

LOTS FOR SALE – COMMERCIAL

# 131 1 Avenue NE



## \$58,200.00 + GST

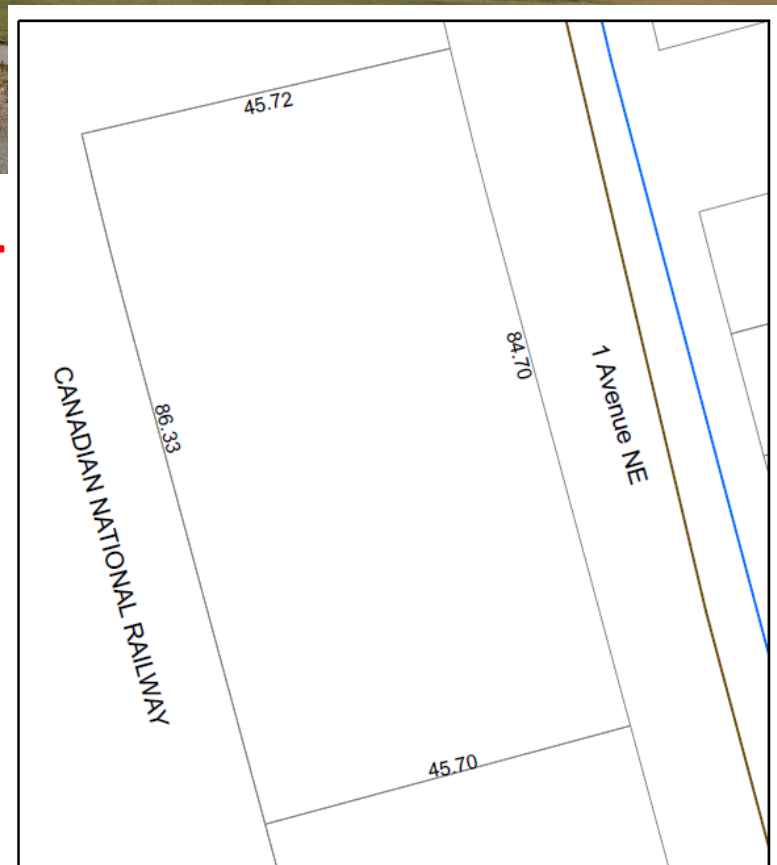
**Lot: 1 Block: 1 Plan: 0914995**

**Land Area: +/- .97 acres (42253.20 sq ft)**

**Tax Roll: 01113600**

**Land Use Zone: C1 - Commercial General District**

This property is ideal for pedestrian-oriented commercial developments offering a wide variety of goods and services, and other uses which will create an attractive environment for pedestrians, and promote the downtown core of the municipality, but which will be accessible to motor vehicles.



**Servicing:** Town water and sewer accessible from 1 Ave. NE

**Encumbrances, Liens & Interests:**

**#041 370 031 - Re: Restrictive Covenant & Easement over and Benefit of - CN Rail**

**#091 216 301 - Re: Right of Way Agreement - ATCO**

\*\*\*The information contained herein is believed to be true but does not constitute a contract. Buyers should verify all information to their own satisfaction. Price, terms and conditions are subject to change without notice. GST is not included in price. ALL MEASUREMENTS ARE APPROXIMATE.

Town of Three Hills  
232 Main Street, Three Hills, AB  
403-443-5822  
Threehills.ca/invest

Chief Administrative Officer  
Director of Community Services

Ryan Leuzinger  
Kristy Sidock

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## ABOUT THREE HILLS

With a current population of 3,212 residents, the Town fosters a vibrant and diverse local economy where people want to live and work. The Downtown sector features numerous shopping and dining conveniences as well as a number of financial institutions and service necessities. In addition, excellent recreation facilities, dynamic arts organizations and numerous service groups, all lend well to the Town's quality of life.

Three Hills' central location provides residents and businesses with an optimal position for convenient commuting and transportation. Approximately an hour from Red Deer, Olds, Calgary and Drumheller, Three Hills has become a regional hub, agriculture market and service centre. Major industries within the town include sales and service, healthcare, construction, education and agriculture. Three Hills welcomes new development and commerce and works closely with industries that wish to settle in this community.

**POPULATION: 3,212**

**Trading Area Population: 11,000**

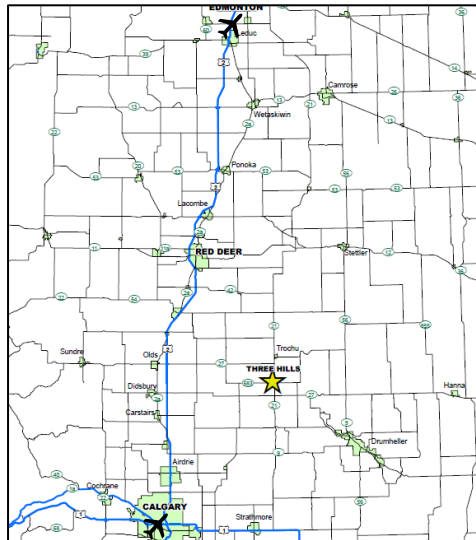
### Median Age

Male **39.3**

Female **44.8**

**Number of Businesses: 203**

**Available Land: 251 acres**



### Average Household Consumption

Shelter	<b>\$18,203</b>
Food	<b>\$8,358</b>
Household operation & furnishings	<b>\$6,663</b>
Health care	<b>\$2,667</b>
Transportation	<b>\$14,067</b>
Recreation & Entertainment	<b>\$4,845</b>
Personal care & clothing	<b>\$4,861</b>
Child Care	<b>\$356</b>
Education & books	<b>\$1,014</b>
Miscellaneous expenditures	<b>\$1,905</b>
<b>Total</b>	<b>\$62,939</b>

## PURCHASE PROCESS

- All offers to purchase must be delivered to the CAO
- The Town of Three Hills reserves the right as its discretion, to accept, reject or further negotiate with any or all applicants and/or cancel this offering.
- To be considered, please submit an offer with the following:
  - The name and contact information of the individual or agent authorized to answer questions about the offer. Correspondence will only be directed to the appointed contact.
  - Offer price and any conditions for the offer

## TERMS OF PURCHASE

- Purchasers must obtain development and building permit approval and commence development on the lot within 12 (twelve) months of the date of title being transferred to the purchaser.
- If for any reason the purchaser does not commence development within the period specified, the Town has the option to purchase the lot at the equal purchase price less legal fees and expenses incurred by the Town. Caveat to be registered on title.
- Purchasers shall ensure that all development and/or construction complies with the bylaws and policies of the Town of Three Hills, other governing bodies, boards and entities or agencies. Eligible purchasers shall execute a completed purchase agreement and provide a fifteen percent (15%) deposit.
- The balance of the purchase price, and any applicable GST, will be due 90 (ninety) days from the date of execution of the agreement by the Town.
- The Town of Three Hills will pay a two percent (3%) commission to any licensed realtor holding a valid Town of Three Hills business license that accompanies and assists a purchaser in entering a purchase agreement with the Town. This commission will be payable upon transfer of title of the selected lot to the purchaser.