

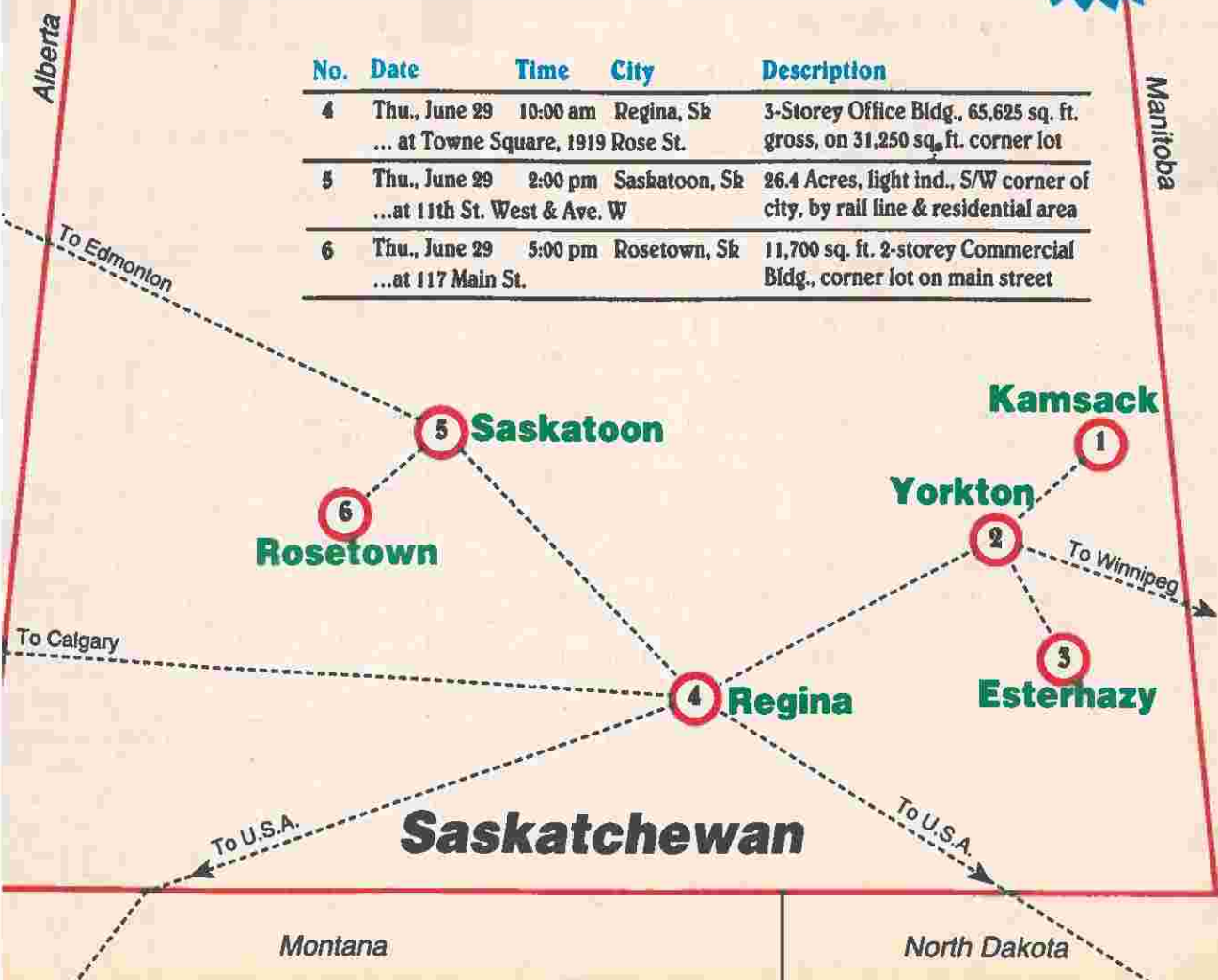
**Unreserved • Absolute • No Minimum**

# REAL ESTATE AUCTION

No.	Date	Time	City	Description
1	Wed., June 28	10:00 am	Kamsack, Sk	Shopping Plaza, enclosed mall, single storey, 35,000 sq. ft. (gross) ...at Kamsack Shopping Plaza
2	Wed., June 28	1:00 pm	Yorkton, Sk	Shopping Center, 32,332 sq. ft., downtown ...at York City Plaza
3	Wed., June 28	5:00 pm	Esterhazy, Sk	3 Apartment Buildings, 18 suites per bldg., 3 sep. titles & auctions ...at Esterhazy Apts., 1017-4th Ave.

**More Info Inside!**

No.	Date	Time	City	Description
4	Thu., June 29	10:00 am	Regina, Sk	3-Storey Office Bldg., 65,625 sq. ft. gross, on 31,250 sq. ft. corner lot ... at Towne Square, 1919 Rose St.
5	Thu., June 29	2:00 pm	Saskatoon, Sk	26.4 Acres, light ind., S/W corner of city, by rail line & residential area ...at 11th St. West & Ave. W
6	Thu., June 29	5:00 pm	Rosetown, Sk	11,700 sq. ft. 2-storey Commercial Bldg., corner lot on main street ...at 117 Main St.



# Shopping Plaza • Kamsack, Sask.

**RESERVED AUCTION • Wed., June 28 – 10:00 am • Held at Kamsack Shopping Plaza**

**PROPERTY:**

Kamsack Shopping Plaza, 427 - 1st Street

**GENERAL DESCRIPTION:** Lots 21-23 inclusive, Block 5 and lots 20-26 inclusive, Block 6, Plan I. 1224, Kamsack, Saskatchewan

**BUILDING:** Single storey masonry shopping plaza, complete enclosed mall, with a gross floor area of 35,000 sq. ft. net rentable area of 28,691 sq. ft.

**LAND:** Size: 49,350 sq. ft. Mall Site  
 22,500 sq. ft. Parking Area  
 71,850 sq. ft. Total

**ZONING:** M1 - Industrial (improvement allowed by resolution council in accordance with C1 uses)

**PROPERTY TAXES:** \$35,240.00.

**OPERATIONAL/FINANCIAL INFORMATION:**

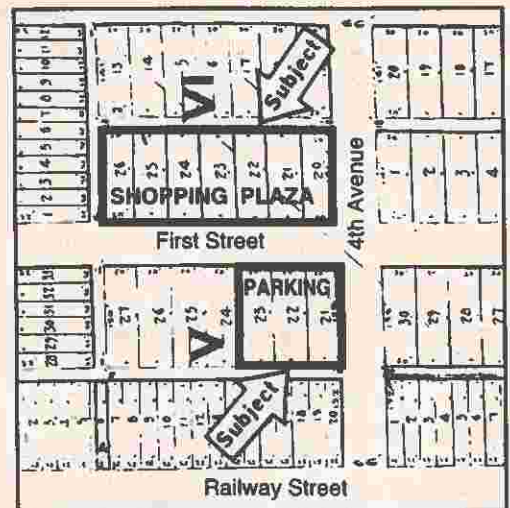
Current occupancy: 52%.  
 Current annual gross income, approx. \$113,149.00  
 Current annual taxes & expenses, approx. \$99,050.00  
 Potential net income on lease up \$115,879.00  
 Diligence Packages: Available upon request; see back sheet.

**LOCATION DATA:** The town of Kamsack is located in the east central region of the province of Saskatchewan, approx. 53 miles northwest of Yorkton; 166 miles northwest of Regina; 217 miles southeast of Saskatoon and approx. 17 miles west of the Saskatchewan/Manitoba border. The population of Kamsack is 2,100 with a trading area of 10,000. Kamsack is a prairie farm community that caters to a prosperous farming trading area, as well as benefiting from the tourism impact of an adjacent provincial park.

**MARKETING ACTION REVIEW:** There is a lot of potential for this property. Space is available in the mall for an owner/user or for marketing to prospective tenants. A concentrated effort from a motivated owner can create new demand and improved financial returns for this property.



**INSPECTION:** Viewing anytime



# Shopping Center • Yorkton, Sask.

**RESERVED AUCTION • Wed., June 28 – 1:00 pm • Held at York City Plaza**

**PROPERTY:**  
 York City Plaza, 12 Livingston Street

**LEGAL DESCRIPTION:** Parcel K, Plan  
 10100

**BUILDING:** 2 buildings with 10 rental areas  
 totaling 32,332 sq. ft.

**LAND:** Size 2.07 acres.

**ZONING:** C3 Commercial



**INSPECTION:** Viewing anytime



**PROPERTY TAXES:** \$76,017

**OPERATIONAL/FINANCIAL INFORMATION:**

- Current occupancy: 32%
- Current annual gross income, approx. \$97,624.00
- Current annual taxes and expenses approx. \$2,006.00
- Potential net income on lease up \$119,856.00
- Diligence Packages: Available upon request; see cover.

**MARKETING DATA:** Yorkton is located on the Trans Canada Highway between Winnipeg and Edmonton. The population of Yorkton is 16,000, with a trading area of between 200,000 to 280,000. Although primarily dependent on agriculture, mining, forestry, and tourism, all contribute to the economy of the community.

**MARKETING REVIEW:** This is a great property in an aggressive community. The recent vacancy of 17,500 sq. ft. offers several opportunities; rent as is, i.e.: grocery store, drug store, etc., partition for small users, lease to a user or subdivide the entire area from the shopping center for resale.

## 3 Apartment Buildings • Esterhazy, Sask.

**UNRESERVED AUCTIONS • Wed., June 28 – 5:00 pm • Held at 1017 - 4th Avenue**

### AUCTION #1 – DENMAR BUILDING

#### PROPERTY:

Esterhazy Apartment, 1017-4th Ave. (center building)

**LEGAL DESCRIPTION:** Plan 64R40636, Block 16, Lot 10, 11 & 12  
and 65R21153, Block 16, Lot 11 & 12

**BUILDING:** 18 units; 1 bachelor, 5 1-bdrm., 12 2-bdrm. (renovated 1992.)

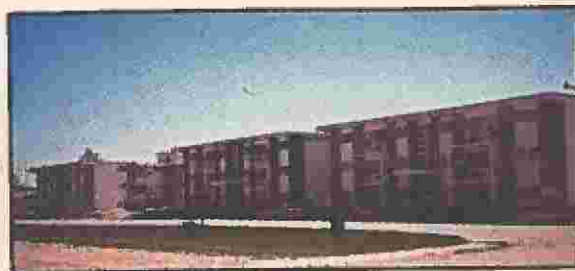
**LAND:** 3 lots, each is 110 x 68 ft.

**USING:** Residential.

**PROPERTY TAXES:** \$9,802.35.

**RENTAL/FINANCIAL INFORMATION:** This building is presently vacant. Net annual income is \$24,865.00 (5% vacancy) on lease up.

**Due Diligence Packages:** Available upon request; see back cover.



**INSPECTION:** The middle building will be open for viewing daily from 2:00-6:00 p.m.



18 units per building.

### AUCTION #2 – STANLEY BUILDING

#### PROPERTY:

Esterhazy Apartment, 1021-4th Ave.

**LEGAL DESCRIPTION:** Plan 64R40636, Block 17, Lot 9, 10 & 11  
and 65R21153, Block 17, Lot 8

**BUILDING:** 18 units; 1 bachelor, 5 1-bdrm., 12 2-bdrm. (renovated 1992.)

**LAND:** 2 lots, each is 110 x 68 ft.

**USING:** Residential

**PROPERTY TAXES:** \$9,799.65

**RENTAL/FINANCIAL INFORMATION:** Present rental status: 89% occupied – 1 suite vacant. Present rents: bachelor \$250.00; 1 bdrm. \$300.00; 2 bdrm. \$350.00. Net annual income \$24,865.00 (5% vacancy).

**Due Diligence Packages:** Available upon request; see back cover.

**RENTAL/FINANCIAL INFORMATION:** Present rental status: 89% occupied, 2 suites vacant. Rents: bachelor \$250.00; 1 bdrm. \$300.00; 2 bdrm. \$350.00. Net annual income \$24,865.00 (5% vacancy).

**Due Diligence Packages:** Available upon request; see back cover.

**CITY DATA:** Esterhazy is located in east-central Saskatchewan, 25 miles west of the Manitoba border. The population is 3,000. The area is generally characterized by mixed farming. The world's largest potash mine is in Esterhazy and the head offices of potash producers are located there.

### AUCTION #3 – RICHARDS BUILDING

#### PROPERTY:

Esterhazy Apartment, 1001-4th Ave.

**LEGAL DESCRIPTION:** Plan 65R21153, Block 16, Lot 8, 9 & 10  
and 64R40636, Block 16, Lot 9

**BUILDING:** 18 units; 1 bachelor, 5 1-bdrm., 12 2-bdrm. (renovated 1992.)

**LAND:** 2 lots, each is 110 x 68 ft.

**USING:** Residential

**PROPERTY TAXES:** \$9,598.50.

**AUCTION REVIEW:** These units can continue to be rented for return on investment or they can be sold individually. Condominiums or co-op housing would command a good price per unit which would also be less expensive than rent to each owner.

The Denmark Building will be sold first, followed by the Stanley property. The successful bidder of the Stanley will have the option to purchase the remaining building, Richards, for the same bid price.

# 3 Storey Office Building • Regina, Sask

**RESERVED AUCTION • Thurs., June 29 – 10:00 am • Held at 1919 Rose Street**

**PROPERTY:**  
One Square, 1919 Rose Street

**GENERAL DESCRIPTION:** Building: Lots 1-10  
Reserve, Block 347, Plan Old 33

**BUILDING:** 3 storey office building plus par-  
basement. 65,625 sq. ft. gross area.  
39 sq. ft. leasable area (83% efficiency).  
Condition of the building is good. It is  
structurally and mechanically sound.  
Windows, electrical, plumbing and  
heating/cooling were replaced when last re-  
novated. A new tar and gravel roof with insula-  
tion was completed in 1991.

**LOT:** Size: 250 x 125 ft. = 31,250 sq. ft.  
Corner lot. The building is 175 x 125 ft. and  
the remaining 75 x 125 ft. depth is a paved  
parking lot on the south side of the building.  
There are 33 electrified parking stalls includ-  
ing the parking area.

**LOCATION:** D: Downtown

**PROPERTY TAXES:** \$125,831.00

**FINANCIAL INFORMATION:**

Current occupancy: 40%  
Current annual gross income approx.  
280,728.00  
Current annual taxes and expenses  
approx. \$324,710.00  
Potential net income on lease up  
295,366.00

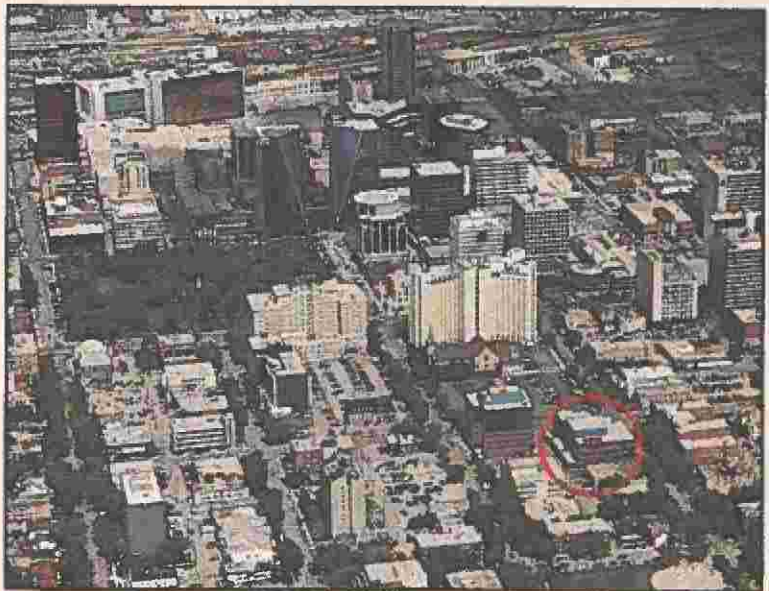
Diligence Package: Available upon  
request; see back cover.

**MARKET DATA:** Regina is the capital city of  
Saskatchewan. The population is 180,000.

**OPPORTUNITY REVIEW:** This is a tremendous  
opportunity for one with vision and manage-  
ment ability. An active lease market, office  
development, loft housing and  
redevelopment potential offers a variety of uses  
for this investment.



**INSPECTION:** Viewing by appointment. • Building above • Regina below



Lobby



Tenants

## 2 Storey Commercial Bldg • Rosetown, Sask.

**RESERVED AUCTION • Thurs., June 29 – 5:00 pm • Held at 117 Main Street**

**PROPERTY:**

117 Main Street

**LEGAL DESCRIPTION:** Lot 9, Block 1, Plan G.28

**BUILDING:** 2 storey with basement, wood framed;  
700 sq. ft.

**LAND:** Size: 30' x 130' = 3,900 sq. ft.

**ZONING:** C1

**PROPERTY TAXES:** \$5,148.00

**OPERATIONAL/FINANCIAL INFORMATION:**

Current occupancy: (does not include basement) 35%

Current annual gross income, approx. \$14,904.00

Current annual taxes and expenses \$18,818.00

Potential net income on lease up \$10,754.00

Diligence Package: Available upon request; see back  
sheet.

**MARKET DATA:** Rosetown is in the mid-central sector of  
the Saskatchewan, 70 miles southwest of Saskatoon. The popu-  
lation is 2,500. Rosetown is a stable and active community.



**INSPECTION:** Viewing anytime

**AUCTION REVIEW:** The second floor of the building is vacant. It was last used as a restaurant and is in reasonable repair. Loft housing or apartments would be well suited for this space and also for the community. Other uses include office space for doctors, dentists or lawyers. The utilization of the second floor will insure attractive returns and profit.

## Auction Tour Summary

Date	Time	Property	Location of Auction
Wed., June 28	10:00 am	Kamsack Shopping Plaza	In the Kamsack Shopping Plaza
Wed., June 28	1:00 pm	York City Plaza	At the property in Yorkton
Wed., June 28	5:00 pm	Esterhazy Apartments	In the Denmar Building, 1017-4th Ave.
Thur., June 29	10:00 am	Towne Square	Second floor in Towne Square, Regina
Thur., June 29	2:00 pm	26.4 Acres, Light Ind.	At the property, 11th St. W & Ave. W, Saskatoon
Thur., June 29	5:00 pm	2 Storey Office Building	In sale building, 117 Main St., Rosetown

**Each auction will begin promptly at the time advertised. Please try to arrive 30 minutes early for any bid preparation as may be required.**

# Auction Terms, Procedures and Conditions

## **SERVED, NO MINIMUM PRICE:**

Properties will sell to the highest bidder regardless of price. Please contact Apple Auction Corporation to discuss potential values if you wish.

## **AUCTION SALE DOCUMENTATION:**

All real estate agreements will be executed by the successful bidder and vendor upon the completion of each sales transaction. When executed, a binding contract to each party and will be forwarded to the appropriate law firm for formal documentation. Faxed contracts are binding for tele-auction/absentee purchases.

## **DEPOSIT:**

A deposit of the purchase price is required at the same time and place of each sale. This amount is non-refundable and is applied to the purchase price at the time of closing. Total or partial deposits can be made by check or cash if desired. This is of particular use for absentee buyers.

## **CLOSING:**

All payments are to be done to the closing date, on or before Tuesday, noon (Saskatchewan time), September 1, 1995. All costs associated with the closing, but not limited to registration fees, legal fees and applicable taxes are to be paid by the purchaser.

## **PROPERTY CONDITION:**

The 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 property and related information.

## **CONDUCT OF THE AUCTION SALE:**

All aspects of conduct of the auction sales are at the direction and discretion of the auctioneer. A brief 10 minute break is expected at each sale to allow for questions and considerations from prospective purchasers. Announcements made from the auctioneer at the time of sale shall take precedence over all printed materials.

## **DUE DILIGENCE PACKAGES:**

A comprehensive information package is available for each property for \$10.00. Individual lease summaries, tenant 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 each auction site.

## **ABSENTEE BIDS/TELEPHONE BIDS:**

If unable to attend any 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.

For appointments to view any property and for any other information, please contact either Apple Auction Corporation or:

**Jaguar Asset Management Corporation**, Financial Building, 2101 Scarth Building, Suite 410, Regina, Saskatchewan S4P 2H9. Contact: Bill Babey, A.C.C.I., Real Estate Broker, Tel: (306) 359-3717, Fax: (306) 757-4714.

**Leith Glassford Agency Ltd.**, 418 Main Street, Box 2049, Rosetown, Saskatchewan S0L 2V0. Contact: Michael Leith, Tel: (306) 882-4262, Fax: (306) 882-3122 (Rosetown only).



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