

Unreserved • No Minimum

REAL ESTATE
AUCTION

Monday, October 2, 1995, 4:00 pm

Auction is being held at the Edmonton Inn

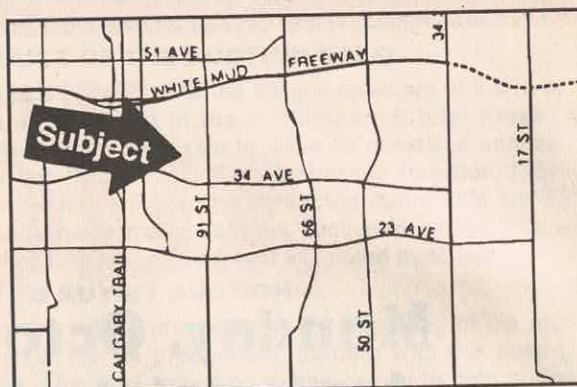
11830 Kingsway Ave., Edmonton, Alberta

**11 Properties
in Downtown
Edmonton
and Area!**



1**Industrial Land • 3.14 Acres • Edmonton****UNRESERVED AUCTION • Mon., Oct. 2 – 4:00 pm • Held at The Edmonton Inn****CIVIC ADDRESS:**

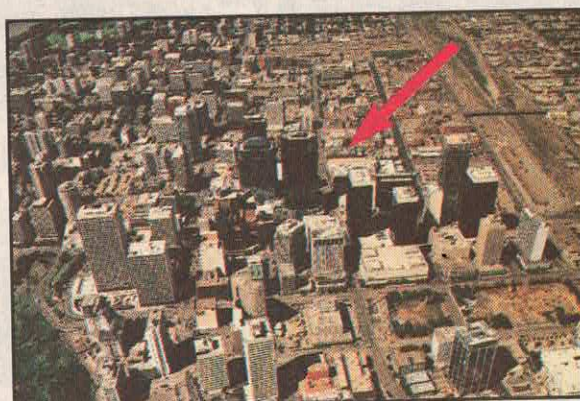
3635 - 93 Street

LEGAL DESCRIPTION: Portion of Block 14, Plan 984 A.Y.**SIZE OF SITE:** 3.14 acres**ZONING:** Portion of Block 14, IB (Industrial Business District)**PROPERTY TAXES:** \$19,743.92.**LAND ASSESSMENT:** \$291,510.00.**PROPERTY VALUE:** The property was appraised at \$100,000.00 in August 1995. The Property will sell to the highest bidder regardless of price. Vendor financing available. Please see back cover for information.**PROPERTY INFORMATION:** The site is well located in the Strathcona Industrial Park, in South East Edmonton. The subject property has a good internal location in a well located industrial subdivision. All services are available.

**Edmonton has
been selected as
1 of the top 4
"Best Cities for
Business"**

2**Commercial Property • 7,474 sq. ft. • Edmonton****UNRESERVED AUCTION • Mon., Oct. 2 – 4:00 pm • Held at The Edmonton Inn****CIVIC ADDRESS:**

10233 - 105 Street

LEGAL DESCRIPTION: Lot 148, Block 4, Plan B-1**SIZE OF SITE:** 7,474.50 sq. ft., more or less. The site is rectangular in shape with a frontage on 105 Street of 49.83 feet and return depth of 150 feet.**ZONING:** CMX.**PROPERTY TAXES:** \$6,548.31.**LAND ASSESSMENT:** \$242,890.00.**PROPERTY VALUE:** The property was appraised in August 1995 at \$75,000.00. The property will sell to the highest bidder regardless of price. Vendor financing available. Please see back cover for information.**PROPERTY INFORMATION:** The site is located in the North Central part of the downtown business district of Edmonton. Presently the property is unimproved other than those improvements necessary for its use as surface parking. Present annual rental income is \$2,400.00 from parking and has potential for increase. All services are available.

3

Multi-Family Development Land • 2.84 acres • Edmonton

UNRESERVED AUCTION • Mon., Oct. 2 – 4:00 pm • Held at The Edmonton Inn

CIVIC ADDRESS:

11313 - 83 Street

LEGAL DESCRIPTION: Lots 1 to 15, Block 113, Plan RN50; Lot 30, Block 113, Plan 892 1285; Plus lane closure.

SIZE OF SITE: 123,710 sq. ft.; 2.84 acres.

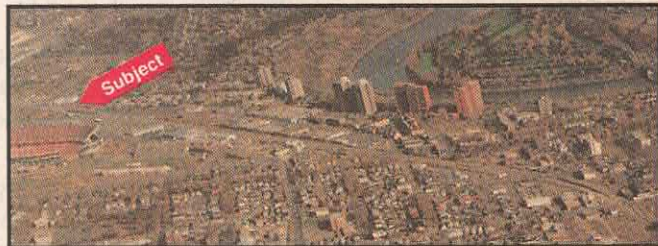
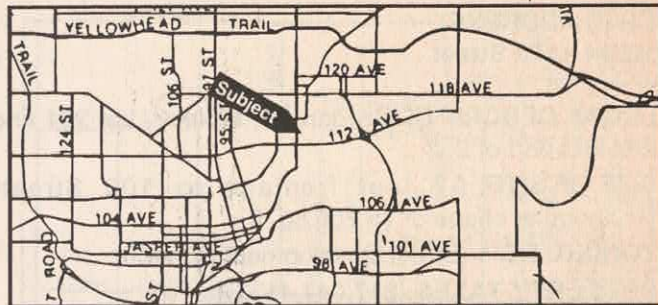
ZONING: RA9 (High-rise Apartment) District

PROPERTY TAXES: \$27,683.52.

LAND ASSESSMENT: \$1,640,690.00.

PROPERTY VALUE: The property was appraised at \$465,000.00 in 1993. Zoning will allow development of up to 370 apartment units. This is a great site and will sell to the highest bidder regardless of price. Vendor financing available. Please see back cover for information.

PROPERTY INFORMATION: The property is just east of Commonwealth Stadium (football) and is close to Edmonton Northlands, a comprehensive sports complex



that includes the Coliseum and Northlands Race Track and the Exhibition Grounds. The topography of the site is flat and level and consistent in grade with surrounding roadways and improvements. This site is serviced with a full complement of municipal utilities.

4

Industrial Land • 6.5 acres • Edmonton

UNRESERVED AUCTION • Mon., Oct. 2 – 4:00 pm • Held at The Edmonton Inn

CIVIC ADDRESS:

180 Street and 116 Avenue

LEGAL DESCRIPTION: Plan 802 1408, Block 4, Lot 5

SIZE OF SITE: Rectangular configuration; 6.5 acres.

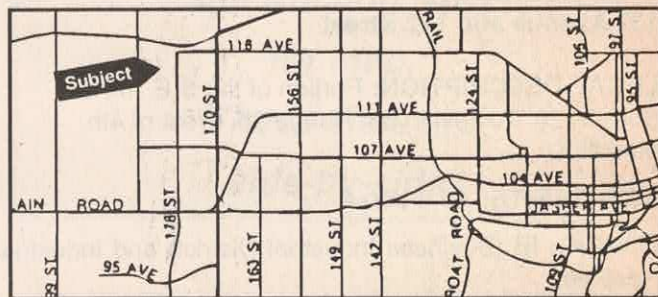
ZONING: IM (Medium Industrial)

PROPERTY TAXES: \$4,586.52.

LAND ASSESSMENT: \$304,500.00.

PROPERTY VALUE: The property was appraised at \$422,500.00 in 1991. The area has developed considerably since this time and will sell to the highest bidder regardless of price. Vendor financing available. Please see back cover for information.

PROPERTY INFORMATION: The property is situated within the Edmiston Industrial Subdivision. Due to the excellent accessibility of the subdivision (road and rail), it has evolved as a major distribution/warehouse loca-



tion. The quality of improvements in this district is excellent. National tenants include AGT, Continental Canada Inc., Clarke Transport, Edmonton Public School Board, General Motors Distribution Facility and Ford of Canada. All services are available.

5 Downtown Commercial • 18,250 sq. ft. • Edmonton

UNRESERVED AUCTION • Mon., Oct. 2 – 4:00 pm • Held at The Edmonton Inn

CIVIC ADDRESS:
10244 - 103 Street

LEGAL DESCRIPTION: Plan B1, Block 3, Lot 201 and 202 and part of 203.

SIZE OF SITE: 92 feet frontage to 103 Street. Rectangular shape of 18,250 sq. ft.

ZONING: DC-1 (Direct Development Control)

PROPERTY TAXES: \$17,041.41.

LAND ASSESSMENT: \$632,046.00.

PROPERTY VALUE: The property was appraised in 1995 for \$475,000.00. It will sell to the highest bidder regardless of price. Vendor financing available. Please see back cover for information.

PROPERTY INFORMATION: This is a great holding property for future development due to its excellent downtown location and continuing parking income; current gross annual income of \$54,000.00. The site surface consists of paved asphalt and concrete abutments for parking. The site is suitable and well located for future commercial development.



6 Industrial Land • 69.4 acres • Edmonton

UNRESERVED AUCTION • Mon., Oct. 2 – 4:00 pm • Held at The Edmonton Inn

CIVIC ADDRESS:
137 Avenue and 142 Street

LEGAL DESCRIPTION: Portion of the S.E. 1/4 of Section 26, Township 53, Range 25, West of 4th Meridian.

SIZE OF SITE: 69.4 acres.

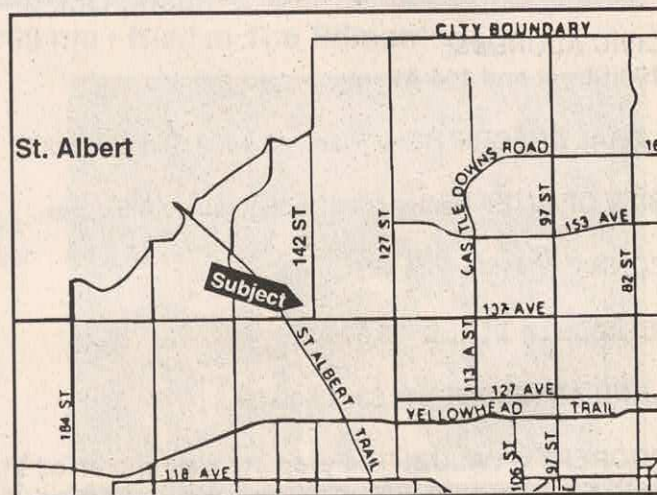
ZONING: IB (Business Industrial District) and Industrial Reserve.

PROPERTY TAXES: \$317.00.

LAND ASSESSMENT: \$21,050.00.

PROPERTY VALUE: In 1993 the property appraised at \$1,100,000.00. The property will sell to the highest bidder regardless of price. Vendor financing available. Please see back cover for information.

PROPERTY INFORMATION: On the front portion of the site approximately 14 acres are zoned IB. A 1993 amendment to the local area structure plan however designates this land for commercial use. Sanitary sewer service should be available in 3 to 5 years as development moves from the east. Other services are available



to the site. A development permit was issued in 1994 by the City of Edmonton for a 45,000 sq. ft. mini storage project for part of the site but this development did not proceed. This is an excellent holding property with big potential. Holding costs are low as taxes are nominal and based on the present agricultural use of the land. Developments in the area include Leons Furniture Warehouse and Food For Less.

7**Multi-Family Site • 2.74 acres • Edmonton****UNRESERVED AUCTION • Mon., Oct. 2 – 4:00 pm • Held at The Edmonton Inn****CIVIC ADDRESS:**

95 Avenue, 175-176 Street; located in the Terra Losa Subdivision, West Edmonton

LEGAL DESCRIPTION: Lot 9, Block 2, Plan 902 3262.

SIZE OF SITE: 2.74 acres.

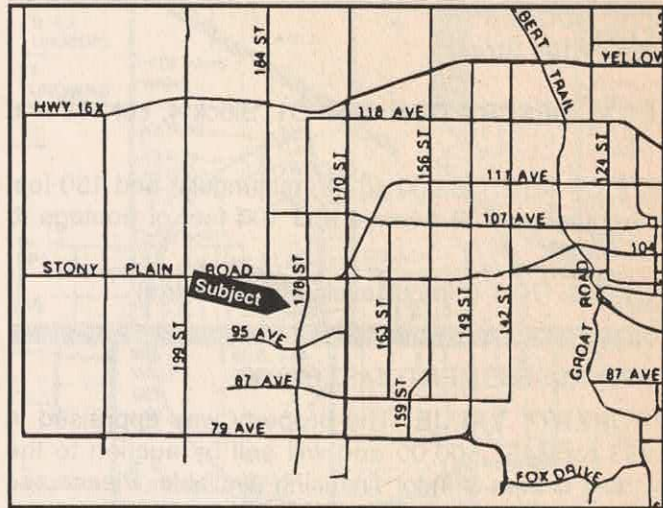
ZONING: RA-9 (High-rise Apartment)

PROPERTY TAXES: \$16,691.60.

LAND ASSESSMENT: \$1,108,340.00.

PROPERTY VALUE: An August, 1995 appraisal valued the property at \$495,000.00. The property will sell to the highest bidder regardless of price. Vendor financing available. Please see back cover for information.

PROPERTY INFORMATION: This site is surrounded by current development and completed properties. The present zoning would allow development of up to 360 apartment units. Shopping centers, retail and large residential projects are close to the property. The most sig-



nificant commercial development close to the property is the West Edmonton Mall. This is located four blocks immediately south of Terra Losa, the subdivision that the site is situated in.

8**Multi-Family Site • 3.13 acres • Edmonton****UNRESERVED AUCTION • Mon., Oct. 2 – 4:00 pm • Held at The Edmonton Inn****CIVIC ADDRESS:**

95 Avenue, 175-176 Street; located in the Terra Losa Subdivision, West Edmonton

LEGAL DESCRIPTION: Lot 10, Block 2, Plan 902 3262.

SIZE OF SITE: 3.13 acres; irregular shaped parcel fronting 174 Street.

ZONING: RA-8 (Medium-rise Apartment)

PROPERTY TAXES: \$15,232.89.

LAND ASSESSMENT: \$1,041,480.00.

PROPERTY VALUE: An August 1995 appraisal values this property at \$565,000.00. The property will sell to the highest bidder regardless of price. Vendor financing available. Please see back cover for information.

PROPERTY INFORMATION: This site is surrounded by current development and completed properties. The present zoning would allow development of up to 284 apartment units. Shopping centers, retail and large residential projects are close to the property. The most sig-

**See Auction No. 7
for map.**

**These sites are
side-by-side.**

**1st Mortgages
of 70% of sale
price available
by vendor**

nificant commercial development close to the property is the West Edmonton Mall. This is located four blocks south of Terra Losa, the subdivision that the site is situated in.

9**Downtown Commercial • 15,000 sq. ft. • Edmonton****UNRESERVED AUCTION • Mon., Oct. 2 – 4:00 pm • Held at The Edmonton Inn****CIVIC ADDRESS:**
10246 - 104 Street**LEGAL DESCRIPTION:** Plan B1, Block 4, Lot 173 and 174.**SIZE OF SITE:** 15,000 sq. ft., rectangular and 150 feet of frontage to 103 Avenue and 100 feet of frontage to 104 Street.**ZONING:** DC-1 (Direct Development Control)**PROPERTY TAXES:** \$15,372.77.**LAND ASSESSMENT:** \$487,600.00.**PROPERTY VALUE:** The property was appraised in 1993 for \$487,500.00 and will sell by auction to the highest bidder. Vendor financing available. Please see back cover for information.**PROPERTY INFORMATION:** This is a well located site for future development. The site surface consists of paved asphalt and concrete abutment blocks. The site is currently rented for parking and generates an annual gross revenue of \$16,500.00.**10****Commercial • 2.45 acres • Leduc****UNRESERVED AUCTION • Mon., Oct. 2 – 4:00 pm • Held at The Edmonton Inn****CIVIC ADDRESS:**
3915 - 50 Street, Leduc, Alta.**LEGAL DESCRIPTION:** Block 3, Plan 812 1826.**SIZE OF SITE:** 2.45 acres.**ZONING:** C-1 (Commercial)**PROPERTY TAXES:** \$4,720.41.**LAND ASSESSMENT:** \$193,380.00.**PROPERTY VALUE:** The property was last appraised at \$160,000.00 in August 1995 and will sell by auction to the highest bidder. Vendor financing available. Please see back cover for information.**PROPERTY INFORMATION:** This is a good development site well located in the City of Leduc, 15 miles south of Edmonton and close to the Edmonton International Airport.

**Metro
Edmonton
Population is
875,000**

11 Residential Acreage • 3.01 Acres • Strathcona County

UNRESERVED AUCTION • Mon., Oct. 2 – 4:00 pm • Held at The Edmonton Inn

LEGAL DESCRIPTION: Lot 1, Block 2, Plan 802 1490 (E1/2 3 - 51 - 20 W4).

SIZE OF SITE: 3.01 acres.

SERVICES: Natural gas, power and telephone.

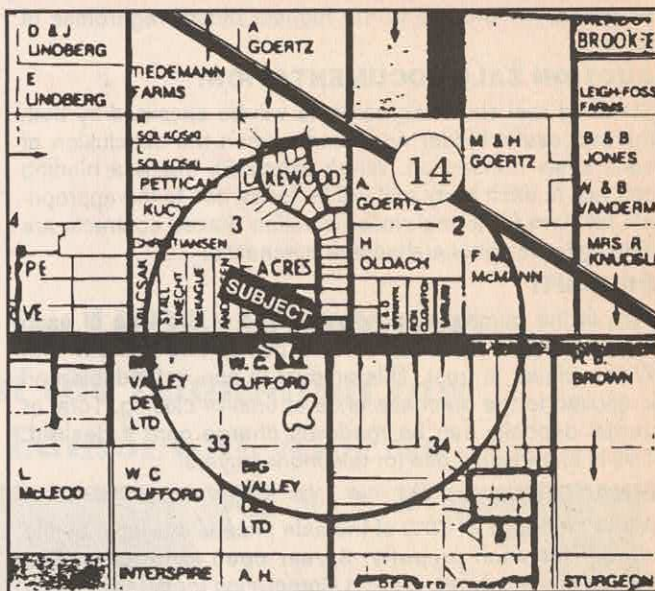
ZONING: Country Residential Acreage.

PROPERTY TAXES: \$89.19.

LAND ASSESSMENT: \$6,470.00.

PROPERTY VALUE: An August 1995 appraisal valued this property at \$8,000.00. The property will sell to the highest bidder regardless of price. Vendor financing available. Please see back cover for information.

PROPERTY INFORMATION: The property is located in the Lakewood Acres Subdivision. 20 miles east of Edmonton one mile south of Highway 14. The acreage is at the corner of Range Road 202 and Township Road 510. Homes in the area are acreage and farm properties.



**The Alberta Government is committed
to free enterprise and economic development.
Come to the Auction ~ Invest in Alberta!**

Selected Services regarding Edmonton Real Estate Activities for the out-of-town Investor

LEGAL

Sol Oshry
Witten Binder
2500 Metropolitan Place, 10303 Jasper Ave.
Edmonton, Alta. T5J 3N6
Tel: (403) 428-0501 • Fax: (403) 429-2559

INSURANCE

David Hill
Willis Corroon Melling Ltd.
1200 Scotia Place, 10060 Jasper Ave.
Edmonton, Alta. T5J 3R8
Tel: (403) 428-6431 • Fax: (403) 424-0974

ARCHITECT

Gene Dub
Dub Architects Ltd.
10315 - 109 Street
Edmonton, Alta. T5J 1N3
Tel: (403) 428-7888 • Fax: (403) 425-2212

CONTRACTOR

Bruce McFarlane
12233-154 Street
Edmonton, Alta. T5V 1J3
Tel: (403) 451-0101 • Fax: (403) 452-4978

ACCOUNTANT

Bob MacPherson
MacPherson Stetson
1560 Weber Center,
5555 Calgary Trail Southbound
Edmonton, Alta. T6H 5A9
Tel: (403) 434-7171 • Fax: (403) 449-1021

APPRAISAL COMPANY

Keith Fraser
Keith Fraser & Company
#700 - 10109 - 106 Street
Edmonton, Alta. T5J 3L7
Tel: (403) 424-4244 • Fax: (403) 424-9423

PROPERTY MANAGEMENT

Bob Taylor
Managed Developments Ltd.
#305, 10310 - 102 Avenue
Edmonton, Alta. T5J 2X6
Tel: (403) 423-1803 • Fax: (403) 426-6049

COMMERCIAL REALTOR

Dick Schwann
Torode Realty Ltd.
#2150, 10155 - 102 Street
Edmonton, Alta. T5J 4G8
Tel: (403) 428-8501 • Fax: (403) 426-2299

ENGINEER

Al Williams
A.D. Williams Engineering Ltd.
1100 CN Tower, 10004 - 104 Ave.
Edmonton, Alta. T5J 0K1
Tel: (403) 424-2393 • Fax: (403) 425-1520

Auction Terms, Procedures and Conditions

UNRESERVED, NO MINIMUM PRICE:

All properties will sell to the highest bidder regardless of price.

AUCTION SALE DOCUMENTATION:

Standard real estate agreements will be executed by both the successful bidder and vendor upon the conclusion of each sales transaction. When executed, this is a binding contract to each party and will be forwarded to the appropriate law firm for formal documentation. Faxed contracts are binding for telephone/absentee purchases.

DEPOSIT:

10% of the purchase price is required at the time of each sale. Cheques should be made payable to the law firm Witten Binder in trust. This amount is non-refundable and is applied to the purchase price at time of closing. Total or partial deposits can be made by charge card if desired. This is of particular use for telephone buyers.

FINANCING:

A first mortgage of 70% of the sale price is available by the vendor for each property; 3 year open term, at 9.75%. Please contact Apple Auction Corporation for details.

CLOSING:

All adjustments are to be done to the closing date, on or before Wednesday, noon (Alberta time), November 1, 1995. All costs associated with the closing including registration fees, legals and applicable taxes are to be paid by the purchaser.

PROPERTY CONDITION:

Each property is being sold "as is" with no warranties, guarantees or representations. The property information contained in this brochure and conveyed otherwise, has been obtained from reliable sources, believed to be accurate, but is not guaranteed. It is recommended that property purchasers inspect the properties and related information.

RESERVED SEATING:

For "spectator control" we have set aside an inconspicuous

seating area for prospective bidders. Please contact Apple Auction Corporation for reservations to guarantee a seat.

CONDUCT OF THE AUCTION SALE:

All aspects of conduct of the auction sales are at the direction and discretion of the auctioneer. A brief break is expected during each sale to allow for questions and considerations from prospective purchasers. Registered telephone bidders will also be contacted during this period. Announcements made from the auctioneer at the time of sale shall take precedence over all printed materials.

HOW TO BUY BY AUCTION:

Information will be presented at the beginning of the auction to familiarize prospective bidders with the auction process. This brief workshop will be helpful to both novice and experienced auction goers.

DUE DILIGENCE PACKAGES:

A comprehensive information package is available for each property for \$25.00. Appraisals, environmental reports, applicable rental information and other pertinent information will be included. Please contact Apple Auction Corporation at the numbers shown on the bottom of this page. Packages will also be available at the auction.

ABSENTEE BIDS/TELEPHONE BIDS:

If unable to attend the sale, you may provide instructions to the auction company to bid on your behalf or you may attend the auctions by telephone. Please contact Apple Auction Corporation for arrangements.

Please view any property at your convenience, and for any other information, please contact either Apple Auction Corporation or:

Managed Developments Ltd.

305, 10310 - 102 Avenue

Edmonton, Alta. T5J 2X6

Tel: (403) 423-1803 • Fax: (403) 426-6049

Managed Developments Ltd. holds Real Estate Agent Licence No. 9331067 and works in association with Apple Auction Corporation.



Apple Auction Corporation

• Very Professional • Very Effective • Very Good •

Tel: (604) 861-9088 • Fax (604) 861-7898



PO Box 20059, TCM
Kelowna, B.C., Canada
V1Y 9H2

Room 261, Box 5000
Oroville, Washington
U.S.A. 98844

6th Floor, 5920 Macleod Trail S
Calgary, Alta, Canada
T2H 0K2

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