

**ADVERTISEMENT**  
**FOR MORTGAGE SALE**

The buildings and land known as 850 Greenwood Avenue, Selkirk, Manitoba, as described in Certificate of Title no. 2737952/1 will be sold at auction on Tuesday, the 1st day of December, 2020 at 11:00 am at the conference room of the Canalta Hotel at 1061 Manitoba Avenue, Selkirk Manitoba.

All persons wishing to attend the auction are required to pre-register at least 24 hours in advance of the scheduled auction by contacting Scott Lancaster at the telephone number or email address found at the bottom of this advertisement.

The vendor is informed that there is situate on the property a single tenant industrial development that was constructed in 1979 with an addition in 2000. The building has a plan area of 21,040 square feet with combined office and warehouse space. The warehouse has multiple ceiling heights ranging from 14 feet to 20 feet. There is one grade level loading door on the west side of the building and two dock level loading doors on the north side of the building. The floor is reinforced concrete slab on piles. The structural frame is steel and covered with pre-finished metal cladding. The roof is sloped metal. Heating and cooling is provided to the office space by three rooftop units. Suspended unit heaters heat the warehouse space. Two 10-ton roof top units provide cooling to the warehouse space. There is a 400 amp main panel in the original portion and a 600 amp panel in the addition.

The site area is approximately 4.72 acres with approximately 450 feet of frontage on the south side of Greenwood Avenue in the fully serviced Selkirk Industrial Park. A fence surrounds a portion of the site and the parking and loading area are asphalt.

**TAXES AND PRIOR ENCUMBRANCES:** Property Taxes are paid in full to the end of 2019. There are no prior mortgages or encumbrances.

**RESERVE BID:** The reserve bid will be announced at the commencement of the auction sale.

**TERMS:** \$275,000.00 at the time of the auction (or within 24 hours if the video-conferencing of the auction is required) by bank draft or certified cheque payable to Monk Goodwin LLP and the balance according to auction sale conditions which will be available at the auction.

Further information may be obtained from:

MONK GOODWIN LLP  
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