

BIDDING OPENS: Sat. Sept 10, 2022

BIDDING CLOSES: Tues. Sept 13, 2022



Alder Flats Truck Wash & Campground - 415 Hwy 13W Alder Flats

Truck/Car Wash & Laundry building, 9 fully serviced RV sites

2400 sq ft building (currently used as bottle depot)

Approximately 1 open acre ready for future development.

(note successful bidder will have to apply for permit to operate a bottle depot)

Sale Managed by:

TEAM
AUCTIONS
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Head Office - Drayton Valley, AB
780-542-4337
780-834-6888 - Fairview Office

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 30, 2022
Deposit	\$20,000 (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	See list on page 4
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.• Permit to operate bottle depot is non-transferable, therefore if Buyer wishes to operate bottle depot, Buyer is responsible for obtaining a permit to operate a bottle depot from BCMB• Vacuums in wash bays do not work• To ensure this transaction closes on Sep 30, 2022 the seller will contribute up to \$500 towards cost of Title Insurance Policy.

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

Contract must be signed by successful bidder upon bidding closing

teamauctions.com

415 Highway 13W



Municipal Address	415 Highway 13 W, Alder Flats
Municipality	Wetaskiwin County
Legal Description	Plan 8120788 Blk 5 Lot 6
Lot Size	3.4 acres
Land Use Zoning	Urban Commercial
Property Taxes	\$6,119.75
Deposit	\$20,000
Possession	30 Sept 2022

***Selling Unreserved
to the Highest Bidder!!***

Business Opportunity!

**Truck/Car Wash & Laundry building, 9 fully serviced RV sites &
2400 sq ft building (currently used as bottle depot) &
Approx 1 open acre ready for future development.**

Truck/Car Wash Building Features:

- Building built 2001 - 2800 sq ft

Truck Bay:

- 2 wash stations
- 18' ceilings
- Two 14x16 high doors with electric openers.

Car Bay

- 1 wash station
- 18' ceiling
- 12x12 door with electric opener

Laundromat

- 3 washers & 3 dryers

Reception Area

- office /retail area between wash area and the laundromat.

Office or Studio Suite on upper level

- Gas stove, fridge, 3 piece bath, office area (or living space). Renovated to add shower to bath.

Shower/Washrooms;

- Accessible from outside for RV clients.

SERVICES

Power - 2 power meters - 1 for car wash/laundry building & bottle depot building and one for campground.

Natural gas - Alder Flats Gas Coop (1 meter);

Water - Drilled Well

Phone 2 phone lines installed. Currently only one used.

In-floor heat in Truck/car wash building

RV Campground Features

- 9 fully serviced stalls

Bottle Depot Building Features

- Built approximately 2008 - 2400 sq ft
- Wood frame metal clad 40x60 building with hard packed gravel floor.
- Building is not insulated. Heated with tube heater.
- Two Overhead doors - manual

Note: Buyer is responsible for obtaining a permit to operate a bottle depot.

Open Area for Future Development

- Approximately one acre on east end of the lot along Hwy 13 has been cleared and is ready for future development

UPDATES:

Office/ Studio suite: Shower added to bath

In approximately 2016 - 3 new cat stainless pumps, new booms & new water reservoir (stainless steel tank) installed.

415 Highway 13W - Goods Included & Excluded

GOODS INCLUDED

LAUNDROMAT

- 3 washers, 3 dryer
- 2 x Tables
- Microwave

RECEPTION

- Mini fridge
- Water cooler
- Furniture

OFFICE/STUDIO SUITE

- Gas stove
- Fridge
- All furniture except oak table set & hand made desk table.



CAR/TRUCK WASH AREAS

- Wash rack booms and hoses
- 12 step ladder
- Wheel barrow and shovels
- Air compressor
- Miscellaneous maintenance tools



BOTTLE DEPOT

- Till
- Tables (for bottle sorting)
- Bag (Tote) racks

CAMPGROUND

- 9 picnic tables in various states of condition

New Holland Zero Turn MZ16H lawn mower
(serial number - T06ZB0054)



GOODS EXCLUDED

- Water bottles and water bottle storage shelves
- Oak table set
- Desk table - hand made



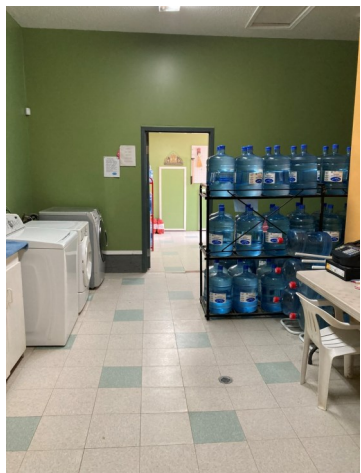
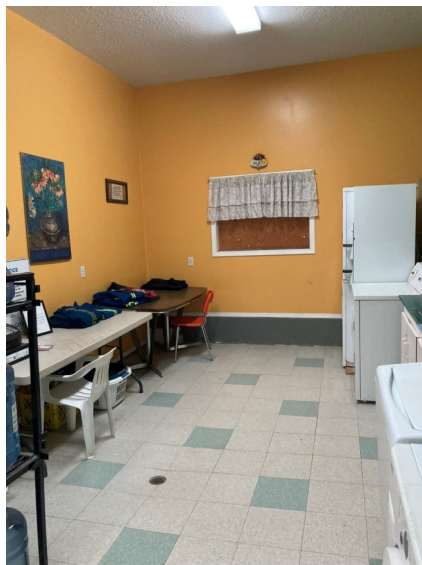
415 Highway 13W - From the Air



Approximately 1 acre has been cleared for future development



415 Highway 13W - Laundry & Reception



415 Highway 13W - Office/Studio Suite



Office or Studio Suite on upper level
Gas stove, fridge, 3 piece bath, office area (or living space). Renovated to add shower to bath.



415 Highway 13W - Truck/Car Wash Bays



Truck/Car Wash Building Features:

- Building built 2001 - 2800 sq ft

Truck Bay:

- 2 wash stations
- 18' ceilings
- Two 14x16 high doors with electric openers.

Car Bay

- 1 wash station
- 18' ceiling
- 12x12 door with electric opener

UPDATES

In approximately 2016, 3 new cat stainless pumps, new booms & new water reservoir (stainless steel tank) were installed.



Vacuums in wash bays do not work.

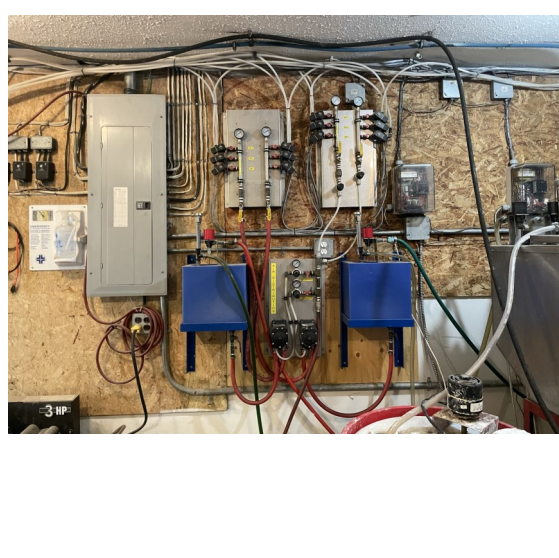
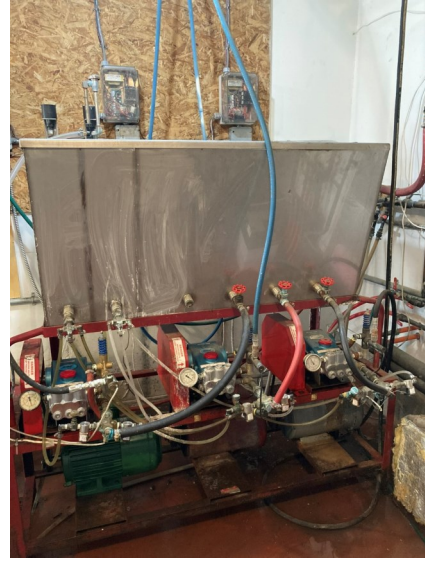
415 Highway 13W - Bathrooms with Showers



Two bathrooms with showers for campground visitors.



415 Highway 13W - Mechanical Room



415 Highway 13W - Campground



9 fully serviced stalls

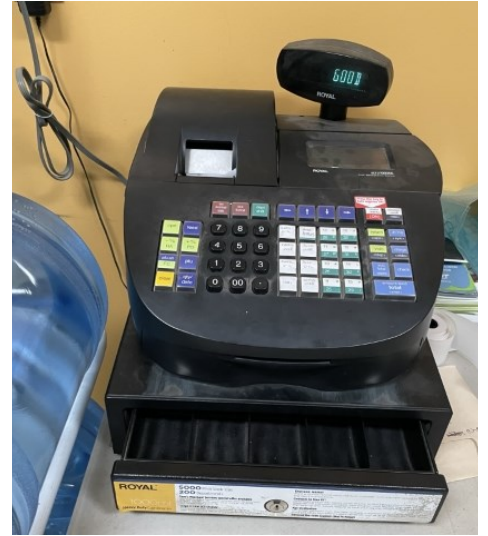


415 Highway 13W - Campground

9 fully serviced stalls



415 Highway 13W - Bottle Depot Building



Bottle Depot Building Features

- Built approximately 2008 - 2400 sq ft
- Wood frame metal clad 40x60 building with hard packed gravel floor.
- Building is not insulated. Heated with tube heater.
- Two Overhead doors - manual

Note: Buyer is responsible for obtaining a permit to operate a bottle depot. - See next page.



Depot Applications

Home › Depot Applications

Applying for a Depot

Click the tabs below for more information

Purchasing an Existing Depot

Applying to Open a New Depot

Request for Applications (RFA)

Do your homework! A depot owner can not sell you a permit.

Only the BCMB can provide you with a permit to operate a depot. Depot permits are **non-transferable**. This means that even if you purchase or lease land, a building and/or equipment, or a business that is currently operated as a depot, **you are NOT guaranteed to receive a permit to operate a depot from the BCMB.**

The BCMB considers many criteria when issuing permits. To learn about requirements for purchasing and operating a depot, review the Depot By-law under the BCMB's governing documents page and the Depot Change of Ownership Application Package (links provided below).

- **Governing Documents (to find the Depot By-law)** [📄 Governing Documents | BCMB | Beverage Container Management Board](#)
- **Depot Change of Ownership Application Package** [📄 Depot Change of Ownership Application | BCMB | Beverage Container Management Board](#)

Please be advised that following the submission of an application there will be a 10 business day review period during which the application will be reviewed by the BCMB. You will be contacted by the BCMB when the review is complete or if more information is required. Once the application is deemed complete and free of deficiencies, there will be a 30 day conditional approval window prior to issuing the new permit.

For any inquiries regarding ownership changes or purchasing an existing depot, please contact the BCMB's Operations & Compliance Team. Contact information

BCMB (Bottle Container Management Board)
#100, 8616 – 51 Avenue, Edmonton, AB T6E 6E6
(780) 424-3193
1 (888) 424-7671 Toll Free & Hearing Impaired
info@bcmb.ab.ca

Hours of Operation: Monday to Friday 8:30 am to 4:00 pm

10.15 Urban Commercial District (UC)

10.15.1 Purpose

The purpose of the Urban Commercial District (UC) is to allow for the subdivision and/or development of commercial uses in hamlets which can now or may, in the future, be tied into full municipal services.

10.15.2 Permitted Uses

- a) Retail Store
- b) Personal Service
- c) Business Service
- d) Buildings and uses accessory to the above

10.15.3 Discretionary Uses

- a) Retail Liquor Store
- b) Hotel
- c) Casino
- d) Restaurant
- e) Service Station
- f) Farm Supply and Services Dealer
- g) Recreational Units Dealer/ Off-highway Vehicle Dealer or Storage
- h) Warehouse
- i) Bulk Fuel Dealer
- j) Public or Quasi-Public Use
- k) Public Utility
- l) Dwelling, Detached
- m) Dwelling, Modular – New
- n) Dwelling, Modular – Used
- o) Dwelling, Moved-In
- p) Dwelling, Mobile – New
- q) Dwelling, Secondary Suite

- r) Veterinary Clinic
- s) Vehicle Lease (*amended by Bylaw 2019/44*)
- t) Vehicle Sales, Motor
- u) Day Care
- v) Cannabis Storage and Distribution Facility (*amended by Bylaw 2018/55*)
- w) Cannabis Accessory Store (*amended by Bylaw 2018/55*)
- x) Market Garden (*amended by Bylaw 2019/55*)
- y) Buildings and uses accessory to the above

10.15.4 Parcel Size

- a) The minimum parcel size for a lot with municipal water and sewer service is 464.5 square meters (5,000 square feet).
- b) The minimum parcel size for all other lots is 929.0 square meters (10,000 square feet).

10.15.5 Setbacks

For Permitted uses and Retail Liquor Stores:

- a) Front yard: no setback required
- b) Side yard: 2.44 metres (8 feet) (unless approved Alberta Safety Code fire rating are met to allow wall or respective building materials to reduce distance. (*amended by Bylaw 2019/44*))
- c) Rear yard: 5.0 meters (16 feet)

For all other discretionary uses:

- d) Front yard: 10.0 meters (33 feet)
- e) Side yard: 3.0 meters (10 feet)
- f) Rear yard: 5.0 meters (16 feet)

10.15.6 Parking and Loading

The off-street parking spaces and/or off-street loading bays shall be required in accordance with Section 9.14. A parking plan must be submitted with a development permit including visitor, employee vehicle inventory and resident vehicles.

10.15.7 Recreational Units

Recreational Units may be authorized as outlined in Section 3.12, Recreational Units.

10.15.8 Sewage and Wastewater

Sewage and wastewater systems are required as outlined in Section 3.12.1(g), Recreational Units.

10.15.9 Utility Hookups

Utility hookups are required as outlined in Section 3.12.1(h), Recreational Units.

10.15.10 Enforcement

Offences and fines are outlined in Section 5, Contravention.

TEAM AUCTIONS

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