

BIDDING OPENS: Sat, April 22, 2023

BIDDING CLOSES: Tues April 25, 2023



UPDATES - see next page
11 April 2023

3706 18 Ave, Coleman, Municipality of Crowsnest, AB
11.19 acres with 93,000± sq ft industrial building with office spaces

Sale Managed by:

TEAM
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Real Estate Services by:

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



UPDATES: 3706 18th Ave

UPDATES (April 11, 2023)

Cell Tower Installation:

- *Negotiations regarding the installation of the cell tower are still ongoing, therefore any remaining negotiations will become the buyers responsibility. (Re: Page 4)*

Goods Included:

Amended to: All items located on property except for fork lift & wood chipper. (Re Page 3)

Goods Excluded:

Amended to: Forklift & wood chipper (page 3)

Additional Terms:

Added terms: (page 3)

- *It is believed there may be a leak in water line between pumphouse & the building..*
- *The roof leaks in some spots..*
- *Any remaining negotiations (if any) on agreement for installation of cell tower will become the responsibility of the buyer*

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	May 26, 2023
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	All items located on property except for fork lift & wood chipper.
Excluded Goods	wood chipper & fork lift
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.Real Property Report will NOT be provided.Fences may or may not be on property linesSeller will contribute up to \$1,000 towards Title Insurance policy to ensure that deal closes on May 26, 2023.It is believed there may be a leak in water line between pumphouse & the building.. The roof leaks in some spots..Any remaining negotiations (if any) on agreement for installation of cell tower will become the responsibility of the buyerNegotiations regarding installation of the cell tower are still ongoing, therefore any remaining negotiations will become the buyers responsibility.

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

Contract must be signed by successful bidder upon bidding closing

3706 18th Ave

Investment Opportunity in Crowsnest!

Municipal Address	3706 18th Ave Crowsnest Pass (Coleman)
Municipality	Municipality of Crowsnest
Legal Description	Plan 0313303 Block 1 Lot 1
Land Size	11.19 acres
Land Use Zoning	Industrial
Property Taxes	\$19,929.00 (2022)
Deposit	\$20,000
Possession	26 May 2023



93,040 sq ft building on 11.19 acres. Building has 90,000+/- sq ft of warehouse/production area and 2845 sq ft second floor (note measurements are from the Real Property Report 2003). Main office space with common office area, private offices, filing room and back office with access to warehouse floor. On main level under Main office space, is the break room, locker rooms and a crew meeting room. From this ground level it is up a flight of stairs to the warehouse level with warehouse offices and storage and the warehouse floor. Warehouse is primarily one large area but does have separate spaces along north end of building.

Warehouse Overhead door accesses:

- South side - southwest corner - smaller door with ramp access
- South side - southeast corner - 2 overhead doors - dock access
- East side - 2 overhead doors - dock access
- North side - Ramp access - 2 overhead doors
- West Side - ground level access - 2 overhead doors

Note: there is

The surrounding area is primarily industrial use. **This lot has been re-zoned to INDUSTRIAL. See end of this PDF for Land Use Zoning Bylaw for Industrial zoning.**

CPR rail line borders property on north. A former rail spur line has been disconnected from railway (tracks are still in place on the north side of building).

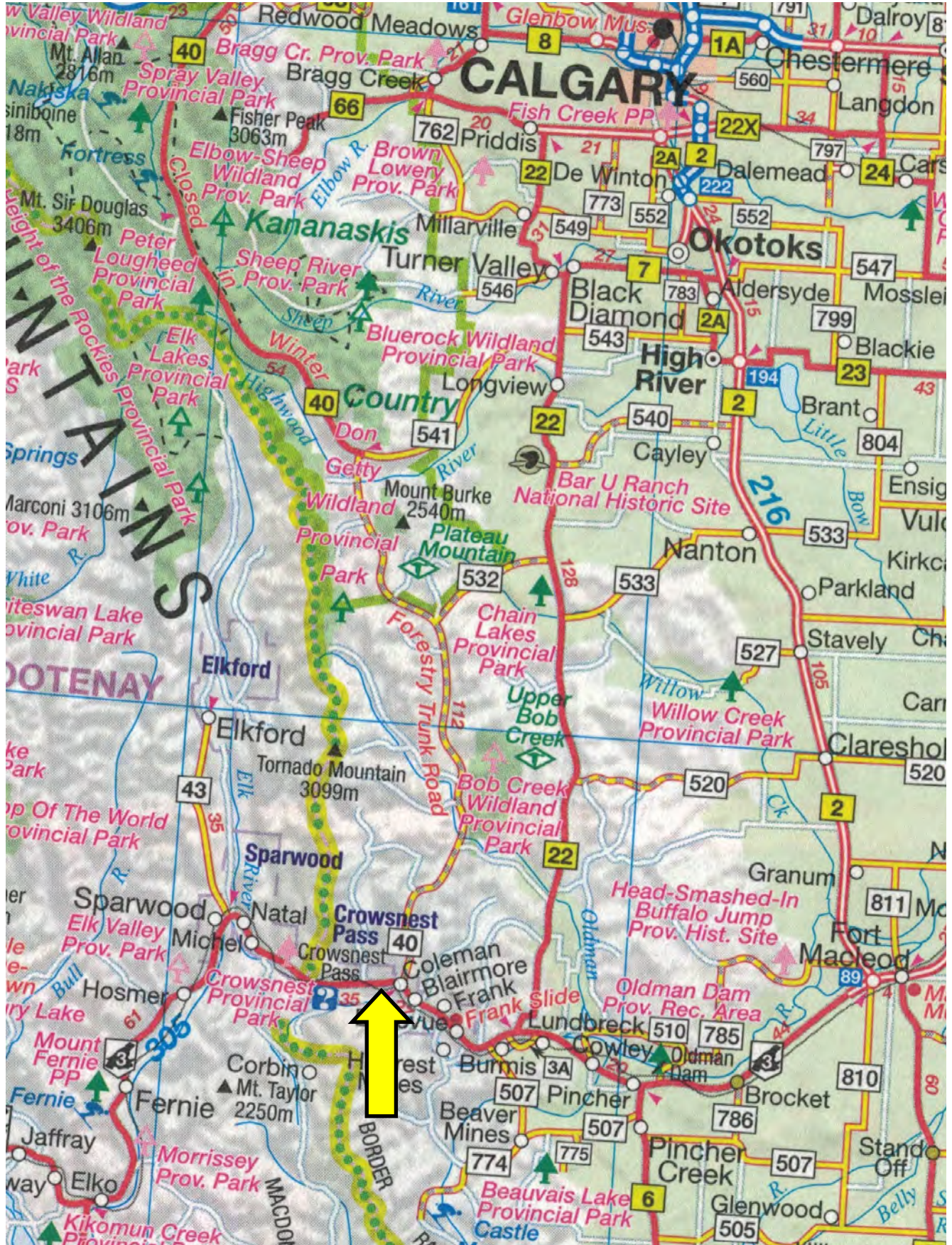
On east end of lot is large gravel pile.

Located less than half km off Hwy 3. Hwy 3 (Crowsnest Pass) runs east-west through the municipality and gives access to markets across Canada and it also provides linkage to other north/south highways that service USA.

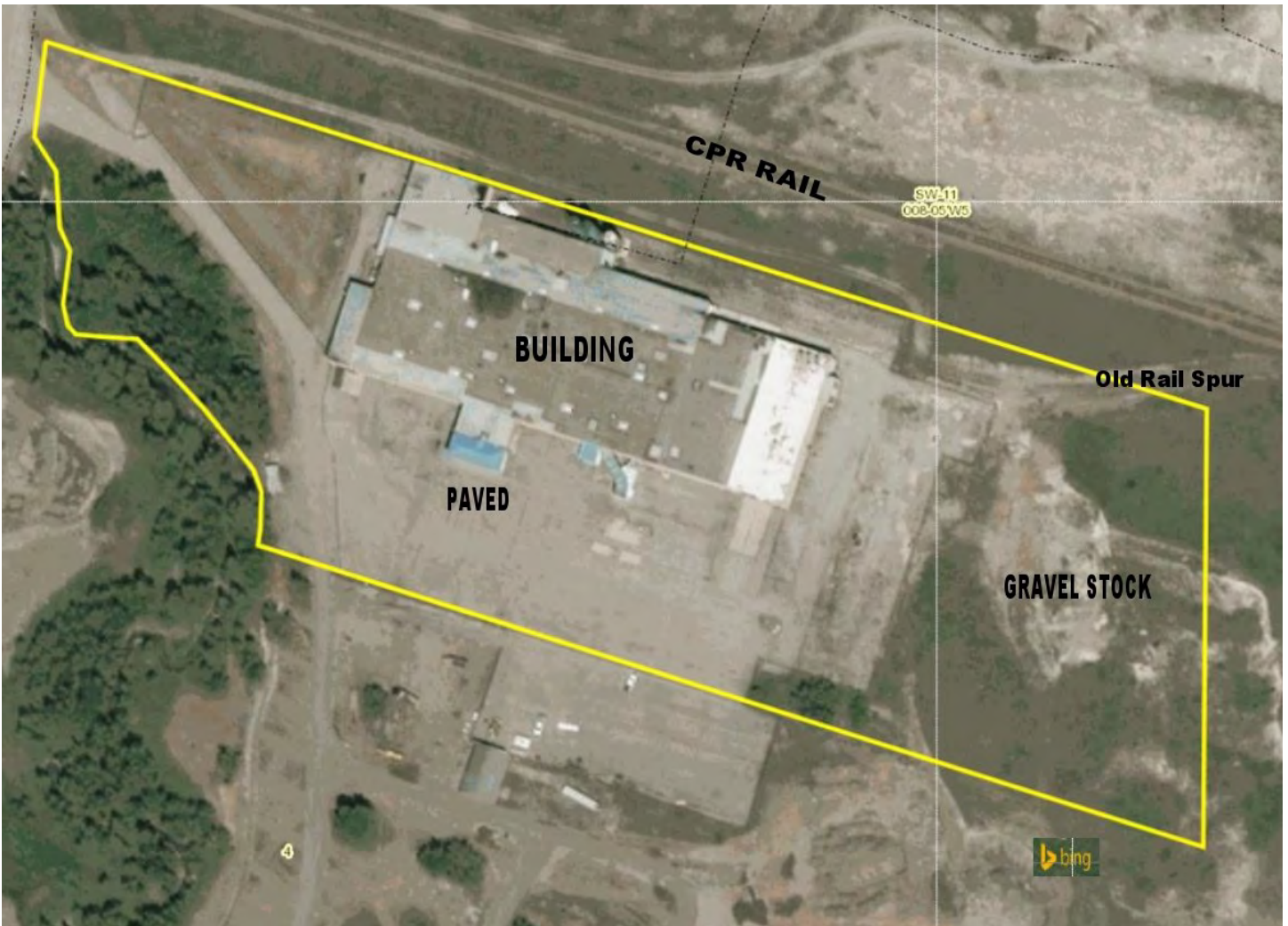
NOTE:

- ESA Phase II completed April 2010. Copy is on file.
- RPR from 2003 - included in this information
- Property is not currently leased.
- Seller has been told that gravel on south east end of parcel has value
- Easement on title allows access to lot directly south (RV Park) of this lot.
- If potential buyers have questions regarding their planned use contact the Crowsnest Pass municipality Planning & Development Dept. (403) 562-8833
- **Seller is in process of signing an agreement for installation of cell tower - which will generate annual revenue \$12,000 - paid in advance of each year. Negotiations are still ongoing, therefore any remaining negotiations will become the buyers responsibility.**

Location



AERIAL



Property Photos - Land & Building



Property Photos - Land, Building, Neighbour



NEIGHBOURING PARCEL that has right of access across portion of the property that is selling—3706 18 Ave



Land to east of building



Property Photos - Building

West End of Building



South Side of Building

- *Small overhead door in SW corner on south side.*
- *2nd Floor Main Office with private offices with mountain view, front office area, filing room, and back offices with access to warehouse floor.*
- *Ground level has break room, crew meeting room, and locker rooms for both men and women.*



There is need of maintenance on this building.

Property Photos - Building

South Side of Building

SE corner on south side.

Ventilation unit.

2 overhead doors in SE corner on south side open to main warehouse floor



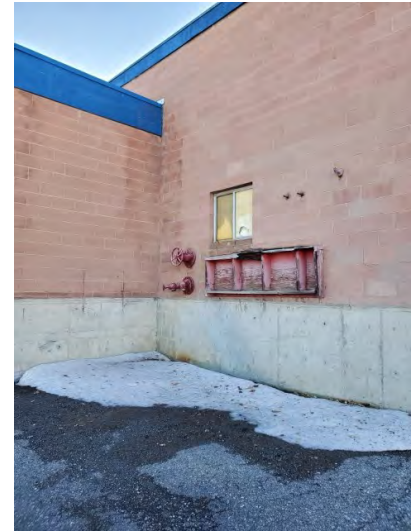
There is some damage to the ventilation.



Property Photos - Building

East Side of Building

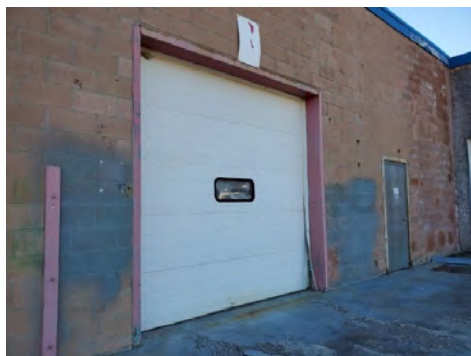
2 overhead doors on east side that open to main warehouse floor



View from the north

Property Photos - Building

North Side of Building
2 overhead doors on north side (east end) with ramp access.



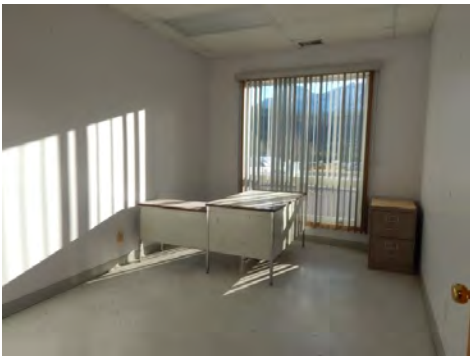
North Side of Building
Former rail spur line access.



North Side of Building
West of the Former rail spur line access.

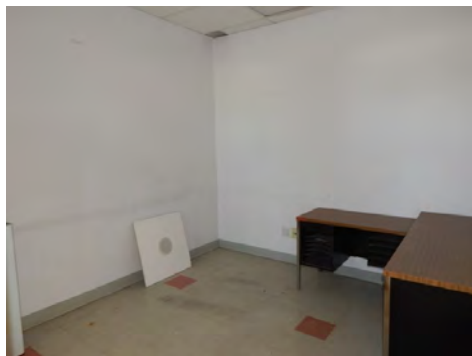


Property Photos - Main Office Area on 2nd Floor

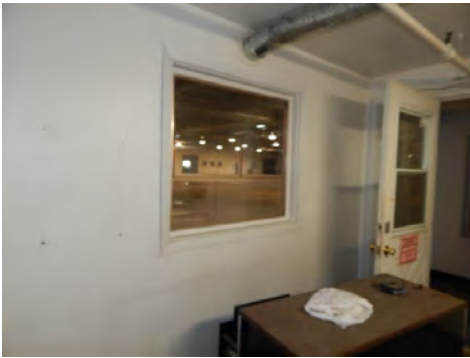


***Back offices on 2nd floor office level
Two back offices with direct access to warehouse floor.***

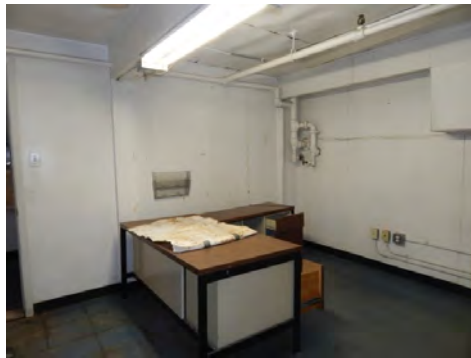
***Filing room located in separate
area at back of main office area.***



Offices & Storage Areas Next to Warehouse



Offices and Storage room under 2nd floor office - on warehouse level.

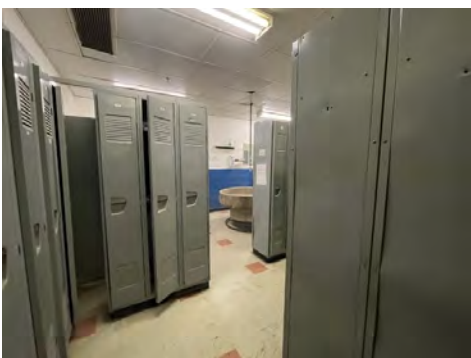
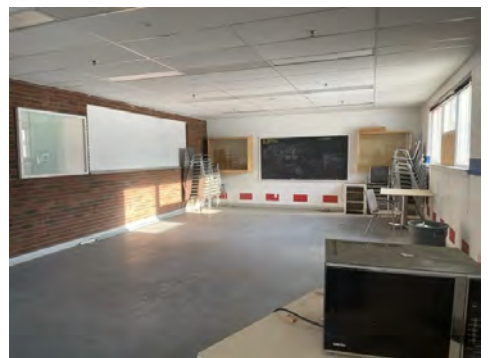


Pump House for Water source (Allison Creek)

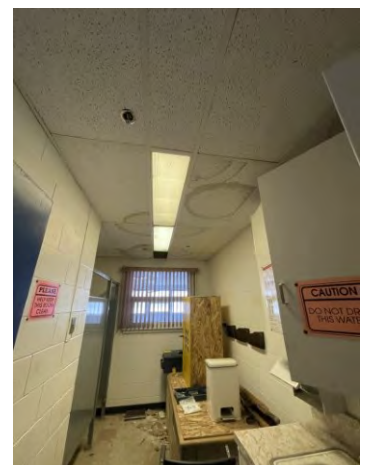


Ground Level Crew Rooms

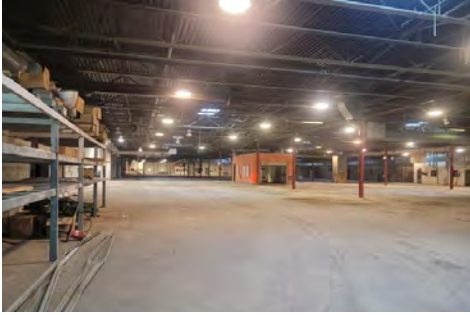
Ground level Break room, meeting room, mens and ladies locker rooms.



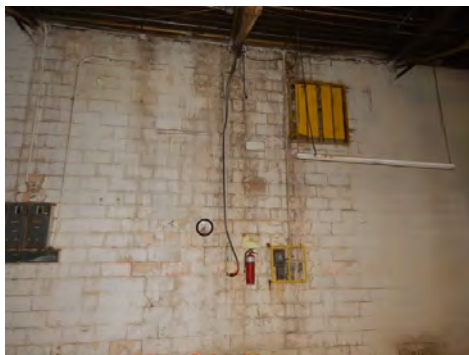
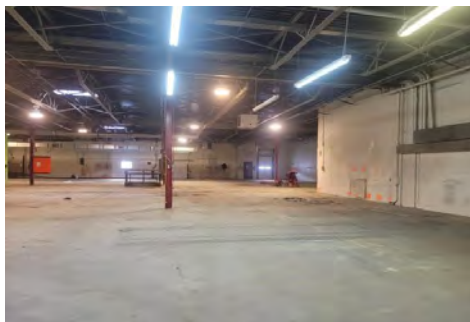
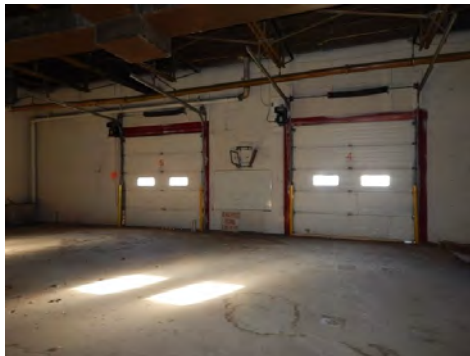
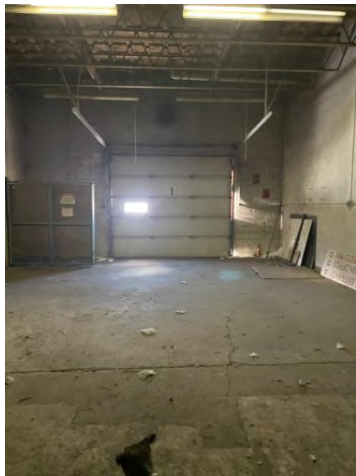
There is damage to ceilings and bathroom fixtures



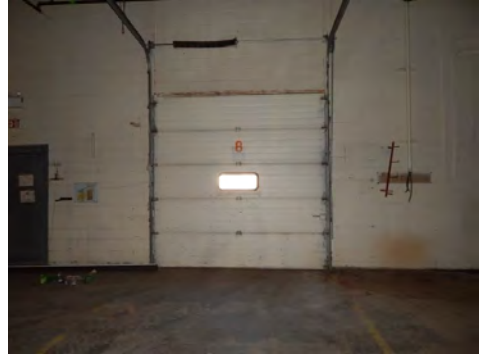
Warehouse



Warehouse



Areas off Main Warehouse Floor



*Areas off
main warehouse floor.*

Property Photos - Mechanical



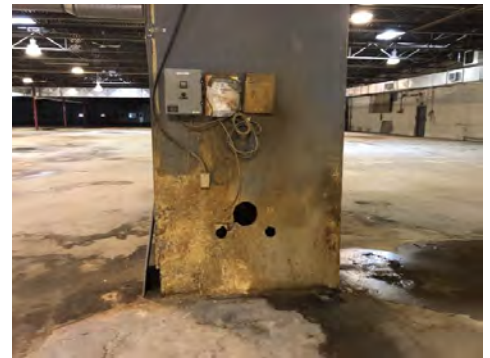
Electrical panels below Main Office



Multiple overhead heaters various ages and brands



Two mechanical rooms on west end of building



Drone Photos of the Roof



Real Property Report - 2003

MUNICIPAL ADDRESS: MUNICIPALITY OF CROWSNEST PASS



Alberta Land Surveyors Real Property Report

NOTE:
This plan is Page 2 of a Real Property Report
and is ineffective if it is detached from Page 1.

PROPERTY DESCRIPTION

PLAN 031 3303
BLOCK 1
LOT 1

- Property is subject to:
Correct Instrument No. 85549
Mortgage Instrument No. 031 107 903
Covenant Re-Assignment of Realties Instrument No. 011 119 289
Covenant Re-Assignment of Realties Instrument No. 031 411 318
Easement; Instrument No. 031 411 321
Utility Right-of-Way Instrument No. 031 411 322
Utility Right-of-Way Instrument No. 031 411 323

LEGEND

Property boundaries shown thus
Distances from property boundaries
are shown to siding
Eaves dimensioned to the line of the facade.
Statutory Iron Posts shown thus... found

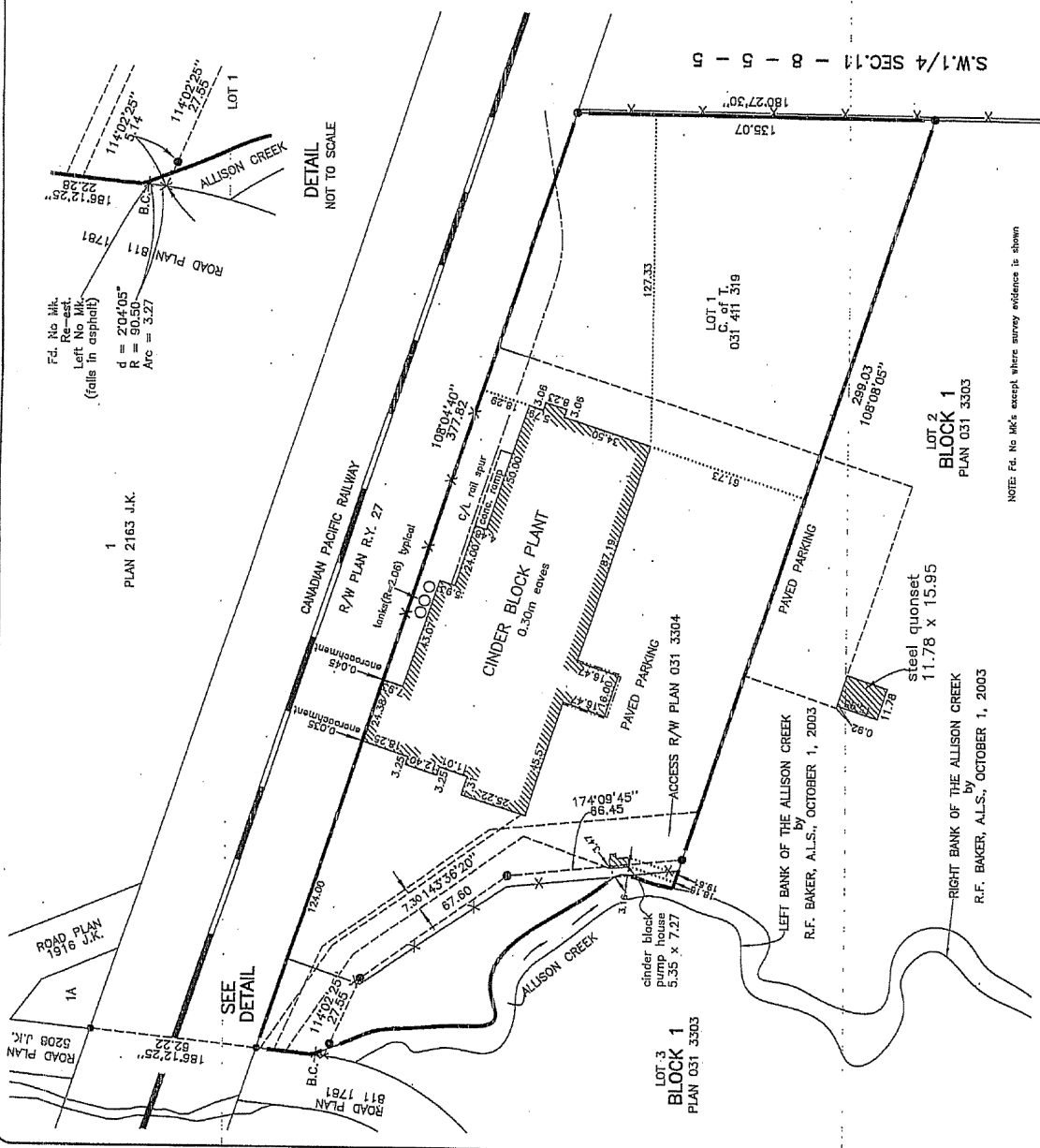
Fences are within 0.20 metres
of property line shown thus.....
unless otherwise dimensioned.

R. F. Baker Alberta Land Surveyor, 2003



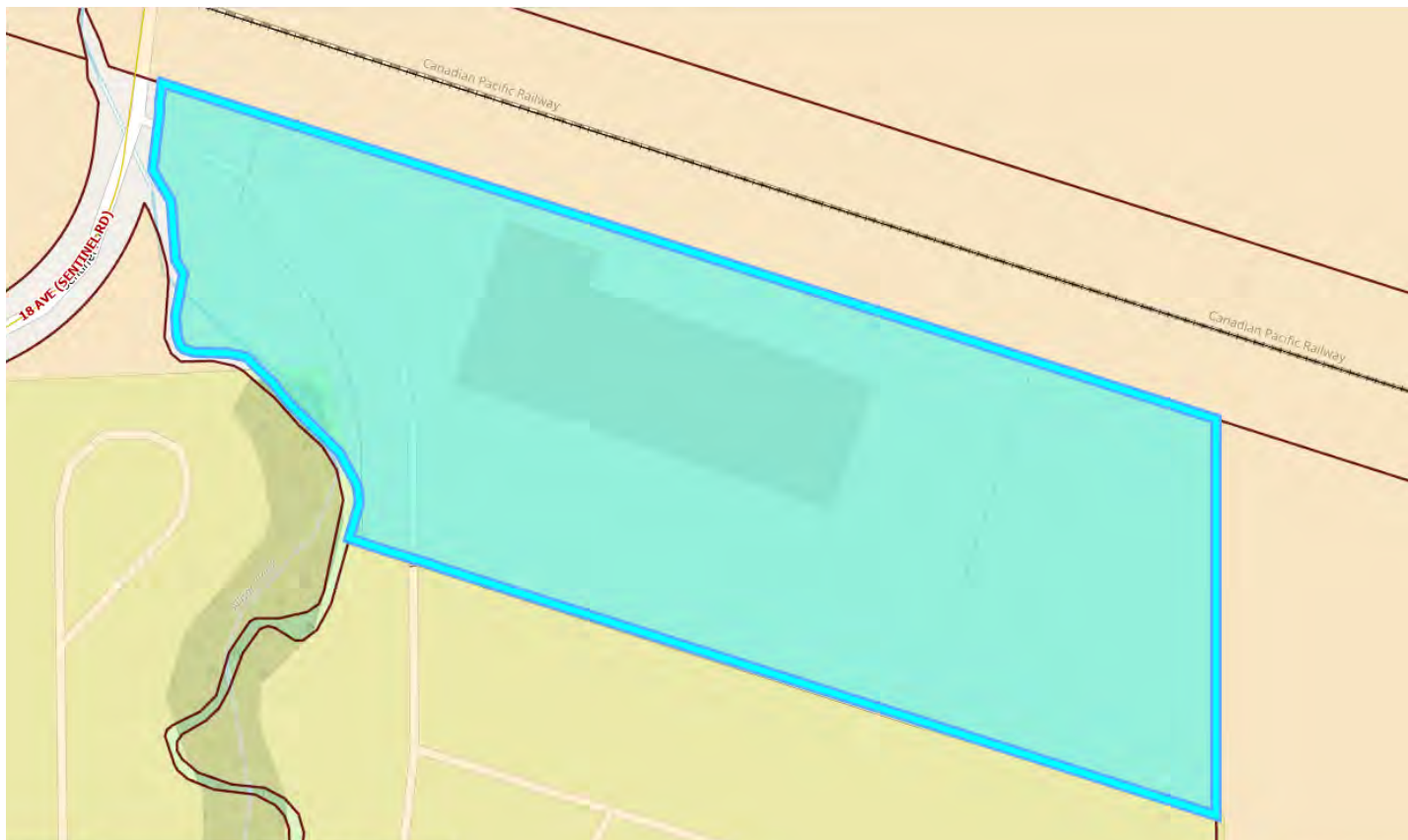
brown okamura & associates ltd.
P.O. Box 855 - 514 Stuffed Drive N, Leduc, Alberta T1J 3Z4
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Scale: 1:1500 (metric)
Filed: 226-64 Ref. file: 03-7329
Drawn: cjb
Date: 03/12/03



NOTE: Fd. No. MK's except where survey evidence is shown

Property Land Use Zoning



3706 18 AVE

Description

Civic Address	: 3706 18 AVE
Unit Number	:
Lot	: 1
Block	: 1
Plan	: 0313303
Legal Description	:
Linc Number	: 0030219406
Title Number	: 031445685
Land Use District	: INDUSTRIAL I-1
Area (sq m)	: 45567.49
Perimeter (m)	: 1016.35
Total Land Value	: CA\$220,000.00
Total Improved Value	: CA\$943,000.00
Total Assessed Value	: CA\$1,163,000.00

[Link to Municipality of Crowsnest Land Use Bylaw](#)

NOTE: THIS PROPERTY HAS RECENTLY BEEN REZONED TO INDUSTRIAL ZONING

Property Land Use Zoning



INDUSTRIAL – I-1

PURPOSE: *To provide a broad range of industrial, manufacturing and storage use whereby the location of individual uses will have regard to both the effect on adjacent uses and the ability to provide adequate services to the site.*

1. PERMITTED USES

Alternative/renewable energy, individual
Auto body and paint shops
Auto repair shop
Contractors
Shipping container, temporary
Sign - types 11 (A-board), 12 (Canopy),
13 (Fascia and Wall) and 18 (Portable)

DISCRETIONARY USES

Accessory buildings and uses
Accessory building or use prior to the establishment of the principal use
Agriculture related industries
Alternative/renewable energy, commercial/ industrial
Auction markets
Auto sales and service
Bottling plants
Building supply centres
Bulk fuel sales and storage
Car washes
Card locks
Concrete batch plants
Farm supplies and service
Food processing
Garden centres
Industrial equipment sales and rentals
Kennels
Light industrial/manufacturing
Lumber yards
Machinery and equipment sales and repair
Mini storage facilities
Outdoor storage accessory to an approved use
Private utility structures and uses
Recreational vehicle storage
Resource processing plants
Recycling facilities
Retail uses accessory to an approved use
Shipping container, permanent, accessory to an approved use
Sign - types 14 (Freestanding), 16 (Multiple Listing), 17 (Murals), 19 (Projecting), 20 (Roof), 21 (Secondary) and 24 (Third Party)
Taxidermy
Truck transport depots
Truck washes
Utilities and services
Veterinary clinics
Warehousing and storage, indoor and outdoor
Welding shops
Wind energy conversion systems (WECS) - Category 1 and 2
Work Camp

PROPERTY LAND USE ZONING



2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft.	m	ft.	m ²	sq. ft.
All uses	15.2	50	30.5	100	557.4	6,000 or as required by the MPC

3. MINIMUM PRINCIPAL BUILDING SETBACKS

Use	Front Yard		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.
All principal uses	7.6	25	3.0	10	7.6	25
Corner lot	7.6	25	4.6	15 street side	7.6	25

4. DETACHED ACCESSORY BUILDING SETBACKS

- Front Yard – not to be located in front yard
- Side Yard – 1.5 m (5 ft.) to wall face; 1.2 m (4 ft.) to eaves
- Rear Yard – 1.5 m (5 ft.) to wall face; 1.2 m (4 ft.) to eaves
- Setback from principal building – 1.5 m (5 ft.) to wall face; 0.9 m (3 ft.) to eaves

5. MAXIMUM BUILDING HEIGHT

- Principal building – 10 m (32.8 ft.)
- Accessory buildings – 7.6 m (25 ft..)

For Schedules see [Link to Municipality of Crowsnest Land Use Bylaw](#)

6. STANDARDS OF DEVELOPMENT – See Schedule 4.

7. OFF-STREET PARKING AND LOADING – See Schedule 6.

8. MOVED-IN BUILDINGS – See Schedule 7.

9. SIGN STANDARDS – See Schedule 11.

10. WIND ENERGY CONVERSION SYSTEMS (WECS) – See Schedule 12.

11. KENNEL REGULATIONS – See Schedule 13.

12. SHIPPING CONTAINER / TRANSPORT TRAILER REGULATIONS – See Schedule 15.

13. WORK CAMP REGULATIONS – See Schedule 18.

14. DEFINITIONS – See Schedule 20.

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