

BUCK LAKE MERCANTILE REAL ESTATE AUCTION

**SUBJECT TO
SELLER'S APPROVAL
OF BID PRICE**

*Selling by Timed Auction from
October 19 to October 22 2020*



*701 Lakeshore Drive
Land, Store & Fixtures, Home*

PREVIEWS

Call Trent or Cathy for
appointment 780-696-2249
Preference that there be no
appointment on
Tuesdays or Wednesdays

SALE MANAGED BY

**TEAM
AUCTIONS**

Head Office - Drayton Valley, AB
780-542-4337

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 780-202-1040)

Completion Day	23 November, 2020
Deposit	\$ 25,000 (non-refundable) bank draft or approved payment (Cash is not accepted) payable to Moore's Agri-Trade Ltd upon signing of contract
Conditions	There are no Buyer Conditions.
Additional Terms	<p>Buyer acknowledges & accepts</p> <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. • - That they have been informed that it is their responsibility to obtain from AGLC <ul style="list-style-type: none"> (a) Liquor License to continue operating liquor store & (b) Gaming License to maintain lottery ticket operation. • - Buyer agrees to purchase inventory of store & liquor store (at possession day) at seller's cost. • POS system for grocery store side is not included, It is under lease agreement. • Security system transfer is being verified by seller.
Goods Included	See Page 5

If bid is accepted by seller, Contract must be signed by successful bidder upon acceptance of bid price .

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BUCK LAKE MERCANTILE

701 LAKESHORE DRIVE

BUCK LAKE

BUCK LAKE MERCANTILE - located on 1.83 acres in the business area along Lakeshore Drive in friendly lake community of Buck Lake. Providing freshly baked goods, groceries - fresh fruit & veggies, frozen goods, cleaning supplies, snacks, bottled water, the Buck Lake Mercantile services local lake area as well as the surrounding rural community. They are the local Alberta lottery ticket operator. Note: to continue to operate both the lottery ticket operation and liquor store the buyer will have obtain from AGLC a Liquor License to continue operating liquor store & a Gaming License to maintain lottery .

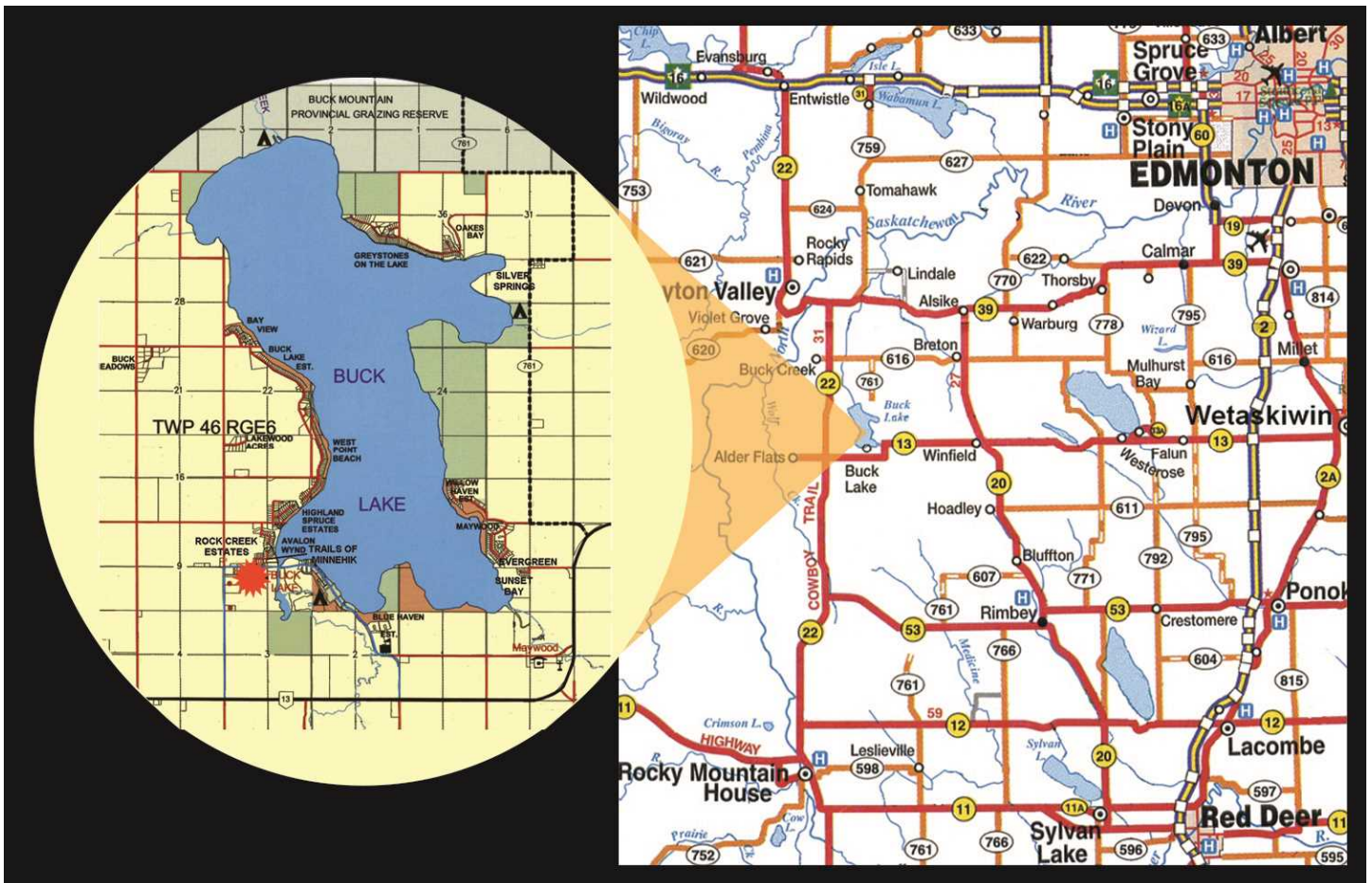
The liquor store is separate within the main building and has it own access.

A previous MLS listing indicate that sometime prior to 2016, a previous owner did major renovations in both liquor store and the main store. Pride of Ownership has continued with the current owners Don & Sharon Ens. List of included goods on page 5.

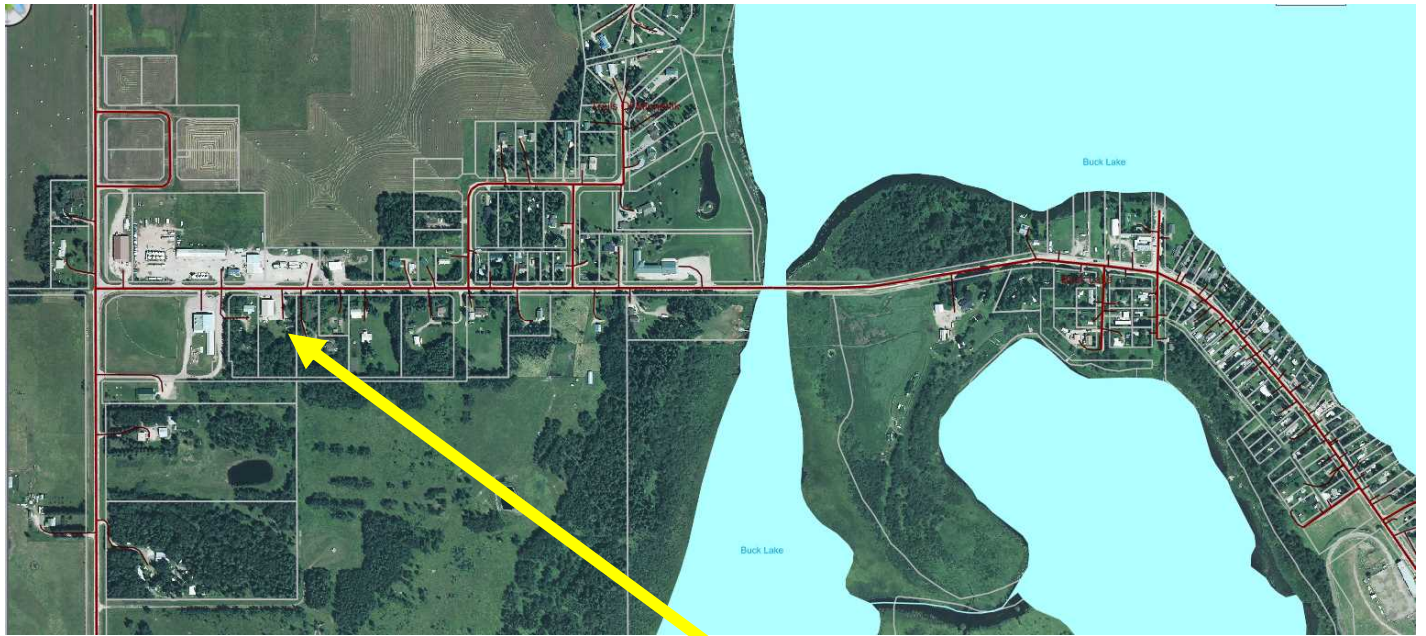
Also included on this parcel is a cozy 2 bedroom home, with bright kitchen, living room, 4 pce bath with laundry and a large entry/mechanical room.

County records indicate that the original portion of store was built in 1956+/- & the home in 1946.

Previous MLS listing states that an appraisal from late 2017/early 2018 listed effective age of both at 36 years at that time. It is believed original store was added onto. Age of addition unknown.



AIR PHOTO



LEGAL	Plan 0425458 Block 2 Lot 8
Land Size	1.83± acres
Store Building	4,392 +/- sq ft
Home	865 +/-sq ft
Taxes (2020)	\$3,552.78
Municipality	Wetaskiwin County
Zoning	Urban Commercial
Deposit	\$25,000
Possession	23 November, 2020

Financials are available to registered bidders when they have signed a Non-disclosure (Confidentiality) approved by sellers.



GOODS & FIXTURES INCLUDED

STORE

- Oven - Blodgett
- Display Cooler - Coldmatic
- Display Cooler - QBD
- Display Tables for Produce
- Chest Freezers x 2
- Display Freezer - Hussman
- Display Cooler - ProCool
- Display Freezers - TRUE x 2
- Shopping Carts x 7
- Display Rack with hooks
- Till Counter with Conveyor
- Tobacco storage
- Display - Hot counter top - SkyFood
- Display - small for Counter top
- Display counter with light
- Display counter Coolers - TRUE x 2
- Stainless Steel Tables - Doors missing x 3
- Food Prep Refrigeration Table - TRUE

STORE

- Proofing Warmer - Master Bilt
- Microwave Ovens x 2
- Heat Seal Unit
- Sandwich Grill - Oster
- Fridge - Kenmore
- Meat Slicer - Berkel
- Stainless steel 3 sink unit
- Rising (baking) trolleys x 3
- Metal tables with shelf x 2
- Metal shelving racks x 8
- Shelf units in Freezer x 4
- Steel trolley carts x 2
- Rolling conveyor
- Small Food Scale - Salter (not for legal trade)
- Storage cabinet - lockable
- HP Printer
- Filing cabinets x 2
- Filing cabinet - lateral

LIQUOR STORE

- Cash Register & POS system
- Stools x 2
- Shelf Units x 1
-
- Upright Freezer
- Air Condition Unit
- DeLonghi electric heater
- Shelf Unit bathroom

HOME

- Fridge & Stove
- Washer & Dryer
- Microwave oven
- Love seat
- Table & 4 chairs
- Dresser in master bedroom
- Double mattress set & frame

OUTSIDE

- Garbage Bins x 2
- Firepit & Picnic Tables
- 40' Sea-can

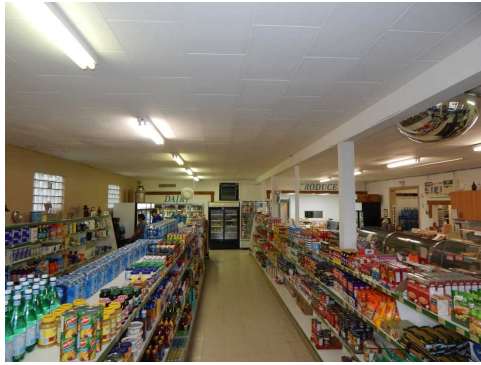
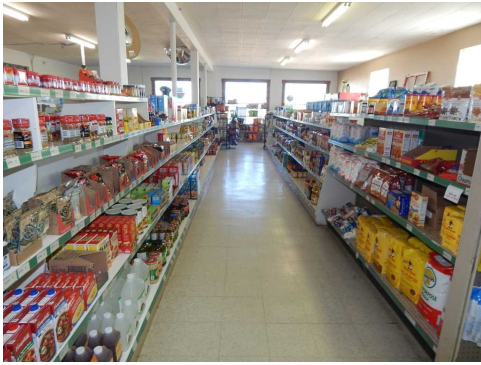
GOODS & FIXTURES EXCLUDED

- Store POS system (includes till unit and server computer) - these are under contract.
- POS software licences X 3 - will need to be transferred to buyer. Estimated cost is \$585 for 1st licence and \$375 for each of 2nd and 3rd licences,
- All antique used for decoration
- Metal rack in liquor store
- Large oven by kitchen walk-in freezer
- Inventory is not included: Buyer agrees to purchase inventory of store & liquor store (at possession day) at seller's cost.

Vendor Owned

- Nestle Freezers x 2
- Pepsi cooler
- Coke cooler
- Pepsi display shelf unit
- Coke display shelf unit
- Old Dutch display shelf units
- Lays display shelf unit
- Water bottle shelf units x 3

BUCK LAKE MERCANTILE - MAIN AREA



Produce display tables

Display Freezers



Display Coolers

Overhead Heater

Old walk in used for storage

Display Cooler & Freezer



Display Cooler with walk in access at back



Compressor for cooler

Chest Freezer

THE KITCHEN



The Baking area



Oven & Proofing warmer



Blodgett Oven



metal shelves in kitchen



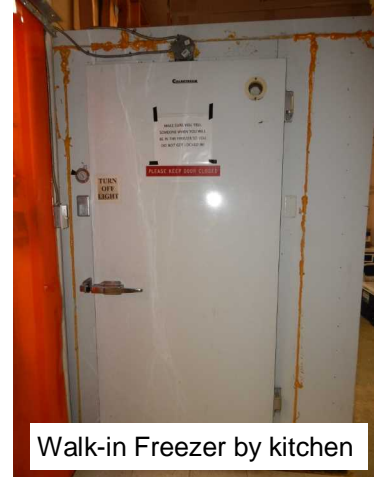
2 metal tables with shelves



stainless steel 3 sink



Chest freezer in Kitchen



Walk-in Freezer by kitchen



Showing side of Walk-in Freezer

BUCK LAKE MERCANTILE - FRONT COUNTER



Modern Conveyor for ease at check out. POS system (till and accompanying computer) is not included. It is under lease.



Display for hot food.



Attractive display coolers form front counter.



Food Prep Refrigeration Table



Behind the front counter.



The front counter.

The LIQUOR STORE



The Cold Cave



Inside the Cold Cave



Upright Freezer for Ice



Compressor for cooler room



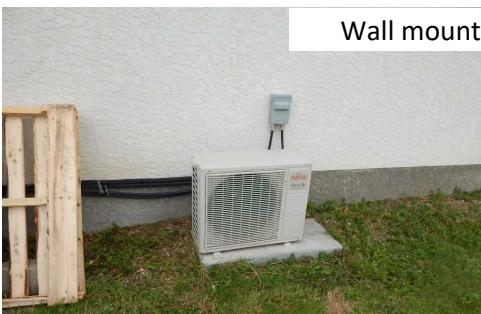
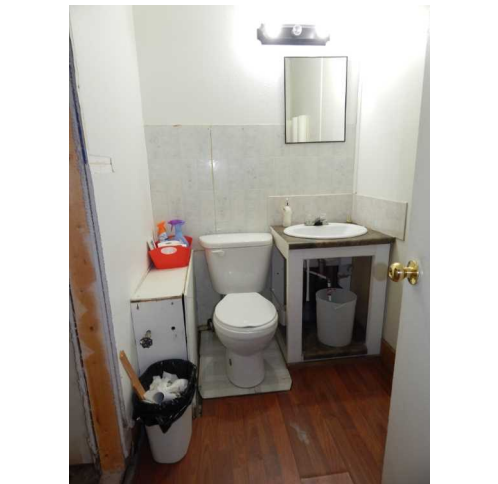
POS System is included



Upright freezer included



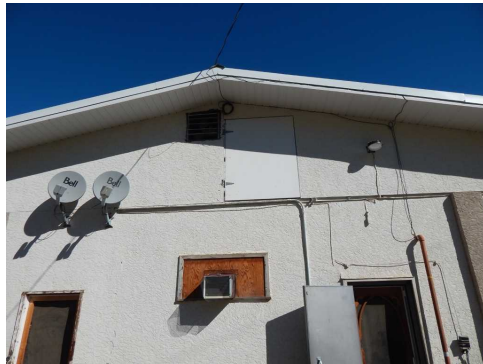
Electric heater for use in main liquor store. .



Wall mounted air conditioner



BUCK LAKE MERCANTILE



Garbage bins included



40qSEACAN included



Stylish concrete front walk



Picnic tables included

THE HOME



Loveseat included



Table & Chairs included



Mattress set & frame included



UTILITIES



Gas meter at home meters gas used by both home and store



This does not meter the gas - it only is gas access to store.



Located on west side of store - this meter is disconnected

Note Store is heated with overhead heater.



Water well



Sewer holding tanks for store



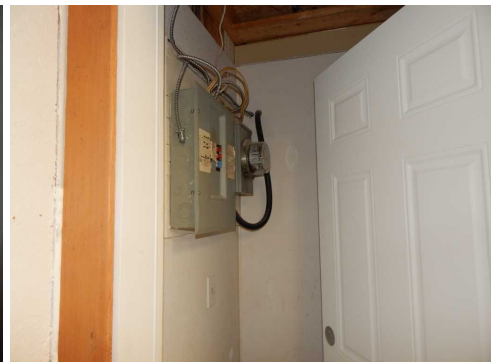
Sewer holding tanks for home



Store panel



Home - 100 AMP



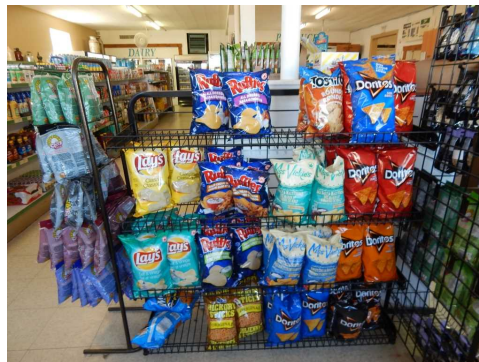
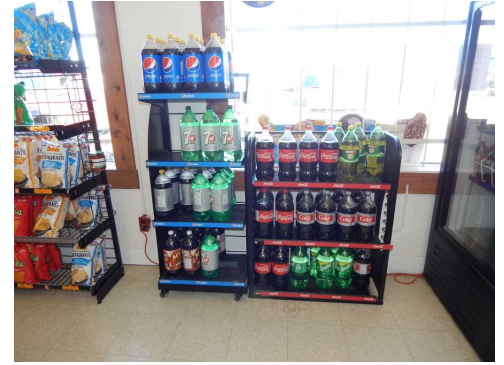
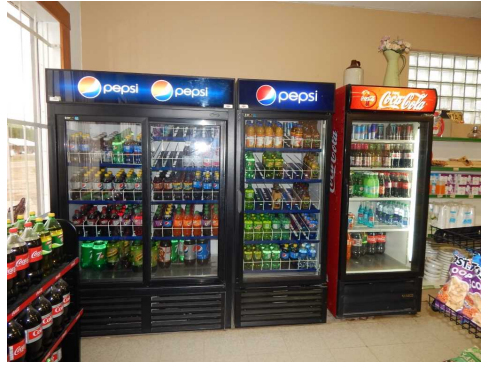
Liquor store panel



Power pedestal - not functional

EXCLUDED ITEMS

The following display units and coolers belong to the vendors supplying product - Pepsi, Coke, Lays, Old Dutch, water supplier, etc.



The following are also excluded



all antiques used for decoration are excluded



Ask for details on Store POS system contract.