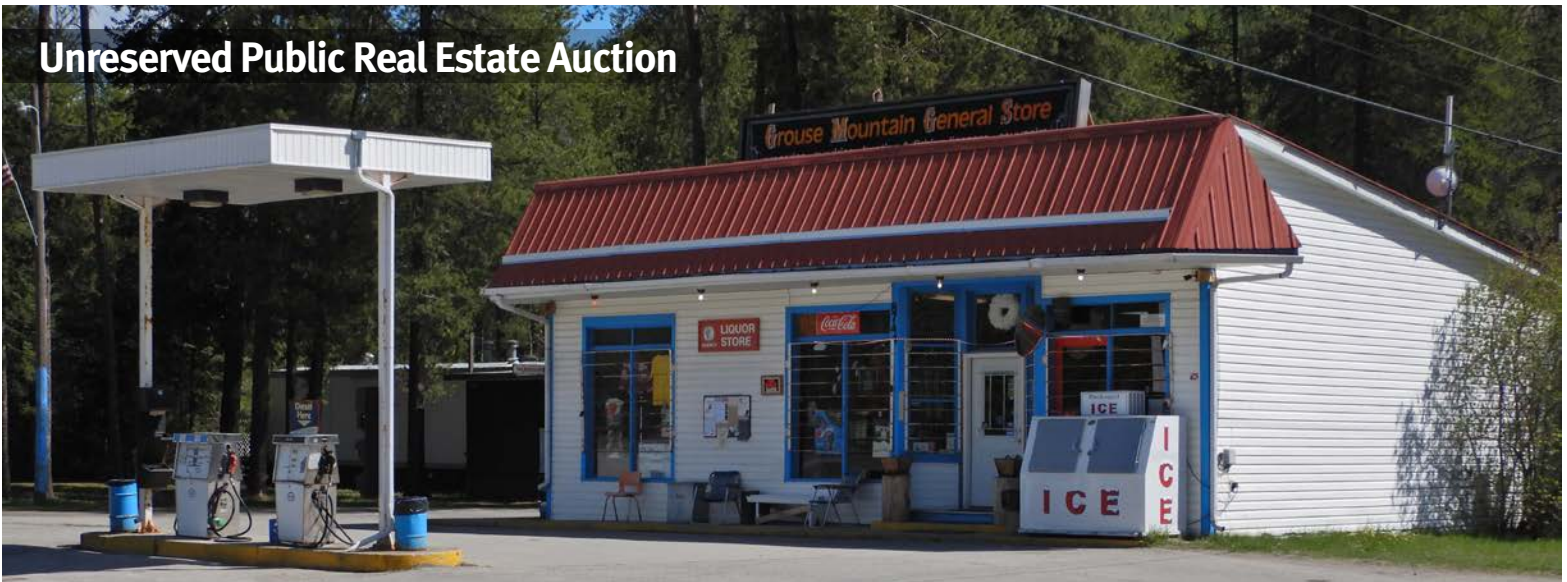


Unreserved Public Real Estate Auction



Grouse Mountain Store & Campground Convenience Liquor Store, Gas Station & Campground 3.41± Title Acres — Situated on the Moyie River – Yahk, BC

Will be sold to the highest bidder
October 24, 2018
Edmonton Auction Site

Yahk, BC

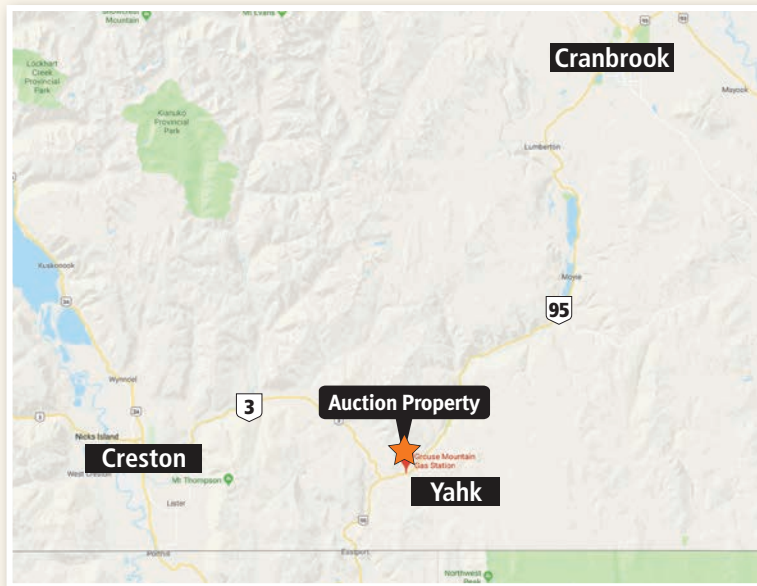
Grouse Mountain Store & Grouse Mountain Campground is a profitable convenience liquor store & gas station along with a 24 site RV park and residence on the Moyie River. The property & business are located on a major transportation route just 17 km North of Kingsgate US border crossing and in a very popular tourist area only 40 km East of Creston, BC.

The campground is seasonal and the store is open year-round. The owner is retiring and has a long-term manager in place who is willing to stay on with a new owner.

Take advantage of a great opportunity to buy this going concern business by a completely unreserved auction!



Campground



Directions to Property

Address: 8741 Hwy 3/95, Yahk, BC

Located 40 km East of **Creston, BC** on Hwy 3 or 17 km North of Kingsgate USA border entry on Hwy 95.

OR

65 km Southwest of **Cranbrook, BC** on Hwy 3/95

**Property may be viewed by appointment.
Contact Robert King 780.836.5109**

For more information:

Robert King – Owner
780.836.5109, Bobking5757@gmail.com

Jerry Hodge – Ritchie Bros. Real Estate
780.706.6652 | jhodge@ritchiebros.com

Realtor® – Tom Moran PREC*: 250.784.7090 | tommoran@shaw.ca

Brokerage: Re/Max Dawson Creek Realty

Bidders must satisfy themselves as to the exact current acres, property lines and fence locations, building sizes, taxes and assessments, zoning and permitted uses & surface lease revenue details. The information provided is a guide only

Visit our website for auction and property details:

rbauction.com/realstate

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Property Highlights

Parcel 1 – 8741 Hwy 3/95 – 3.41± Title Acres – Commercial Property

Grouse Mountain Store

- ▶ Highway signage
- ▶ 2000± sq ft (40 ft x 50 ft)
- ▶ New metal roof 2017
- ▶ Alarm system on service contract
- ▶ Natural gas, forced air heat & A/C
- ▶ 1200± sq ft retail space
- ▶ 800± sq ft office, storage & utility room
- ▶ 2 public washrooms
- ▶ Underground fuel storage
 - Gas: 22,975 L +/-
 - Diesel: 13,854 L +/-
 - Propane dispenser (leased) 3800 L +/-
- ▶ Store shelving & racking
- ▶ 2 fridges, 2 freezers, walk-in beer cooler
- ▶ 2 ice-making machines
- ▶ Camera surveillance system, upright combination safe
- ▶ Leased equipment:
 - 3 Upright display coolers, ice cream cooler, coffee dispensing station, POS system, 375 L propane tank
- ▶ Rolling stock inventory is **not** part of the auction sale, but it will be sold separately to the buyer. Approximate value of \$70,000 to be confirmed prior to closing.
- ▶ The ATM machine, with service contract, located in the store will also be available for purchase by the buyer.

Grouse Mountain Campground

- ▶ Alongside the Moyie River
- ▶ Employee or rental residence:
 - 1982 mobile home, 14 ft x 68 ft, 2 bedrooms w/ 2 bedroom addition (14 ft x 24 ft), 1 bathroom, fridge, stove, dishwasher, washer & dryer, natural gas forced air heat, attached 2 vehicle car port
- ▶ 24 Seasonal camping sites
 - Each site has a fire pit & picnic table
 - 9 full service sites w/ 30 amp power
 - 8 sites w/ 30 amp power & water
 - 7 unserviced sites
- ▶ Men's & women's washrooms, coin operated showers & laundry facility
- ▶ 24 ft x 40 ft camp kitchen facility
- ▶ 16 ft x 24 ft storage garage
- ▶ 4 holiday trailers (**sell separate**)

Other Property Info:

- ▶ Water well
- ▶ 2 septic field systems
- ▶ Backup power propane generator



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Unreserved Real Estate Auction – Terms and Conditions

The following terms and conditions (the “Real Estate Terms”) form an integral part of the terms of the Bidder’s Terms of Bidding and Sale. The Real Estate Terms apply to all sales of real property (the “Property”), and apply only to sales of real property. Where the Real Estate Terms are applicable, the Real Estate Terms shall prevail to the extent of any conflict with the Terms of Bidding and Sale.

- 1. DEFINITIONS.** In these Real Estate Terms, the “Seller” shall refer to the consignor of the Property and the “Buyer” shall refer to the bidder offering the highest bid accepted by the Auctioneer for the Property. Each capitalized term used herein but not otherwise defined shall have the meaning ascribed to such term in the Terms of Bidding and Sale.
- 2. UNRESERVED AUCTION.** The Property shall be sold to the highest bidder regardless of price at unreserved public auction. The sale shall not be subject to any minimum bid or reserve price.
- 3. CASH SALE.** This is a cash sale and is not contingent on the Buyer’s ability to obtain financing.
- 4. AGREEMENT OF PURCHASE AND SALE.** The Buyer shall execute an Agreement of Purchase and Sale, in the form provided by the Auctioneer, without modification, immediately after being declared the high bidder.
- 5. AGENT OF SELLER.** The Auctioneer (and any appointed real estate agent, where applicable) is acting as an agent of the Seller only, and not as an agent of the Buyer or as a dual agent. The Buyer may be required to sign an Agency Agreement acknowledging that they are aware they are not receiving any representation.
- 6. COMPLETION BY LEGAL REPRESENTATIVE.** Completion and closing of all real estate transactions will be handled by legal representatives appointed by the Seller and Buyer, acting on behalf of the Seller and Buyer, respectively. All deposit, earnest and purchase monies in respect of the Property shall be paid to and deposited in trust with the legal representative for the Seller.
- 7. DEPOSIT.** Immediately after being declared the high bidder, the Buyer shall submit a non-refundable deposit in trust to the legal representative for the Seller in the amount of 25% of the Purchase Price (the “Deposit”). The Auctioneer may, in its sole discretion, accept a Deposit of 10% of the Purchase Price if provided with an unconditional letter of financing from a lending institution acceptable to the Auctioneer. The balance of the Purchase Price shall be paid at or before closing.
- 8. TRANSACTION FEE.** Immediately after being declared the high bidder, the Buyer shall pay the applicable transaction fee, if any, to the Auctioneer.
- 9. TAXES.** Any and all applicable Federal, Provincial or State taxes (including property transfer tax, if applicable) must be paid by the Buyer in addition to the Purchase Price, at or before closing. Any and all applicable property taxes shall be paid at or before closing by the Seller and Buyer pro-rata based on the date of closing.
- 10. CLOSING.** Closing will take place on the date that is 30 days after the date of the auction, or such other date as may be mutually agreed by the parties. The Buyer and Seller shall each be responsible for their own legal fees. Land title registration fees and applicable transfer fees shall be paid by the Buyer at or before closing. All necessary adjustments will be based on the agreed upon closing date.
- 11. NON-PERFORMANCE.** Any failure by the Buyer to complete the purchase of the Property will result in the Deposit and any further interest in the Property being forfeited.
- 12. POSSESSION.** The Buyer will receive vacant possession on the date of closing.
- 13. AS-IS SALE.** The Buyer shall accept the Property “AS-IS”, “WHERE-IS”, and “WITH ALL FAULTS” as of the closing date and the Buyer specifically agrees that neither the Seller nor the Auctioneer make any representations or warranties of any kind whatsoever, expressed or implied, to the Buyer as to the value, condition or fitness of the Property, environmental or otherwise, or any part thereof or improvements thereon. All descriptions, measurements and acreage provided by the Seller and the Auctioneer are to be used as a guide only. The Buyer acknowledges and agrees that it is the Buyer’s sole responsibility to make such legal, factual and other inquiries, inspections and investigations as the Buyer considers necessary prior to bidding on the Property, and Buyer hereby warrants and represents that he shall have satisfied himself as to the location and condition of the Property, and all descriptions with respect thereto, prior to bidding, and that he has had the opportunity to do so. In certain circumstances the Seller will complete and provide a Property Condition Disclosure Statement. If a Property Condition Disclosure Statement is available, the Bidder may view such information.
- 14. PROPERTY BOUNDARIES.** The Buyer will satisfy itself as to all property boundaries. If a dispute arises, verification of said boundaries will be at the Buyer’s expense.
- 15. NO MINES OR MINERALS.** Mines and minerals are not included and shall not be conveyed with the Property unless otherwise expressly provided.
- 16. PERSONAL PROPERTY.** No personal property shall be conveyed with the Property unless specifically included in the purchase agreement.
- 17. NO ASSIGNMENT.** The Buyer shall not assign his bid or obligation to purchase the Property to a third party without the prior written approval of the Auctioneer.
- 18. FOREIGN OWNERSHIP RESTRICTIONS/TAXATION.** Certain Canadian provinces impose foreign ownership restrictions or additional taxation on the purchase of real property by non-Canadian citizens and non-qualified Canadian organizations. THE BUYER ACKNOWLEDGES THAT IT IS THE BUYER’S SOLE RESPONSIBILITY TO MAKE ANY NECESSARY ENQUIRIES, INCLUDING, WITHOUT LIMITATION, CONSULTING WITH LEGAL ADVISORS, PRIOR TO BIDDING TO ENSURE THE BUYER IS LEGALLY ELIGIBLE TO PURCHASE THE PROPERTY.
- 19. ADDITIONAL DOCUMENTS.** As a condition of closing, the Buyer may be required to sign certain disclosure documents as may be required by the applicable governing bodies.

May 15, 2018 3:34 PM