

**TOWN OF OLDS
ADVERTISEMENT FOR SALE OF MUNICIPAL LANDS**

The Town of Olds hereby invites offers to purchase lands containing a commercial shop (the "Property") and office located within the Town of Olds described as follows:

- a. Civic Address: 4829 – 50 Street, Olds, Alberta, T4H 1E4;
- b. Legal Description: Plan 4721, Block 10, Lots 11 – 13
- c. Land Size: 17,040 Sq. Ft.
- d. Building Size: 11,541 Sq. Ft. +/-
- e. Land Use Classification: C1 – Central Commercial District

Constructed in 1979, the lands were used as the fire hall for the Town of Olds, and were also used as the Operations Centre of the Town of Olds. There are two main sections to the building – the two-story office and the shop space. The two-story office is approximately 5,896 square feet. The main floor consists of a front reception, office, board room/lunchroom, men's and woman's bathroom, kitchen with fire suppression, utility room and rear garage.

The upper level consists of a large boardroom, four offices, three-piece bathroom, second boardroom, and storage room with a forced air furnace. The rest of the building is shop bays. There are five truck bays with 12' overhead transparent doors. This area has forced air heating and an exhaust ventilation system. There is a newer addition (constructed in the early 2000's) that is a single truck bay with transparent 12' door and roof mounted heaters. The remainder of the 17,000 square foot site is an asphalt parking lot.

ADDITIONAL INFORMATION:

1. The Property is classified as C1 Central Commercial District under the Town of Olds' Land Use Bylaw. Permitted uses within this district include, but are not limited to; retail, restaurants, offices, personal services, entertainment facilities and residential.
2. The Property is connected to municipal services which includes water and sanitary sewer. The purchaser is responsible to verify the location of existing utility mains, existing capacity and discuss specific requirements and standards expected (in relation to the proposed development. The purchaser shall be responsible, at its expense, for any additional work and costs to develop the Property to meet the Town's municipal servicing standards and any other requirements or standards determined by the Town or the Development Authority.
3. In December 2020, the Town of Olds commissioned a Phase 2 Environmental Site Assessment (ESA) of the entire property. The executive summary is available upon request. The full report will be available to the purchaser subject to certain conditions which may include the purchaser entering into one or more confidentiality agreements. Notwithstanding the foregoing, it shall be the responsibility of the purchaser, at its expense, to satisfy the environmental state and condition of the Property and its suitability for their proposed development.

4. The Property is being sold on an “as is, where is” basis and the Town of Olds makes no representation and gives no warranty whatsoever as to the size, configuration, adequacy of services, soil or building conditions, land use classification, or ability to develop the Property for any intended use by the purchaser.
5. The purchaser is responsible for receiving all approvals from the Planning Authorities. Information on the steps necessary to obtain permits, adherence to the Land Use Bylaw, adherence to applicable building codes, confirmation whether Off-site levies are payable and access information can be obtained from Planning and Development Services Department.

Further information on planning, development, assessments, or taxes can be obtained by calling the Town of Olds Administration at 403-556-6981.

PROPOSALS

Proposals received from prospective purchasers shall consider the entire parcel of land. Proposals shall be prepared and considered in accordance with the following general conditions:

1. Proposals should contain the name and address of the proposed purchaser, as well as the contact information for the individual/agent authorized to answer inquiries regarding the proposal;
2. Proposals should clearly state the gross purchase price offered;
3. Proposals should include a brief description of the prospective purchaser’s proposed development and use of the Property;
4. The Town of Olds may, in its complete and unfettered discretion, consider any or all proposals on the basis of criteria other than price, and reserves the right to select a proposal and negotiate a binding agreement on the basis of what the Town considers to be in the best interests of the Town of Olds;
5. The purchaser will be required to enter into a Real Estate Purchase Contract satisfactory to the Town Solicitor and Chief Administrative Officer and Town Council approving the purchase on the general terms and conditions of the Real Estate Purchase Contract at a public meeting. The Towns current standard form of agreement (with some changes to reflect the sale of the Property) is annexed for information, which will be further modified for this transaction. The Town reserves the right to negotiate and make further changes to the Town’s Real Estate Purchase Contract; and
6. This is not an invitation for tenders, proposals are not required to be irrevocable, and any proposal submitted shall not bind the parties unless or until the parties negotiate and execute a Real Estate Purchase Contract.

Copies of the following documents are available upon request from the Town of Olds Administration:

1. Site Plan
2. Central Commercial District, Land Use Bylaw
3. East Olds Area Redevelopment Plan 2014
4. Environmental Site Assessment (ESA) Summary
5. Land Title Certificate
6. Photos
7. Purchaser's Application
8. Draft Real Estate Purchase Contract

The information contained in this document is believed to be true; however, the Town of Olds does not warrant the completeness or accuracy of this information for any purpose whatsoever, which is subject to change without notice. Purchasers rely on the information contained in this document at their own risk and must make independent investigations. This document does not constitute an offer or contract and the price, terms and conditions of any sale are subject to the approval of the CAO at her sole and absolute discretion, and an agreement satisfactory to the CAO and the Town's legal counsel. All proposals and inquiries should be directed to the Town of Olds Finance Department at the following address:

Town of Olds

Municipal Office
Attention: Sheena Linderman
4512 46 St
Olds, AB T4H 1R5
403-507-4858
slinderman@olds.ca

All submissions received will be held until an applicant is selected. The Town of Olds will then contact the selected applicant(s) to further negotiate and formalize a Real Estate Purchase Contract.

OPPORTUNITY TO VIEW THE BUILDING AND PROPERTY

Prospective purchasers and their agents will be granted the opportunity for a guided tour of the Property by appointment only. Opportunities to view the Building and Property are to be made by appointment at info@investolds.ca.