

UNRESERVED TIMED AUCTION

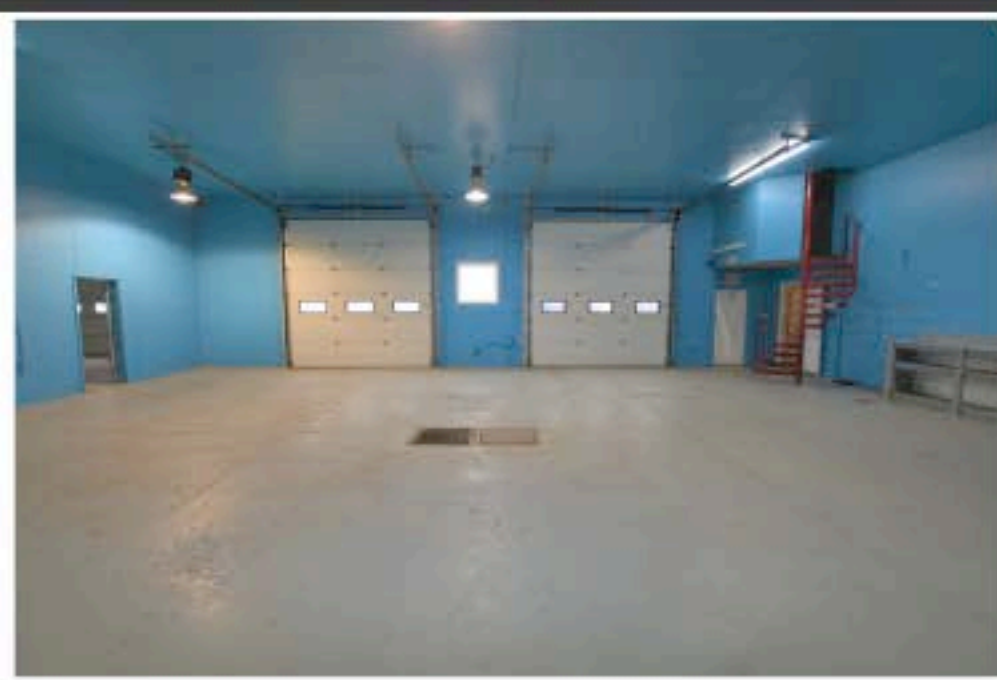


Bidding Starts 10am November 2
Bidding Closes 3pm November 4

4915 55 Street, Drayton Valley, AB
T7A 1R8
MLS# E4217144

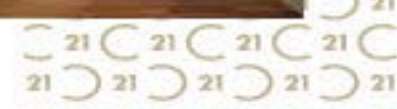


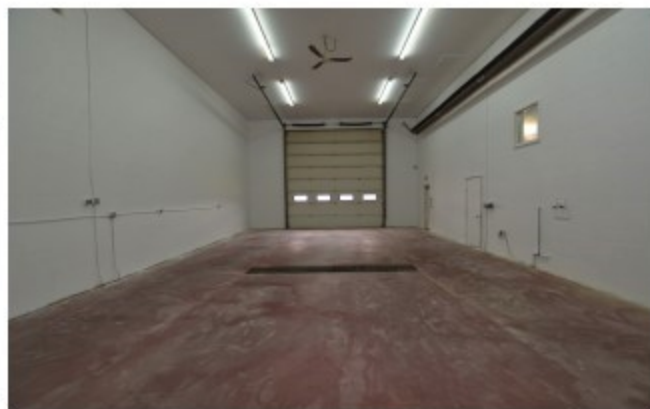
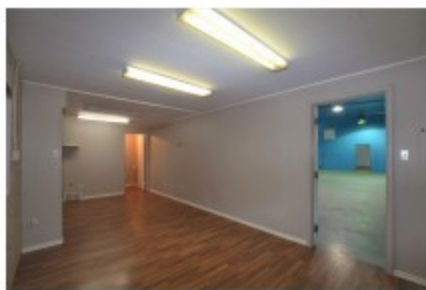
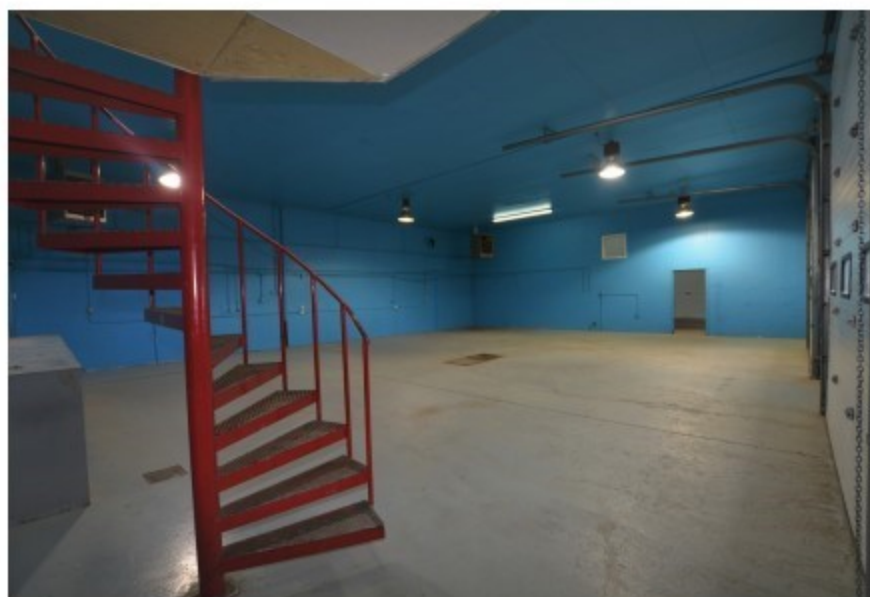
Wayne MacKinnon
REALTOR
780.621.2121



Office and
Shop on 2
Lots

CENTURY 21.
Hi-Point Realty Ltd.





TEAM AUCTIONS

Sekura Auctions Since 1966

TIMED AUCTIONS

What is a Timed Auction?

1. Timed Auctions are automated and take place solely online.
2. Bidding opens Nov. 2nd and bidding starts closing Nov. 4th. This allows buyers more time to "Place Bids"
3. Offers convenience to bid anytime, from anywhere.
4. You can place your "Max Bid" and the system will bid up to your max amount for you.
5. Bid from your phone, your computer, or the Team Auction App!



1 4915 55 Street, Drayton Valley

DESCRIPTION

Office/Shop on 2 Lots

CURRENT CAS 300,000

PLACE BID

To "Register to Bid" go to teamauctions.com and click on "Sign Up" or Call 780.542.4337 for Help!

FEATURES

Offices:	2
Bathrooms:	2
Total Area:	3,834 sq ft
Lot Size:	14,719 sq ft
Overhead Doors:	2 - 12'
	1 - 16'

Bidding opens 10 am November 2nd and closes 3 pm November 4th

High profile location at the corner of 55 St and 50 Ave. Shop with office area totaling 3834 Sq. ft. on two lots. The office area has an outer reception/office plus one office with a 2 pc bath. The work area has access to a second 2 pc bath as well. The centre shop measures 40'x60' and has two 12' overhead doors. The newer shop area measures 50'x28' and has one 16' overhead door. Mezzanine lunch room.



Wayne MacKinnon
REALTOR

c21wayne@telus.net

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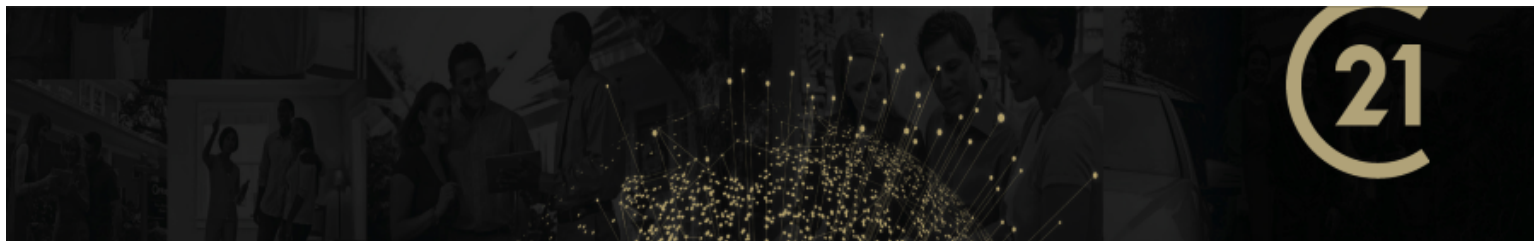
CENTURY 21

Hi-Point Realty Ltd.

CENTURY 21 HI-Point Realty Ltd.

5203 Industrial Road PO Box 6084 Drayton Valley, AB T7A 1R6

Office: 780.542.3223



Bidding Opens:	9 AM Monday, November 2, 2020	Lots 3+4, Block 29, Plan 37 within NE-08-049-07 W5
Bids Start Closing:	3 PM Wednesday, November 4, 2020	
Location:	Drayton Valley, AB	Register To Bid Online
Municipal Address:	4915-54 Street	
Auction Contacts:		Internet Bidding Fees: 5% online bidding fee up to \$1500
Office (Drayton Valley)	780-542-4337	
Corey Sekura	780-898-5600	
Century 21 Wayne MacKinnon	780-542-3223	

KEEP REFRESHING YOUR BROWSER

To ensure you have the most up to date bids and information please refresh your browser. Technology can be unpredictable. If you are bid is accepted your invoice will be emailed out at the close of the auction. Poor Wi-Fi connections or slow devices may impede your bidding, we encourage everyone to put in your Max bids well before the auction ends in order to ensure your participation. If you bid in the last One (1) min of the close time, that lot will be extended for another 2 mins. This can continue for an indefinite amount of time until all bidding is ceased. But remember to be refreshing your browser so you are viewing the most current data.

Online Bidding Fees

To bid online you must register for the Auction. You will require a valid credit card or a letter from your bank. There is a 5% fee for online buyers with a maximum of \$1500 per item for this auction. Online bidding starts at 9am. You must agree to full Terms and Conditions to be able to bid. Your bid is a legally binding commitment and irrevocable offer to purchase.

Payment

Please call the realtor to make arrangements for payment. Everything is sold "AS IS WHERE IS". Once an item is deemed sold it becomes the responsibility of the buyer.

Viewing

Viewing for land can be made with the realtor with the phone number provided.

Terms & Conditions

- 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.
- AGENT OF THE SELLER:** Real Estate Brokerage (Century 21 Hi-Point Realty 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.
- 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.
- 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.
- GST:** Bid price does not include any applicable GST unless announced otherwise by auctioneer.
- 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.
- 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.**



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