



Western Canada Real Estate - Timed Auction Only Event, CAN - Mar 31, 2022

Lot #	Details	Lot #	Details
1001	AB/County of Barrhead NW 11-61-03-W5 157.97 +/- Acres on Title Farmland S/N: PARCEL1 C/W: 157+/- ac cult, canola 2021, taxes \$474.22. Anhydrous ammonia fertilizer was applied Fall 2021. Usage: Not Available Asset located in: Barrhead, AB	1031	AB/Yellowhead County PSE 9-53-18-W5 13.36 +/- Acres on Title Industrial Property S/N: PARCEL1 C/W: 2013 blt, 6800+/- sf shop & office bldg, wood frame, metal clad, metal roof, metal lined, 6000+/- sf shop, (2) 100ft drive-thru bays, (4) 14ft Wx16ft H OH drs auto, office, wshrm, utility rm, 10ftx32ft mezzanine Inchrn & storage rm, inflr & radiant heat, air compressor, plumbed air, floor drain, frnt & rear concrete aprons, 800+/- sf office, reception, (2) private offices, wshrm, 1970s 1564+/- sf home, (4) bdrms, (1) bthrm, F/S/D, W/D, frnt & back decks, partly developed basement, 24x32 ft detached garage, insulated, heated, pwr, 11ft Wx9ft H OH door, 45 ft storage van, wired, lights, vehicle plug-ins, (2) water wells, septic systm, pwr, N/G, security systm, 16x80 ft concrete pad, 40 ft, 3+/- ac developed, balance native grass, trees, zoned RI-rural industrial district, taxes \$9247.67. Phase I Environmental Site Assessment completed Jan 2022. Usage: Not Available Asset located in: Edson, AB
1011	AB/Athabasca County N & S 1/2 NW 29-67-22-W4 156.78 +/- Acres on Title Farmland S/N: PARCEL1 C/W: 96+/- ac cult, canola 2021, balance brushed not broken, taxes \$258.96 Usage: Not Available Asset located in: Athabasca, AB		
1012	AB/Athabasca County Lot 1 Blk 1 Plan 152 3203 3.19 +/- Acres on Title Residential Acreage S/N: PARCEL2 C/W: country residential acreage, undeveloped, zoned AG - agricultural, taxes \$6.11 Usage: Not Available Asset located in: Athabasca, AB	1041	AB/Town of Whitecourt #3, 4439 - 52 Ave 0.4 +/- Acres on Title Commercial Property S/N: PARCEL1 C/W: Unit #3 Condominium Plan 0425516, 8-bay commercial carwash, busy downtown corner location, established 2004, extensive upgrades 2019 (over \$100,000 spent), 4800+/- sf building, (2) 12ft W x 10ft H OH drs auto, in-flr & heat exchanger heating, exhaust fans, coin & credit wash operators, POS payment, cash & receipt machine, rhino floor mat washer, zoned C-2 Service Commercial, taxes \$8600.93. Phase I Environmental Site Assessment completed January 2022. Usage: Not Available Asset located in: Whitecourt, AB
1021	AB/Town of Penhold Lot 21A Blk B Plan 2056Q Residential Rental Commercial Property S/N: PARCEL1 C/W: Residential 4 Plex, \$64,000+/- annual revenue, (4) 2 Bedroom, 2 bathroom units with attached heated garages, fridge stove, dishwasher, washer & dryer, separate power meters, hot water heating (boiler replaced recently) and air-conditioning, paving stone driveways and sidewalks, detached heated 24 ft x 24 ft garage with 8 ft x 16 ft overhead door, auto, full municipal services, zoned R2 - General Residential District, taxes \$4369.53. Municipal address 1032 Windsor Avenue. Usage: Not Available Asset located in: Penhold, AB	1051	AB/Town of Whitecourt 6410 - 50 Ave 1.02 +/- Acres on Title Industrial Property S/N: PARCEL1 C/W: 7800+/- sf shop (60 ft wide x 130 ft long), steel frame, metal clad, metal roof, loading dock, (3) 12 ft W x 14 ft H, 8 ft W x 10 ft H & 8 ft W x 12 ft H OH drs, high capacity water main service w/ external water truck loading station, Sullair screw comprsr, (3) washrms, radiant & F/A heat, N/G, power, municipal water, septic holding tank, 40 ft sea container storage, compacted clay & gravelled lot, security fenced, taxes \$5196.86. Usage: Not Available Asset located in: Whitecourt, AB

Lot #	Details	Lot #	Details
1061	AB/Town of Edson 208 50 St Commercial Property S/N: PARCEL1 C/W: Lot 4 Blk 7 Plan 1494AC, 1368+/- sq ft (24 ft x 47 ft) downtown commercial storefront building, former flower shop, (2) washrooms, basement, taxes \$2548.99. Usage: Not Available Asset located in: Edson, AB	1102	SK/City of Melville Lots 30 - 33 Block 054 Plan V664 Residential Property S/N: PARCEL2 C/W: 858+/- sq ft (2) bedroom, (1) bathroom home on 4 lots, fridge, stove, updated kitchen cabinetry & countertops, hardwood and tile flooring, natural gas forced air heat, electric hot water heat, lot size 100 ft x 140 ft, centrally located, currently rented, taxes \$1361.06. Municipal address 437 2nd Ave East. Usage: Not Available Asset located in: Melville, SK
1071	AB/Town of Redwater Lot 20 & Lot 21 Blk 2 Plan 1544CL 4000+/- Sq Ft Store Front Commercial Property S/N: PARCEL1 C/W: two connected adjacent buildings, 4925 49 St: 1400+/- sq ft (26 ft x 54 ft), (1) private office, office divider, (2) washrooms, (2) utility rooms, forced air heating and air conditioning, carpet and tile flooring, municipal services, power & natural gas. 4927 49 St: 2700+/- sq ft (30 ft x 90 ft), (1) private office, room divider wall, maintenance/storage room, utility room, washroom, forced air heating, on demand hot water, hardwood flooring, municipal services, power & natural gas. The two buildings are connected by an 8 ft wide interior hallway, zoned C1- Commercial, taxes \$3435.70. Municipal address 4925 & 4927 49 St Usage: Not Available Asset located in: Redwater, AB		
1081	AB/Village of Clive Lot 2 Blk 1 Plan 9721444 3.53+/- Acres on Title Industrial Property S/N: PARCEL1 C/W: power, municipal services to property line, zoned I - Light Industrial, taxes \$1184.81 Usage: Not Available Asset located in: Clive, AB		
1091	SK/RM of McLeod LSD 3 18-19-07-W2 Ext 22, LSD 4 18-19-07-W2 Ext 23, NW & NE 07-19-07-W2 Farmland S/N: PARCEL1 C/W: riverfront property, 150+/- ac cult, balance native grass, bush and old farm site, hay 2021, hay 2020, SAMA FVA \$321,900, taxes \$1188.12 Usage: Not Available Asset located in: Neudorf, SK		
1101	SK/City of Melville Lots 13 & 14 Block 001 Plan T286 Residential Property S/N: PARCEL1 C/W: 1089+/- sq ft modern, freshly renovated bi-level home, (3) bedrooms (2) bathrooms on main floor, partially finished basement with (2) bedrooms, (1) bathroom, and family room, front attached garage with large mudroom, fenced and landscaped yard, back-alley access, taxes \$2964.99. Municipal address 352 1st Avenue West. Usage: Not Available Asset located in: Melville, SK		