## UNRESERVED REAL ESTATE AUCTION Real Estate Sells at Noon S

Selling June 22, 2019 at Drayton Valley Consignment Sale PIZZANAPOLI 4918-50 St Mayerthorpe, AB Fully Equipped Pizza Restaurant



**M1** 

PIZZANAPOLI - 4918-50 St Mayerthorpe, AB Plan 373CL Block 5 Lot 6 Fully Equipped Pizza Restaurant

Directions to SALE SITE Sekura Auction Site - 3351 50th Street, Drayton Valley AB

SALE MANAGED BY



Head Office - Drayton Valley, AB 780-542-4337

REAL ESTATE SERVICES BY



Moore's Agri-Trade Ltd Breton, AB 780-696-2249

## HIGHLIGHTS OF REAL ESTATE AUCTION TERMS

- 1. UNRESERVED: The seller has agreed to accept the highest bid regardless of price. Property(s) 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.

HIGHLIGHTS OF PURCHASE CONTRACT				
Completion Day	22 June 2019 *Seller is willing to close earlier.			
Deposit	\$5,000 per parcel (non-refundable) by bank draft or approved payment payable to Moore's Agri-Trade Ltd on June 22,2019 (at close of bidding)			
Conditions	There are no Buyer Conditions. Or Seller Conditions.			
Additional Terms	Buyer acknowledges & accepts  • The property sells as is with no warranties of any kind whatsoever  • Seller is willing to close at earlier date.  • Other terms may be announced on sale day by auctioneer			
Goods Included/Excluded	See Included Schedule D			
Contract must be signed by successful bidder at close of bidding on 22 June 2019				

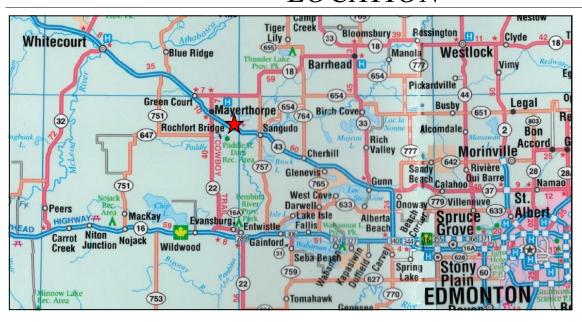
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## **LOCATION**









Sale Lot #	M1	
LEGAL	Plan 373CL Block 5 Lot 6	
Size (Approx)	33x140 lot	
Taxes (2018)	\$1,550	
Municipality	Town of Mayerthorpe	
Zoning	C1- Commercial Downtown	
Deposit	\$5,000	
Possession	22 July 2019 Seller willing to close earlier	

Municipal Address	PIZZANAPOLI - 4918-50 St Mayerthorpe, AB			
Goods Included	Deep Fryer Pizza Oven Hobart Mixer Meat Slicer Stove (Electric) - one burner does not work Prep Table (Refrigerated) Double Stainless Steel Sinks (2) Stainless Steel Work Table Stainless Steel Table with hand sink Beverage Coolers(2) Double Door Cooler Upright Freezers (4) Small Chest Freezer Fridge (2)	Condiment Cabinets (2) Microwave (2) Pizza Pans (assorted sizes) (100) Miscellaneous Pots/Pans/ Utensils/ etc Dining Tables (10) Chairs (40) Air Conditioner Shelving Units (5) Couch & Coffee Table Desk, Chair, File Cabinet Miscellaneous Seasonal Decorations Cleaning Supplies & Tools. Etc Consumable stock at closing Cash Register		
Goods Excluded	Storage Shed			
Services	Municipal services			
Comments	Selling to highest bidder by UNRESERVED Auction 22-Jun-19 by TEAM Sekura Auctions. Established family style pizzeria restaurant in Mayerthorpe on main street in heart of business area. Selling as turnkey operation, this fully equipped restaurant is ready for new owner. Set on 33 x 140 foot lot, the PizzaNapoli Restaurant is an older one and half storey building with single level additions featuring 26 seat dining area, kitchen with natural gas brick pizza oven, prep area, storage area, and 2 piece bathroom. The upper level has office area and more room for storage. Highlights of included equipment natural gas brick pizza oven, deep fryer, refrigerated prep table. Stainless steel work tables & sinks, Hobart mixer, meat slicer, coolers, freezers, tables & chairs.  Seller is willing to stay on for short while to help buyer get set up! This property is selling to the highest bidder on June 22, 2019. Don't miss out!			















































SHED IS NOT Included.