


BIDDING OPENS: Sat. July 30, 2022

BIDDING CLOSES: Tues. August 2, 2022



Updates on Page 2 and 3
As of 18 July 2022



Old Country Rose Antiques - 5057 50 Ave, Rimbeey

***1640 sq ft building with
1000 sq ft store space & 640 sq ft updated one bedroom suite***

Sale Managed by:

TEAM
AUCTIONS
Sekura Auctions Since 1966

Head Office - Drayton Valley, AB
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Real Estate Services by:

Moore's Agri-Trade Ltd
Breton, AB
780-898-0729



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.**

NOTE TO BIDDERS

- When registering to bid you will be required to have a Letter of Confirmation of Funds from your bank. Letter of Confirmation must be on Bank Letterhead with your name & or company name & amount of funds you have access to that you wish to spend up to. This letter of confirmation will have to be emailed to TEAM Auctions.
- Internet Bidding Fees: 5% up to a max of \$1,500 per item
- If you are the successful bidder, to meet the obligations set by the federal government, you will be asked to verify your identification. You will also need to provide us with your lawyer info to complete the real estate transaction.

HIGHLIGHTS OF PURCHASE CONTRACT

Completion Day	September 2, 2022
Deposit	\$10,000 (non-refundable) bank draft or approved payment payable to Moore's Agri-Trade Ltd due from successful bidder upon close of bidding / signing of purchase contract. Cash and virtual currency will not be accepted.
Included Goods 	Fridge, stove, microwave, hood fan, washer, dryer, central vac, extra window for store front , lorex monitoring camera system with screen monitor
Conditions	There are no Buyer Conditions.
Additional Terms	<ul style="list-style-type: none">The property sells as is with no warranties of any kind whatsoever as to the conditions or fitness of the Property, environmental or otherwise.No Real Property Report will be provided. The step for the side door may be encroaching on the neighboring propertyThe fiber optic line crosses the back parking pad from the west corner at back lane to the east corner of the building.The location of the water shut off value is unknownTo ensure this transaction closes on Sep 2, 2022 the seller will contribute up to \$500 towards cost of Title Insurance Policy.The following can be transferred to buyer: Telus security with door & motion sensors & Missing link for internet & phone. Hudson Energy contract (expires 1-Jul-24) for natural gas & power.

Copy of Purchase Contract is available - call 780-898-0729

Contract must be signed by successful bidder upon bidding closing

teamauctions.com

5057 50 Ave - Old Country Rose Antiques



Municipal Address	5057 50 Ave
Municipality	Rimbey
Legal Description	Plan 148BT Plan 9 Part of Lot 9
Lot Size	6.096 m x 41.6052 m (20 ft x 136.5 ft)
Land Use Zoning	Central Commercial C1
Property Taxes	\$1,136.25
Deposit	\$10,000
Possession	2 Sept 2022

Investment Opportunity or a New Home for Your Business! Selling Unreserved to the Highest Bidder!!

This building has been the home of Old Country Rose Antiques for the past seven years. This solid 1640 sq ft building with 1000 sq ft store space & 640 sq ft updated one bedroom suite is ready for your business.

THE STORE

The 1000 sq ft store space features a front store space, 2 separate showing rooms, open storage space, public washroom, a washroom/utility room, basement access and access to the suite. In keeping with the antique theme, the floors through most of this area are original wood floors. To make the most of storage in this building - a "door" closes over the steps to allow access to shelves along the stairs.

The front windows were replaced in 2015. An additional replacement window for the front windows is included (stored in basement).

The original 1000 sq ft has a poured concrete basement - great for added storage. The basement is home to the furnace, hot water heater, a second water heater for the radiant heat system in suite, central vacuum, electric panel boxes, water meter. Force Air Furnace services the entire building. The suite also has radiant heaters.

THE SUITE - UPDATED 2019

640 sq ft one bedroom suite features kitchen, living room, bedroom with walk in closet and 4 piece bathroom with laundry. This space has crawlspace - area under the kitchen/dining & bathroom is accessed from the basement. The crawlspace under the living room and bedroom are accessed from outside under the deck.

Attic accesses: for the store attic is accessed through the ceiling by the basement door and the attic for the suite is accessed from outside on the south end.

UPDATES

2010/2011 roof of store portion was redone

2015 -Front windows on store (note there is a replacement window located in basement

2019 - major renovations of the suite included floor plan change, new kitchen cabinetry, new electrical panel, windows, exterior door, laminate flooring in kitchen/dining & living room, carpet in bedroom, new pex lines through the radiant heat system, much of plumbing and sewer updated.

2019 - exterior side door of store.


Other updates: LED light bars installed in store.

Hot water tank & pump for the radiant hot water system.

Rimbey Land Use Bylaw - Click here to view [Bylaw 917/16 Land Use Bylaw](#) -
See Central Commercial Zoning at back of this PDF.

SERVICES

Municipal services - water & sewer

 **Natural Gas & Power - Hudson Energy contract (expires 1-Jul-24) gas(\$3.0151/GJ) & power (0.0718/kwh) can be assumed
Internet & Phone - Missing Link is current provider (fiber optic)- contract can be transferred (\$25-phone & \$75 internet/month)**

2 power meters - one for the store and one for suite; 1 natural gas meter; 1 water meter

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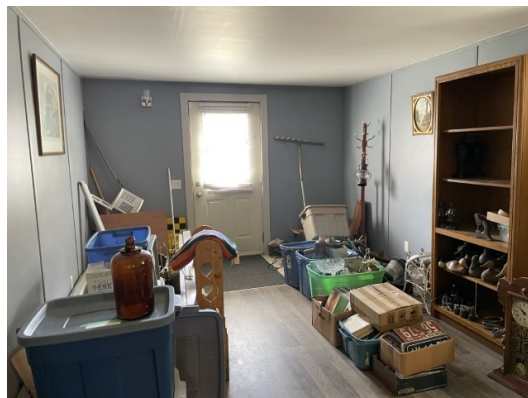


Metal Roof on this part of the building.
Access to attic through outside vent.
Access to crawlspace of the south end of suite is under the deck.



2019 - major renovations of the suite included

- floor plan change,
- new kitchen cabinetry & counters,
- new electrical panel,
- Windows & exterior door,
- laminate flooring in kitchen/dining & living room,
- carpet in bedroom,
- new pex lines through the radiant heat system,
- much of plumbing and sewer updated.



Living room

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Bedroom with carpet and walk in closet



Bathroom - tub with shower, stylish vanity and sink, toilet and laundry area with washer & dryer.

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Central vac for the store



Forced air furnace provides heat to both the store area and the suite.



Grey HWT new in approximately 2018 services the radiant heat to the suite. The pump was replaced approximately 2-3 years ago.



Water meter



Electric panels



5057 50 Ave - Old Country Rose Antiques





A wee bit of history...

Excerpt from [Walking Tour \(rimbey.com\)](http://rimbey.com)

22. The White Drug Store

Today the drug store built in 1923 houses Shirley's Real Estate. (added comment: Old Country Rose Antiques has called this home since 2015.)

The White Drug Store first opened its doors in 1919, to be destroyed by fire four years later. A new drug store building rose from the ashes with the familiar boom town front, designed to make it look bigger than it really was.

The drug store was run by two red-headed immigrants from the north of Ireland, William and Alec White. The bachelor pair boarded at the Cottage Hotel.

Daily, for 27 years, they made up pills using a pestle and mortar in the dispensary at the rear of the building. Along with prescriptions and patent medicines, the White Brothers sold toiletries, stationery and school supplies.

Music lovers were offered a bargain for Christmas in 1921, when Columbia and Victor records were reduced from a dollar to 85 cents apiece. Kodak cameras and film could be purchased from the early 1920's and liquorice root and old fashioned humbugs, rarely found these days, were a favourite with kids.

Dr. Byers had his office at the rear of the building for many years, where he did minor surgeries and tooth extractions until he moved into more roomy quarters across the street.

In 1946 the White Brothers sold their business to a young pharmacist recently qualified from the University of Alberta. It certainly was a change when Miss Selma Elvira (Mickey) Jepson arrived. She soon had her hammer and nails out to work on the old building, which was in need of repair. A coat of paint soon gave the drug store a new look and the old prescriptions she found written on the walls were carefully filed.

In 1947 Jepson received an award from the Rexall Drug Company for outstanding performance and exceptional service to her community. Proudly she hung it on a wall in the store, which now included a thriving veterinary business. In 1955 she sold out to George Wyllie who continued the pharmacy business.

12.10 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 12.10.1 outlines the permitted and discretionary uses contemplated in the C1 designation where approval is subject to the issuance of an authorized development permit.

Table 12.10.1

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • 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"> • Adult entertainment • Automotive sales and/or rental • Automotive supply store • Car/Truck wash • Contracting services • Gas bar • Housing, apartment (low rise) • Housing, apartment (high rise) • Liquor store • Nightclub • Parking facility • Pawn shop • Recycling depot • Repair shop • Restaurant – drive thru • Solar Collectors • Utility installations

(3) Development Standards

The Development Standards for all uses listed in Table 12.10.1 shall adhere to the standards listed in Table 12.10.2.

Table 12.10.2

Development Standard	Site Standard
Minimum Lot Area (m ²)	250 m ²
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) The façade of any principle building should be finished in brick, rock, stone, stucco, wood, glass, and/or precast concrete. Exterior finishes should require minimal maintenance but demonstrate high quality workmanship.
- (b) Buildings should be built to the property line in order to create a defined relationship with the public realm.
- (c) 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.
- (d) The street wall, where it runs parallel to a roadway, should be designed to occupy 100% of a lot's frontage.
- (e) The provision of canopies or awnings are encouraged in order to provide weather protection for pedestrians.
- (f) 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.
- (g) The ground floor of any residential building should be utilized for commercial purposes.
- (h) Additional design regulations may be required at the discretion of the Development Authority.

(5) Additional Regulations

- (a) Accessory uses in this designation shall be subject to the regulations as per **8.1**.
- (b) Temporary uses in this designation shall be subject to the regulations as per **8.25**.
- (c) Non-conforming uses in this designation shall be subject to the regulations in **3.3**.
- (d) Parking and loading facilities in this designation shall be provided in accordance with the regulations in **Part 10**.
- (e) Landscaping in this designation shall be provided in accordance with the regulations in **8.16**.
- (f) The construction of signs in this designation shall be in accordance with the regulations in **Part 11**.

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