#### STATE OF THE ART MANUFACTURING FACILITY // 63,495 SF on 4.94 Acres

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# RECEIVERSHIP SALE

402086 - 81st Street East, Foothills County, AB Greater Calgary Region

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Highway



## THE OPPORTUNITY & OFFERING PROCESS



**The Opportunity:** Court-approved industrial sale opportunity in the Calgary region for a modern manufacturing/fabrication facility of 63,495 SF on a 4.94 acre site. The Subject Property was built to a high standard in 2013/2014 and includes multiple cranes, 3 make up air units, infloor heating, multiple upgrades.

**Offering Process:** CDN Global Advisors Ltd. is the court-appointed listing brokerage for the Subject Property. Access to due diligence information is available upon signing a confidentiality agreement ("CA"). Contact CDN Global Listing Agents for the CA and sales process details. The Receiver will make available in the data room the asset purchase agreement to be used for this sale. All bids are required to be submitted to the Receiver by July 5, 2024 (the "Phase I Bid Deadline").

FOR SALE | 402086 - 81st Street East

### PROPERTY HIGHLIGHTS



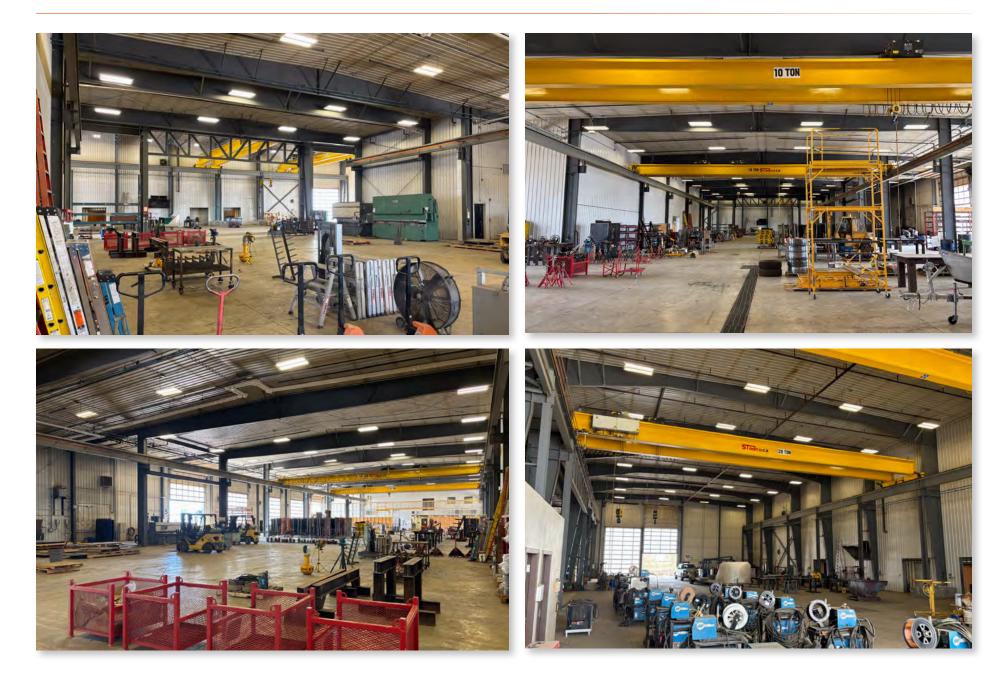
- Property is being offered through a court-approved sales process;
- Freestanding manufacturing and fabrication building of 63,495 SF on 4.94 acres;
- 2 Crane runways with 6 cranes. Crane capacity includes 5, 10, 15, and 30-ton;
- Sump and trench drains throughout. 3 make-up air units. Sprinklered building;
- 15-minute drive to Calgary city limit. Access to Highway 2A and QE Highway 2;
- Labour pool: Previous metal fabricator, Lyncorp Manufacturing Ltd. ("Lyncorp") had 75 employees on 2 shifts;
- Low property tax jurisdiction in Foothills County;
- Due diligence materials include the following: Phase 1 ESA, RPR and Drawings;
- CWB (Canadian Welding Bureau) certified welding shop;
- Property on town water from High River;
- Multiple drive-in and drive-thru doors from 18ft. by 18ft. to 30 ft. by 30 ft;
- Paint booth to remain as included in sale.

#### PROPERTY OVERVIEW

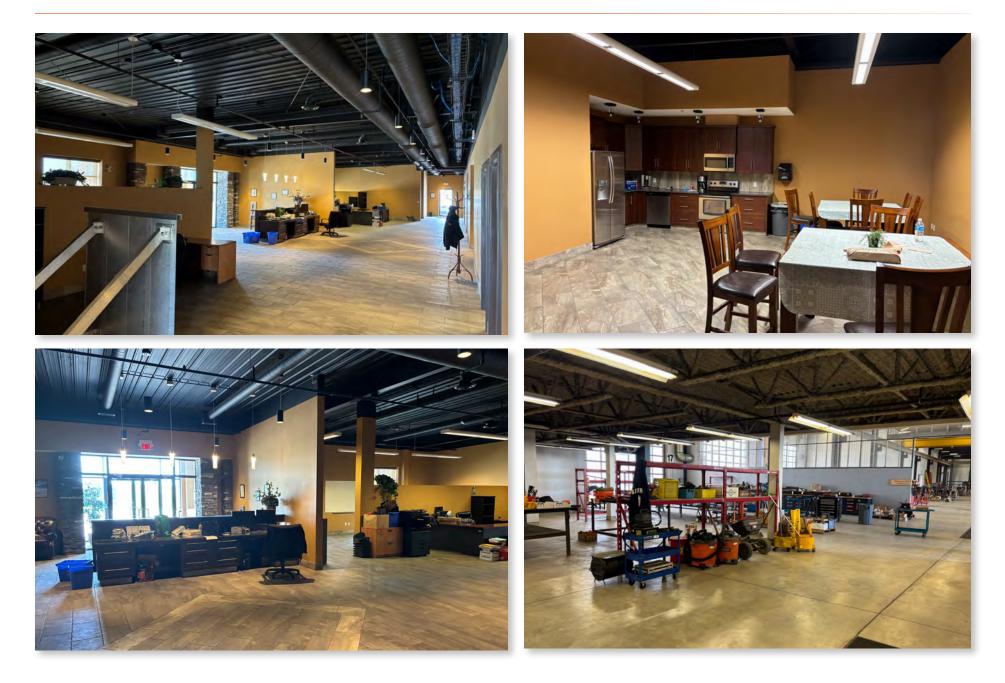
Address:	402086 - 81st Street East	Ē
District:	Aldersyde, Foothills County	FA
Zoning:	HMI (Hamlet Industry District)	DETAILS
Year Built:	2013/2014	
Total Square Footage:	63,495 SF	
Office Area:	10,898 SF	
Warehouse Area:	52,597 SF	
Site Area:	4.94 Acres	
Clear Height:	26' - 34'	
Loading:	9 (18' x 18') DI (automatic)	
	1 (12' x 12') DI	
	2 (30' x 30') drive-thrus	
Power:	1,200A, 347/600V	
	3 phase, 4 wire (TBV)	
Cranes:	Runway 1: 2 (15-Ton), 1 (30-Ton)	
	26' under hook	
	Runway 2: 1 (10-Ton), 2 (5-Ton)	
	19' under hook	
Parking Stalls:	64	
Make-up Air:	Yes, 3 units	
Sump:	Yes, with trench drains	
Sprinklered:	Yes	
Purchase Price:	Bid Process	
Property Tax (est. 2024)	\$74,774.26	
Availability:	Immediate	

FOR SALE | 402086 - 81st Street East

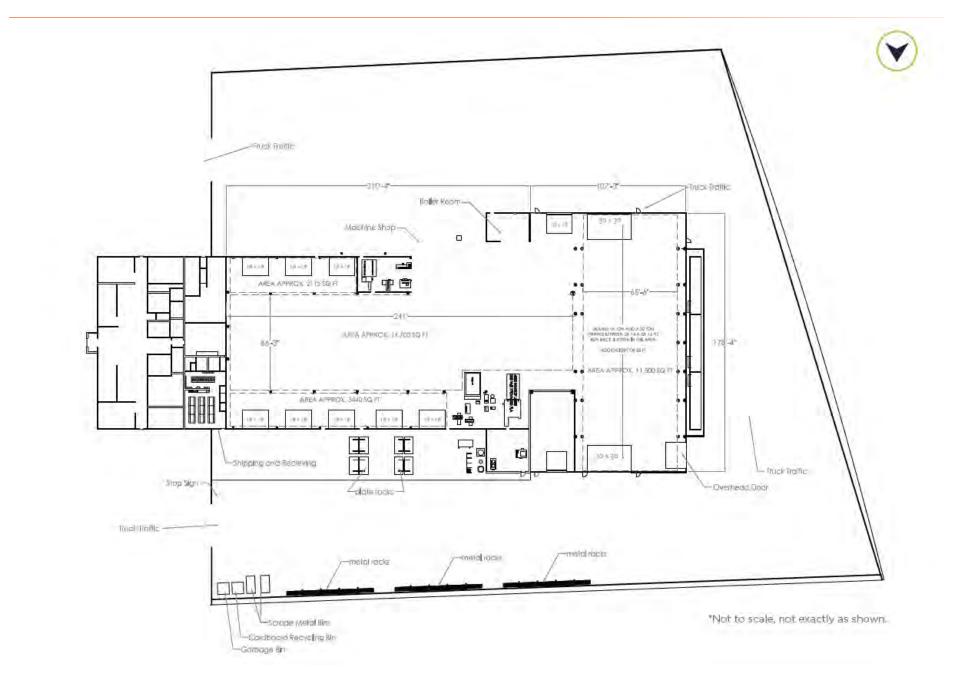
#### PROPERTY PHOTOS // 402086 - 81st Street East



#### PROPERTY PHOTOS // 402086 - 81st Street East



#### FLOOR PLAN



#### LOCATION



#### **Court Approved Sale Process**

- On February 26, 2024, the Court of King's Bench of Alberta (the "Court") granted an Order (the "Receivership Order") whereby Alvarez & Marsal Canada Inc. ("A&M") was
  appointed receiver and manager (the "Receiver") of AMC&F Properties Ltd. ("AMC&F") and Lyncorp Manufacturing Ltd. ("Lyncorp") (collectively, the "Companies") in respect of
  all of the Companies' current and future assets, undertakings and properties of every nature and kind whatsoever, and wherever situate, including all proceeds thereof (the
  "Property").
- On May 28, 2024 the Court approved a sale process ("Sale Process") in accordance with the Sale Process document posted on the Receiver's website: <u>www.alvarezandmarsal.com/lyncorp</u> (the "Sale Process Document"). All capitalized terms used but not defined in this document shall have the same meaning as given to them in the Sale Process Document. The Sale Process will provide for the solicitation of interest for the lands and building municipally described as 402086 – 81 Street E. in Aldersyde, AB and legally described as:

PLAN 9910968 BLOCK A LOT 3 (collectively, the "**Property**")

Any proposed sale of the Property will be on an "*as is, where is*" basis and without surviving representations, warranties, covenants or indemnities of any kind, nature, or description by the Receiver whatsoever. All qualified interested parties will be provided with an opportunity to participate in the Sale Process and are required to execute a confidentiality agreement (the "**CA**") that accompanies this document to receive access to a virtual data room (the "**Data Room**") with additional information. The Receiver and its Sales Agent make no representation or warranty as to the accuracy or completeness of the information contained herein, in the Data Room, or otherwise made available pursuant to the Sale Process.

Event	Date
Phase 1 Bid Deadline	July 5, 2024 (5:00pm MST)
Receiver to evaluate Qualified Bids	July 8, 2024 – July 19, 2024
Phase 2 Due-Diligence Process Period	July 8, 2024 – July 19, 2024
Phase 2 Bid Deadline	July 19, 2024 (5:00pm MST)
Receiver to review Phase 2 bids	July 19, 2024 to July 26, 2024
Notification of Auction Date (if applicable)	August 1, 2024
Auction Date (if applicable)	August 9, 2024
Court approval of Successful Bid (if no auction)	August 15, 2024
Court approval of Successful Bid (if auction required)	August 23, 2024

Phase 1:

• Per the Sale Process, a Qualified Bidder must deliver its offer utilizing the purchase agreement ("APA") provided in the Data Room to the Receiver by the Phase 1 Bid Deadline: <u>5:00pm MST on July 5, 2024</u>

• Phase 2:

- In the Phase 2 Due-Diligence Process Period all APAs that are accepted for further review and/or negotiations must have their final offers binding by with the Receiver by
  the Phase 2 Bid Deadline: <u>5:00pm MST on July 19, 2024</u>.
- A bid in Phase 2 shall be accompanied by a deposit equal to 10% of the purchase price, which will be non-refundable if the bid is deemed to be the Successful Bid.
- Auction (if applicable):
  - Should there be a requirement for an auction based on the results from the Phase 2 Bid Deadline, all qualified bids may be invited, at the discretion of the Receiver, to participate in the auction process (as described in the Sale Process document).
- The Receiver reserves the right at any time to amend or terminate this Sale Process, to decline an interested party the ability to participate in the process, to terminate discussions with any or all interested parties, to reject any or all offers, or to negotiate with any party with respect to a possible transaction.
- · Any interested party who wishes to participate in the Sale Process should review the Sale Process Document in detail.



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