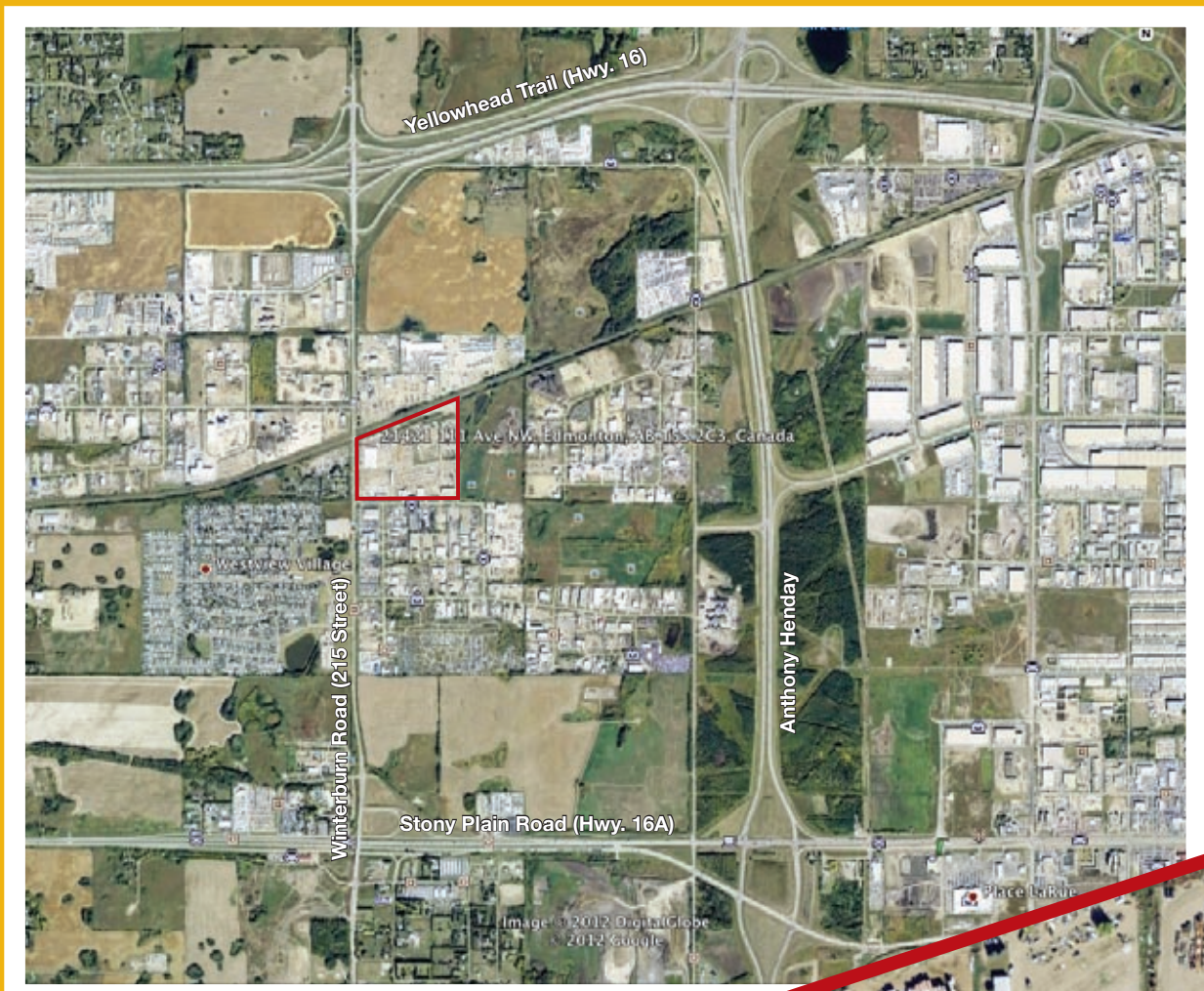


IGLOO WINTERBURN PROPERTY

WINTERBURN INDUSTRIAL PARK • 21421 – 111 Avenue, Edmonton, AB T5S 1Y1



- **STRATEGIC LOCATION**
Minutes To All Major Arterial Roadways:
Yellowhead (Hwy. 16y)
Stony Plain Rd. (Hwy. 16A)
Anthony Henday
- **Rail Spur**
Gated & Grade Loading
- **29.58 ACRES**
Five Parcels in One Block
- **EDMONTON CITY BUS SERVICE**

Presented by C. Hugh Fraser

FRASER-TRADEX REALTY INC. An Independent Real Estate Broker

Bus: (780) 499-0948 Fax: (780) 458-6900 P.O. Box 4 Station Main, St. Albert, AB, T8N 1N2 Email: realty@chughfraser.com



FOR SALE

IGLOO WINTERBURN PROPERTY – WINTERBURN INDUSTRIAL
21421 – 111 Avenue, Edmonton, AB T5S 1Y1

10909 - Winterburn Road
21230 - 109 Avenue
21120 - 109 Avenue
21121 - 111 Avenue



67500 SQ.FT. MAIN OFFICE – WAREHOUSE & MANUFACTURING



**MAIN ENTRANCE OFF WINTERBURN ROAD
AND CUSTOMER PARKING IN FRONT**



**BIG PARKING LOT ON THE WEST SIDE
AND EXTRA STAFF PARKING LEASED
ON THE NORTH SIDE OF 111 AVENUE**

THE MAIN WAREHOUSE AND OFFICE/ADMINISTRATION BUILDING



3440 SQ.FT. MANUFACTURING SHOP
ON PARCEL 4



29.58 ACRES, APPROXIMATELY 25 ACRES
OF WELL COMPACTED YARD SPACE



10000 SQ.FT. MAIN FLOOR OFFICE/ADMINISTRATION
& 7500 SQ.FT. UPPER EXECUTIVE OFFICES



50,000 SQ.FT. OF CLEARSPAN WAREHOUSE & MANUFACTURING

THE YARD – 29.58 ACRES FENCED, LIGHTED & SECURE



RAILSPUR C/W GATE WITH CN KEY



GRADE LEVEL LOADING



6000 SQ.FT. POLE STORAGE BUILDING – 10820 SQ.FT. CRATE MANUFACTURING
– 6400 SQ.FT. DRYWALL DISTRIBUTION BUILDING



SIX QUONSET BUILDINGS - TOTAL OF 21000 SQ.FT. – OWNER WILL MOVE THE
COVERALL BUILDINGS AT TIME OF SALE IF DESIRED

DETAILED PROPERTY INFORMATION – PAGE 1

THE LAND: (29.58 acres more or less)

PARCEL NO. 1: 21421 – 111 Ave. Plan 7623150 Blk 1 Lot 1 (4.42 Acres) Title Number 082 048 635 +3
10909 – Winterburn Rd. Plan 7823150 Blk 1 Lot 2 (4.99 Acres) Title Number 082 048 635

PARCEL NO. 2: 21230 – 109 Ave. Plan 4511NY Blk B (9.09 Acres) Title Number 082 048 635 +2

PARCEL NO. 3 21120 – 109 Ave. Plan 8321398 Lot 1 (5.54 Acres) Title Number 082 044 904

PARCEL NO. 4 21121 – 111 Ave. Plan 8321398 Lot 2 (5.54 Acres) Title Number 072 525 263

BUILDINGS

1. MAIN WAREHOUSE OFFICE BUILDING – 67,500 SF – PARCEL NO. 1

Situated on Lots 1 & Lot 2 Block 1 Plan 7823150 (9.41 Acres more or less)

Description: Clear span pre-engineered building, grade beam and concrete piles and extra piles beneath the floors. Original building constructed in 1976 and renovated in 1995. The second floor mezzanine office area is steel joist / pan and concrete.

The building is approx. 67500 SF, warehouse 50,000 SF of shop/warehouse space and 10,000 SF of office/administration area. There is a second floor mezzanine office area 7,500.

Mechanical: Office areas heated with perimeter HW and FA furnaces and roof top AC. The warehouse area is heated with overhead gas fired heating furnaces. The entire building is sprinklered, water stored in five 16,000 gallon water tanks supplied by on site water wells and diesel operated pumps. Sewer is collected in holding tanks.

2. DRYWALL DISTRIBUTION BUILDING – 6,400 SF – PARCEL NO. 2

Situated on Lot B Plan 4511NY (9.09 Acres more or less)

Description: Metal frame building built in 1999 on a concrete slab and fully heated and insulated.

Exterior walls, metal insulated panels with plywood interior finish and 20' ceiling. The ceiling is drywall and insulated attic. There is a 450 SF office mezzanine and the balance is shop warehouse.

Mechanical: Office has FA furnace and the warehouse infrared tubes.

ADDITIONAL STORAGE BUILDING – 6000 SF

Description: Three sided wood pole structure with metal siding on a concrete slab.

3. OFFICE/CRATE BUILDING - 10,820 SF – PARCEL NO. 3

Situated on Lot 1 Plan 8321398 (5.54 Acres more or less)

Description: Metal frame office/shop on a concrete slab foundation built in 1980. Exterior walls metal clad siding. The interior wall height is 15' and 21' at the center peak. Additional mezzanine space accommodates office and training room functions and washrooms. The building is in fair condition and remains functional for its intended use.

Mechanical: The office are heated with FA furnaces and the shop has two boilers and in slab heating system.

4. WALL PANEL MANUFACTURING SHOP – 3441 SF – PARCEL NO. 4

Situated on Lot 2 Plan 8321398 (5.54 Acres more or less)

Description: Metal frame structure built on a concrete slab, records showing it was built in 1977.

Metal clad insulated walls with 14' clear ceiling. The interior is primarily open with the exception of a compressor room and the south end has large sliding doors.

Mechanical: The building is heated with suspended gas fired furnaces.

DETAILED PROPERTY INFORMATION – PAGE 2

ADDITIONAL METAL SHOP BUILDING ON PARCEL NO. 4 : 1,800 SF

Description: Metal shop building with an eave height of 14' and 18' at the centre. There is a single 14' x 14' overhead door.

Mechanical: The building is heated with suspended gas fired furnaces.

ADDITIONAL THREE SIDED STORAGE STRUCTURE ON PARCEL NO. 4 – 1000 SF

Description: Three sided metal shed nearing the end of it's economic life.

5. SIX COVERALL QUONSET BUILDINGS – Total Space - 21,000 SF .

Description: The Quonset buildings are considered moveable and are all in good shape.

MUNICIPAL ASSESSMENT AND TAXES:

Total Assessment for 2011 - \$11,152,000

Total Levy for 2011 - \$188,744.00

ZONING / LAND USE: IM – Medium Industrial Zone

ALLOWABLE DENSITY: The Maximum Floor Area Ratio is 2.0. **SITE COVERAGE:** 6.5%

TOPOGRAPHY: Level **CONFIGURATION:** See lot plans herein

GENERAL PURPOSE: The purpose of this zone is to provide for manufacturing, processing, assembly, distribution, service and repairs. Uses that carry out a portion of their operation outdoors or require outdoor storage and large yard areas.

LOCATION:

Winterburn Road (215 Street) is a major access route between Stony Plain Road (Hwy 16A) and the Yellowhead Trail (Hwy 16). This roadway also leads south and intersects with 107th Avenue and Stony Plain Road. **The CN main rail line passes through the neighborhood and provides a RAIL SPUR into the Igloo property. The rail spur provides grade level loading and unloading.**

The property is located in City of Edmonton, just northwest of the Anthony Henday Freeway and the Yellowhead interchange. The Igloo property is less than one kilometer south of the Yellowhead (Hwy 16).

SERVICES:

Municipal services available to the subject property include power, natural gas and telephone. There is a water well on Parcel No. 1 providing water for the storage tanks and the sprinkler system. Sanitary sewer to the main building on Parcel No.1 are provided by an underground pump out septic tank. Other buildings on the property are also serviced with on site cisterns and septic facilities.

Sanitary servicing to the Winterburn Industrial Area is on-going with extension of the West Edmonton Sanitary Service Trunk (WESS – Stage W14) occurring west of the Anthony Henday and north along the east side 199th Street (will also service the Big Lake ASP, north of Highway 16. Construction works for Stage 14 is currently scheduled to be completed in 2012. The City of Edmonton adopted (Feb. 2010) and consolidated (April 2011) the Winterburn Industrial Area Structure Plan, Bylaw 15356, A more comprehensive development standard will be required in implementing new development. At this time there is no municipal water or sewer at the Igloo property. As previously mentioned there five large water tanks being supplied by on site water wells and cisterns for drinking water.

DETAILED PROPERTY INFORMATION – PAGE 3

THE SITE:

The majority of the yard is very well prepared and compacted gravel surface to accommodate heavy loads and fork lifts and yard lighting. Concrete and paved surfaces in the loading areas. The perimeter is fenced, parking lots partly paved and gravel surface and extra staff parking rented from the City of Edmonton just north of the main office building.

Modern and comfortable office work environment.

POWER SUPPLY:

Three Phase power to the yard and on the north east side and Three Phase power on the south east side providing power for the Main Building, the Drywall warehouse building and the Crate Shop.

ENVIRONMENTAL:

There are environmental reports available from when the five parcel of land were purchased over the years. It is advised that a buyer obtain their own environmental audit for certainty however the Igloo operations is a cleaner and better use than the previous occupants, primarily lumber storage and there are no underground or surface fuel tanks on site.

OTHER:

The six coverall buildings on the site may be disassembled and moved and may not be included in the sale, all at the discretion of the Buyer.

TERMS OF A SALE:

The owners will sell the property and require a lease back for preferably for a minimum two years. Alternatively and depending on the Buyer's immediate needs, Igloo may lease back a part of the land and the main office building to allow them time to build and re-locate.

LIST PRICE: \$19,000,000

Disclaimer:

Please note the information provided herein is believed to be accurate, however all information is to be verified by a buyer, his agent and his inspectors. The Seller and the Seller's Brokerage make no warranties, representations or collateral agreements about neighbouring lands, any collateral agreements relating to size, measurements of the buildings and the land or the existence or non-existence of any environmental condition or problem.

SURVEY APPROVED
DIRECTOR OF SURVEYS
DATE APPROVED... 83-10-05
EXT. D-13 # FILE... 27699
APPROVAL VALID FOR TWELVE MONTHS.

5/583

PLAN NUMBER 632/3528
IS HEREBY CERTIFIED AS DULY ENTERED AND REGISTERED IN THE LAND TITLES OFFICE FOR THE NORTH ALBERTA LAND REGISTRATION DISTRICT.
A. E. HEDDERLEY
REGISTRAR
632/3528-247



WINTERBURN INDUSTRIAL PLAN
SHOWING SURVEY OF
LOT C PLAN 5872 N.Y.
SW 1/4 SEC. 7 TP. 33 R. 25 W. 4 MER.
EDMONTON — ALBERTA
SCALE 1:2000 1982 BT-6AYDA A.L.S.

METRE
0 1 2 3 4 5 6 7 8 9 10 20

SURVEY MONUMENT FOUND AS INDICATED ON THE PLAN. ALL DISTANCE ARE IN METRES AND DECIMALS THEREOF. (Note: This plan was prepared in accordance with the provisions of the Survey Act, R.S.A. 1980, Chapter S-24, and the provisions of the Land Titles Act, R.S.A. 1980, Chapter L-24.)

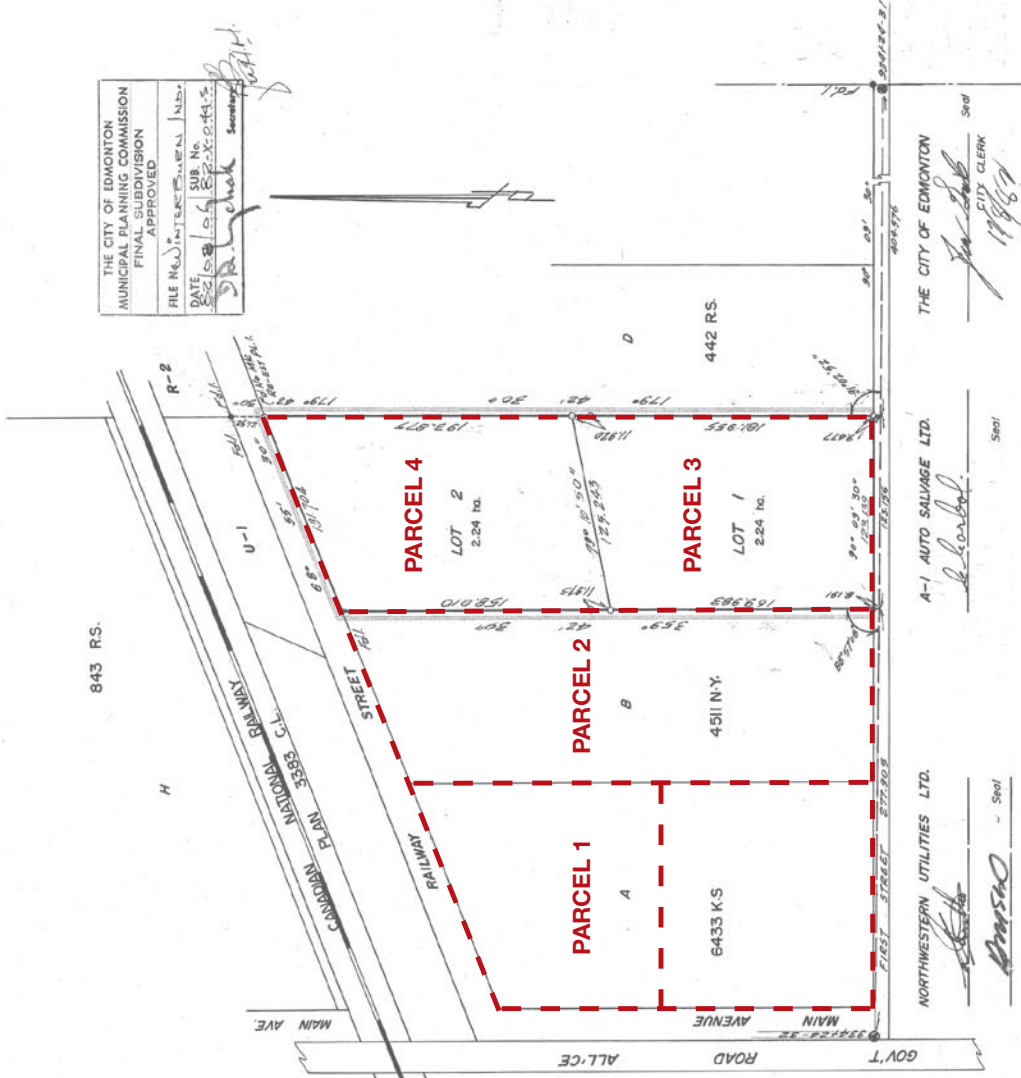
B.F. Boyle
REGISTRAR

I, **B.F. Boyle**, REGISTRAR, do hereby certify that the above described parcels, together with the areas thereon, are situated in the City of Edmonton, in the Province of Alberta, and that the same were surveyed by the City of Edmonton, and that the same were approved by the City of Edmonton, and that the same were registered in the Land Titles Office of the Province of Alberta, and that the same are now shown on the plan of the City of Edmonton, and that the same are now shown on the plan of the Province of Alberta.

WITNESSED BY:
L. Kay Desjardins
Witness

BAYDA & ASSOCIATES
SURVEYS LTD.
FILE NO. 82-727

THE CITY OF EDMONTON
MUNICIPAL PLANNING COMMISSION
FINAL SUBDIVISION
APPROVED
FILE NO. INTERESTS 1983-2-14-5
DATE 83-10-05
SUB. NO. 83-10-05-14-5
St. Lach
CITY CLERK



THE CITY OF EDMONTON

A-1 AUTO SALVAGE LTD.

NORTHWESTERN UTILITIES LTD.

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