

BIDDING OPENS: Sat April 22

BIDDING CLOSES: Tues April 25



5019 50 Ave, Breton
5520 sq ft lot, fire damaged commercial building
Cleanup of building will be buyers responsibility

Sale Managed by:

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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.**

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: 10% up to a max of \$5,000 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	15 May, 2023
Deposit	\$ 5000 (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	
Excluded Goods	
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.• That the main building on property has sustained major fire damage and that the cleanup of building is the responsibility of the buyer.• To ensure that the property sale closes in timely manner, the seller agrees to contribute up to \$250 towards a 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

Aerial



Municipal Address	5019 50 Ave
Municipality	Breton
Legal Description	Plan 4716CL Block 1 Lot 12 & Part Lot 13
Land Size	5520 sq ft
Land Use Zoning	C1 Commercial
Property Taxes	\$1065 Reassessment being done - possible re- duce taxes to \$600- \$650
Deposit	\$5,000
Possession	15 May 2023

5019 50 Ave Breton AB

46 feet of street frontage in the friendly village of Breton's business area on 50 Ave - one 40'x120' lot (lot 12) plus 6 feet of Lot 13 . The 1.5 storey commercial building located on the property sustained extensive fire damage last summer. Cleanup will be the responsibility of the buyers.

Note village of Breton is doing a reassessment of this property - Property taxes may be reduced from \$1065 to approximately \$600-\$650.

AERIAL



LAND TITLE CERTIFICATE

S

LINC

0010 166 453

SHORT LEGAL

4716CL;1;12,13

TITLE NUMBER

092 400 139

LEGAL DESCRIPTION

PLAN 4716CL

BLOCK ONE (1)

LOT TWELVE (12) AND THE SOUTH WESTERLY SIX (6) FEET
IN PERPENDICULAR WIDTH THROUGHOUT OF LOT THIRTEEN (13)

EXCEPTING THEREOUT ALL MINES AND MINERALS



Property Photos



SECTION 19 C-1 COMMERCIAL - Central Business District (Retail and Service)

(1) General Purpose of District

This district is generally intended to provide sites for development of retail and service outlets which offer a variety of goods and services not provided for in other commercial land use districts. C-1 districts shall be primarily located in the central business district areas.

(2) Permitted Uses

Professional, Financial and office and
business support Services
Retail Store
Hotel
Eating and Drinking Establishments
not including drive-in restaurant
Medical or Dental Clinic
Bakery
Personal Service Shop
Commercial School
Convenience Store

Discretionary Uses

Indoor amusement establishment
Service Station
Motel and Motor Hotel
Private Club and Lodge
Drive-in Restaurant
Parking Facility
Multi-family Dwellings
Public Use
Butcher Shop
Tradesman
Manufacturing, processing, packing
or assembly of goods and materials
Any use that is similar, in opinion of
the Development Authority, to the
permitted or discretionary uses
listed.

(3) Parcel Coverage

Coverage of all buildings may be 90%, provided that adequate provisions are made for parking, loading and garbage facilities and activities.

(4) Minimum Parcel Width

Shall not be less than 15.0 m (49.2 ft).

(5) Minimum Parcel Depth

Shall be not less than 30.0 m (98.4 ft).

(6) Minimum Parcel Area

Shall not be less than 150 m² (1615 ft²).

(7) Minimum Front Yard Setback

0 to 1.5 m (4.9 ft) at the discretion of the Development Authority.

(8) Minimum Side Yard Setback

None required unless abutting a residential district. Side yard setbacks adjacent to a residential district; 2.5 m (8.2 ft) or one half the height of the building to a maximum of 6.0 m (19.7 ft) whichever is greater.

(9) Minimum Rear Yard Setback

None required except where loading, parking and waste disposal requirements justify the setback (at the discretion of the Development Authority).

(10) Maximum Height

Shall not exceed 12.0 m (39.4 ft) nor the maximum height for a district adjacent to the site upon which the building is to be located.

(11) Access

Each parcel shall have access to a lane at one side or the rear.

(12) Landscaping

Shall be at the discretion of the Development Authority.

(13) Other Controls

Section 38 Building Regulations
Section 39 Yard Regulations
Section 41 Off-Street Parking and Loading Regulations
Section 42 Sign Regulations
Section 45 Objectionable Items in Yards
Section 46 Pollution Control
Section 47 Fences and Screening

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