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4.79± Acres with Industrial Shop and Office



Tofield, AB

Unreserved Online Auction
Aug 27 - 29, 2024



4.79± Acres with Industrial Shop and Office

**Unreserved Online Auction:
Prime Industrial Property in Tofield, AB – Aug 27-29**

Seize the opportunity to own 4.79± acres with a state-of-the-art industrial shop, strategically located on High Load Corridor Hwy 834 in Tofield, AB. This is the ultimate trucking facility, perfect for heavy industrial operations, with potential for transformation into a manufacturing hub or other uses!

Industrial Shop

Built in 2017, the shop is in new condition and features a 13,300± sq. ft. warehouse, a 1,000± sq. ft. office, a 1,000± sq. ft. mezzanine for additional storage, and in-floor heating.

The shop also boasts a 20 ft clearance height, electric oversize grade loading doors, and two drive-through bays, making it ideal for heavy industrial operations.

Wash Bay

The 130 ft x 30 ft wash bay is equipped with a sump, pressure washer units, and 8-inch concrete floors, ensuring durability for high-demand use.

The Yard

The fully compacted and graveled yard is suitable for heavy haul loads and offers ample parking. Moreover, it is fully fenced with a security system, providing both functionality and safety.

Whether you're expanding your business, investing in a prime industrial location, or looking for a versatile property, this high-potential asset is a rare find. Don't miss your chance to acquire it through our unreserved online auction from August 27-29

Mark Your Calendar.

Auction Dates:

Bidding Opens - 10AM Aug 27

Bids Start Closing - 10AM Aug 29





REPORT

Phase I Environmental Site Assessment

6340 - 47 Street, Tofield, Alberta

Submitted to:

Davies Trucking 1999 Ltd.

6340 - 47 Street
Edmonton, Alberta T0B 4J0

Submitted by:

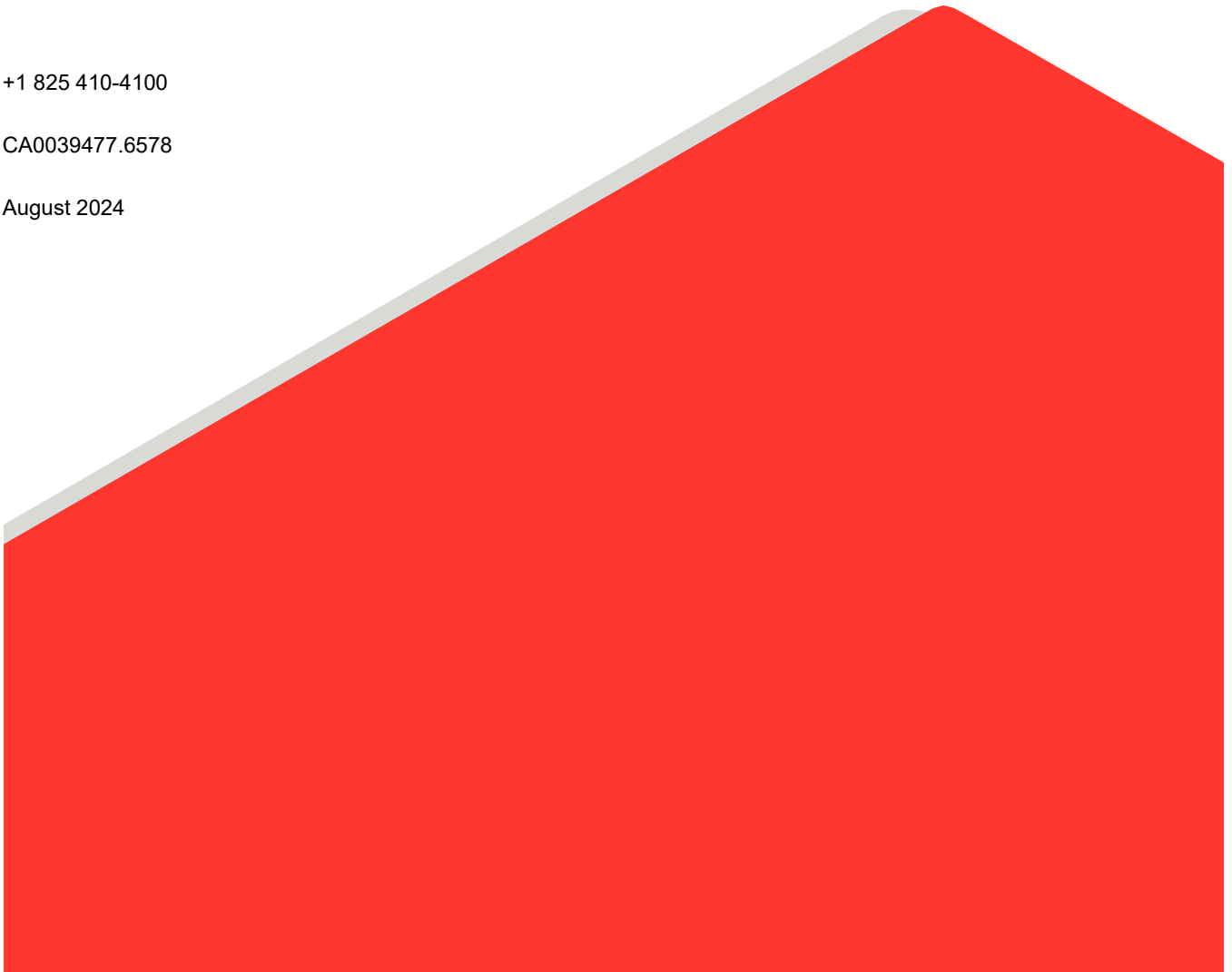
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Distribution List

1 Electronic Copy - Davies Trucking 1999 Ltd.

1 Electronic Copy - WSP Canada Inc.

Executive Summary

Project:	Phase I Environmental Site Assessment
Civic Address:	6340 - 47 Street, Tofield, Alberta
Legal Description:	Plan 7820796 Lot A
Alberta Township System:	LSD 01 12-051-19 W4M
Site Size:	1.94 hectares
Building Footprint:	Approximately 1,330 square metres
Site Owner:	Davies Trucking 1999 Ltd.
Site Occupants:	Davies Trucking 1999 Ltd. Tubby's Transport Inc.

Davies Trucking 1999 Ltd. (the Client) retained WSP Canada Inc. (WSP) to conduct a Phase I Environmental Site Assessment (Phase I ESA) of the property at 6340 - 47 Street, Tofield, Alberta, herein referred to as the 'Site.'

The purpose of the Phase I ESA was to identify issues of actual or potential environmental concern at the Site that may have resulted from previous or current land use, construction, management or operation of the Site or adjacent surrounding properties. WSP understands that the Client is undertaking this work as part of due diligence prior to purchase.

METHODOLOGY

The Phase I ESA was conducted in accordance with the 2001 Canadian Standards Association (CSA) *Phase I Environmental Site Assessment (CAN/CSA Z768-01 R2022)* guideline which is referenced by the major financial institutions. The Phase I ESA methodology also adheres to the Alberta Environment and Parks (AEP), now known as the Ministry of Environment and Protected Areas (AEPA) *2016 Alberta Environmental Site Assessment Standard*.

The WSP Phase I ESA standards, procedures, and policies were adhered to during the completion of this assessment.

FINDINGS AND RECOMMENDATIONS

The on-site items or areas of potential environmental concern (IPECs and APECs) or areas of environmental concern (AECs) are summarized as follows. These IPECs, APECs, or AECs have been identified based on observed current Site conditions, information obtained during interviews, or other data sources.

METHANE

Based on our review of the bedrock geology beneath the Site, coal may be present at depth, which may represent a potential source of methane depending on the organic content of the materials and the amount of materials present. Other potential sources of methane include the septic tank. A methane survey would be required to determine the presence or absence and actual concentrations of methane at the Site.

RADON

A Water Well Drilling Report identified the presence of shales and coal present at depth beneath the Site that may be potential sources for radon generation. There is, therefore, a potential for radon concentrations in the subsurface to exceed the annual occupational exposure limit inside buildings. A radon survey would need to be completed to determine the concentration of radon in the Site building.

WATER AND GROUNDWATER WELLS

An open well was observed on the north side of the Site and, according to the Site Representative has not been used since their occupancy. Any wells identified on the Site and not intended for further use should be abandoned in accordance with *Alberta Regulation 205/98* which outlines requirements for disinfecting and sealing of wells.

PETROLEUM AND ALLIED PRODUCTS STORAGE TANKS

Two ASTs were observed on the Site. The largest AST, having a capacity of 13,000 L, is a double-walled steel tank containing diesel fuel. An approximately 1 m² stain was observed on the ground surface near the fill point of this AST. ASCA had no records for this AST. The remaining AST is an approximately 1,140 bench tank inside the building that contains lubricant.

The diesel fuel AST should be registered with ASCA.

HAZARDOUS WASTE

Waste oil generated at the Site is collected in two 1,000 L intermediate bulk containers (IBCs). Approximately 10 m² of staining was observed on the concrete pad in this area. However, the concrete pad appeared to be in good condition with no cracking or other damage that could act as conduits for released liquids to migrate beneath the slab.

IBCs are intended for liquids designated for transport. Once emptied of their contents, the IBCs cannot be used for the on-storage of flammable or combustible liquids, including waste oil. Storage tanks used for flammable and combustible liquids should be constructed in accordance with Underwriters Laboratories of Canada ('ULC') specifications as outlined in the *National Fire Code (2023 Alberta Edition or as amended)*.

SPILLS AND SURFACE STAINING

An approximately 10 m² of staining was observed on the concrete pad in area of the waste oil IBCs and drums of oily wastes. However, the concrete pad appeared to be in good condition with no cracking or other damage that could act as conduits for released liquids to migrate beneath the slab. Smaller stains, generally less than 1 m² and associated with vehicle drippings or minor spillages were observed on the concrete floor inside the shop and on the gravel-surfaced yard.

The stained soils in the vicinity of the diesel fuel AST should be removed following ground disturbance protocols and disposed at a facility approved to accept this material.

SUMMARY

In summary, based on the WSP review of the available information for the Site and surrounding properties as presented herein, a Phase II ESA is not recommended at this time. Visually stained soils should be removed, following ground disturbance protocol, and disposed at facilities approved to accept these materials. ASTs having capacities of 2,500 L or greater and containing flammable or combustible materials should be registered through ASCA. ASTs used for the collection of waste oil should be constructed in accordance with the National Fire Code (Alberta Edition).

LIMITATIONS

The opinions in this report, which contributed to our findings and conclusions, assume that information provided to WSP, and information presented by others in reports to various agencies is accurate and complete.

At the time of writing, correspondence had not yet been received from Alberta Health Service (AHS) regarding records of potential environmental concerns for the Site. Any correspondence received from AHS requiring further investigation will be forwarded.

This Executive Summary is to be read in conjunction with, and is subject to, the same limitations as the remainder of this report.

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HOW TO PLACE YOUR BID

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In order to bid on any of our auctions, make sure to go to online bidding from your desktop or access the bidding platform directly from our app.

LOGIN

SIGN UP

Check that you are **logged in** to your account in the top right corner, and that you are **registered** for the auction.

2

Go to your desired sale and click or tap

LOTS

REGISTER TO BID

31 LOTS

3

Navigate to the lot you'd like to bid on and click or tap

PLACE BID

4

Bidding increases in **increments**. You can enter a custom bid or select an increment from the dropdown menu.

CAS

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MAX BID

- The **Max Bid** is the highest amount you have bid on a lot and is only visible to you. Until someone bids above it, you are the **Winning Bidder**. You can edit your Max Bid at anytime.
- Our **Auto Max Bidding System** ensures that if another bidder places a bid below your Max Bid, they will be instantly outbid until you reach one increment higher than your max bid.

INDIVIDUAL LOTTING

- Most of the lots in our auctions have different closing times and are subject to their own time extension, not affecting other lots' closing time.

GROUP LOTTING

- Group Lotting** means that several lots are bundled together and share the same closing time.
- Group Lots can be identified by the thin gray outline surrounding them, and **GROUP (## Lots)** in the top left corner.

Note: Each lot within the group can be sold at a different price and/or to a different buyer

TIME EXTENSION

If a bid is placed in the last 2 minutes of the close time, the countdown will automatically reset to 2 minutes to ensure everyone has time to bid.

WATCH LIST

You can save the lots you're interested in by clicking the "watch" button or on the star icon ★ next to the lot number. By activating "watch" on a lot, you will be notified of any changes or updates.

WINNING BIDDER

When you are the **Winning Bidder**, your bid will be **bold** and **blue** with your Max Bid to the right and **WINNING** displayed over the lot.

JUMP THE BID




Click or tap the **Jump The Bid** button immediately or at anytime to implement your Max Bid as the current bid, displayed to all bidders.

BEING OUTBID

If you are **Outbid**, you will still see your last bid with the new current bid to the right, and **OUTBID** displayed over the image.

If your bid matches the current Max Bid, your bid and the current bid will be the same, but you will still be outbid.

GROUP (25 Lots)

 WINNING	LOT 1001 Parcel 1: +/-484 acres - Feedlot NW, SW, SE 8-15-7-W2 & NE DESCRIPTION Contact: Ria Braakma 780-446-3006 Location: Grenfell, SK Bidding CA\$51,000 (Max: CA\$55,000)	EDIT BID - Or - JUMP THE BID
 OUTBID	LOT 1002 Parcel 2: +/-159.83 acres - NW 7-15-7 W2 DESCRIPTION Contact: Ria Braakma 780-446-3006 Location: Grenfell, SK You Bid CA\$235,000	PLACE BID Current Bid CA\$236,000
 OUTBID	LOT 1003 Parcel 3: +/-159.9 acres - NW 12-15-8 W2 DESCRIPTION Contact: Ria Braakma 780-446-3006 Location: Grenfell, SK You Bid CA\$320,000	PLACE BID Current Bid CA\$320,000



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