building Height (maximum): At the discretion of the Development Officer.
- (3) Additional Requirements:
- (a) Principal Building:
Only one principal building per lot.
 - (b) Accessory Buildings:
 - (i) Where a structure is attached to the principal building on a site by a roof, a floor or a foundation, it is part of the principal building, even though separated from it by a passage which is open at both ends.
 - (ii) No person shall erect an accessory building unless and until the Development Officer has approved the position of such building in relation to the boundaries of the site on which it is located and to the other buildings on the site.
 - (c) Landscaping
 - (i) Landscaping shall be to the satisfaction of the Development Officer.
 - (ii) All sites abutting a residential district shall be screened from the view of the residential district to the satisfaction of the Development Officer.
 - (iii) Any industrial development located on a site bordering a main arterial roadway or highway shall be buffered from these roadways by a strip of treed land or a raised berm of a height to be determined by the Development Officer.

- (iv) Other than for landscaping, a developer shall apply in writing to the Development Officer for a development permit for excavation, stripping and grading with the following details:
 - the location of the site on which the excavation, stripping or grading is to take place;
 - the location of the stockpile on the site; and
 - the present height of the land on the site in relation to any abutting thoroughfares and with relation to adjoining sites.

- (d) Appearance
 - (i) Any building or accessory building shall employ some of the same elevation elements, materials and colours to achieve a complementary design that will tie the structures together.
 - (ii) A building shall have its exterior walls finished with a material or materials that are acceptable to the Development Officer or Municipal Planning Commission.
 - (iii) The appearance of the building shall be finished with brick masonry, siding, wood and/or steel type building materials.

- (e) Premises Used for Outdoor Display or Storage:
 - (i) The Development Officer may require that goods be displayed in an orderly manner.
 - (ii) The Development Officer may require that the display area in whole or in part be enclosed by a fence or wall of a design and height approved by the Development Officer.

- (f) Oil Separators:

The Development Officer may require the installation of an oil separator as a condition of a development permit.

- (g) Garbage Storage:

Garbage and waste materials shall be stored in weatherproof and animal-proof containers and screened from adjacent sites and public thoroughfares.

- (h) Utilities:
 - (i) The necessary rights-of-way shall be proved at the time of development or subdivision of the site.
 - (ii) Utility up-grading shall be coordinated to accommodate new development.

LAND USE BYLAW

(i) Access:

All accesses shall be constructed by the developer, at the developer's expense, to the Town of Fairview engineering standards.

(4) Alberta Safety Codes Act:

All development shall conform to the Alberta Safety Codes Act.