



ACHESON TRUCK STOP

PROJECT SUMMARY

2020

SKRYPNYK & ASSOCIATES LTD.

Suite 206, 3818A 97 Street NW

EDMONTON, AB T6E 5S8

p: 780.306.2992

e: info@sacre.ca



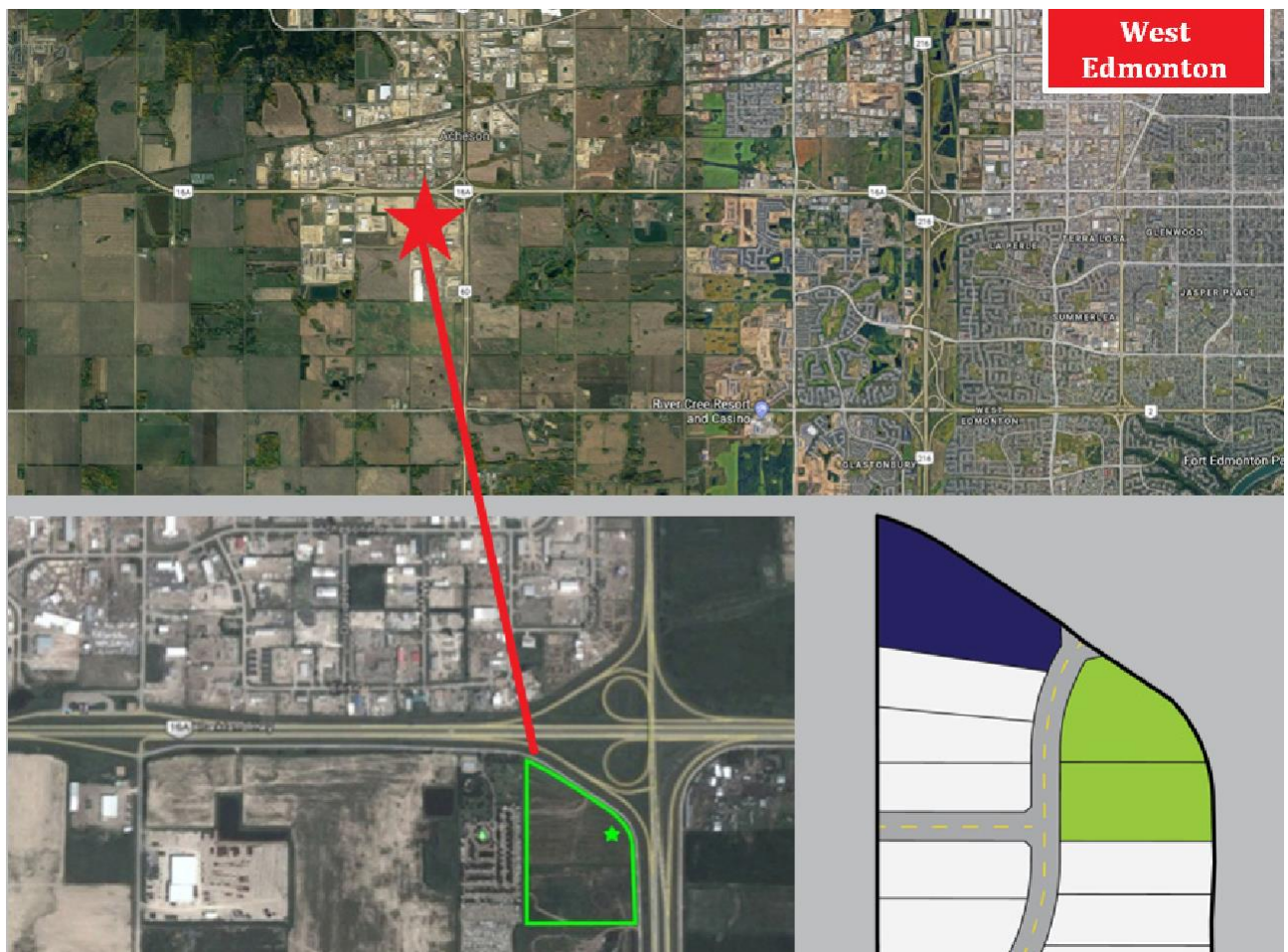
SKRYPNYK
& ASSOCIATES

PROJECT SUMMARY

Acheson Truck Stop is a service hub located in the Acheson Business Park, Alberta's second largest industrial park. The site is strategically located at the southwest intersection of Highway 16A and Highway 60, just five minutes west of Edmonton. Over 90,000 vehicles pass by the site every day.

The Acheson Business Park is a trucking and transportation hub and is home to hundreds of regional hubs and trucking businesses, including regional hubs for Overwaitea Foods, Sysco, Bushell Trucking, Lynden Transport, Q-Line Trucking, and Freedom Cannabis.

The first phase of Acheson Truck Stop is already open, which includes restaurants, offices, and a liquor store.



www.parklandcounty.com/en/do-business/Do-Business.aspx

www.achesonbusiness.com/

Acheson
Truck Stop



PHASE 2: OPENING FALL 2020

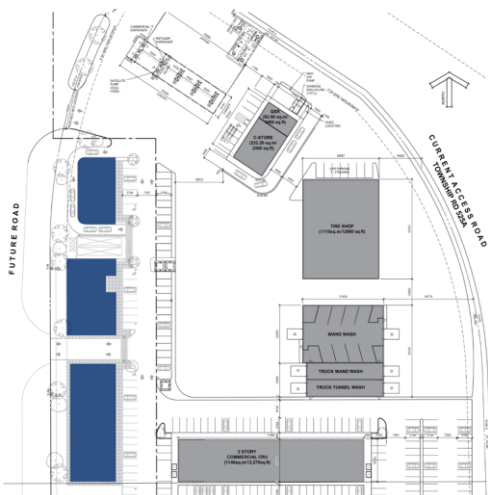
The second Phase of Acheson Truck Stop will start construction in Spring 2020, and includes a gas station/cardlock, convenience store, repair garage, and car & truck wash.

OUR MISSION

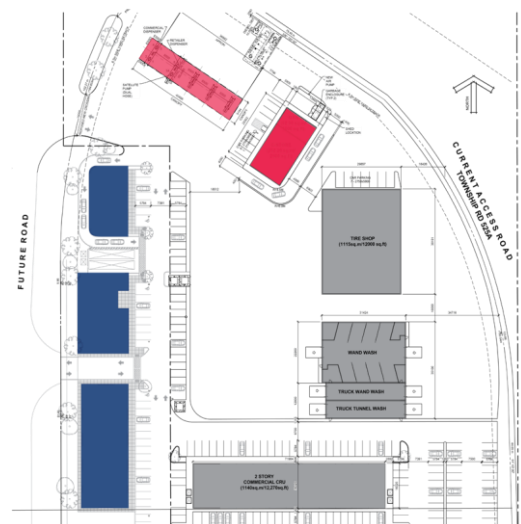
Acheson Truck stop will be the only fuel station on the south side of the Acheson Business Park, where all of the new growth is occurring.

The Owner has secured a branded dealer agreement with an Energy Company and the store will feature Esso branding. The fuel component has 6 pumps for cars and 4 cardlock pumps and will be 35% diesel/65% gasoline.

The fuel component will be a major anchor for the site and is positioned for maximum exposure and visibility. Annual cardlock fuel sales are projected to be 18 million litres, with annual retail sales projected to be 4 million litres.



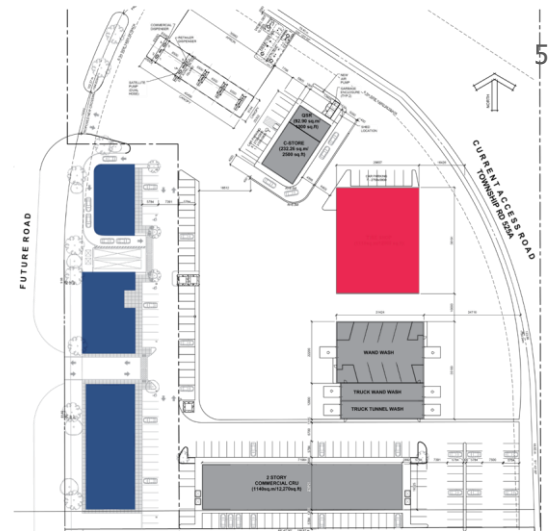
The convenience store is 3,900 sqft and is designed with a potential quick service restaurant of 1,200 sqft with drive-through



REPAIR GARAGE

The repair garage is designed for personal vehicles as well as trailers up to 53 feet. The building features 4 service bays with appropriate ingress and egress. The building measures 97x135 for a total floor area of 13,100 sqft.

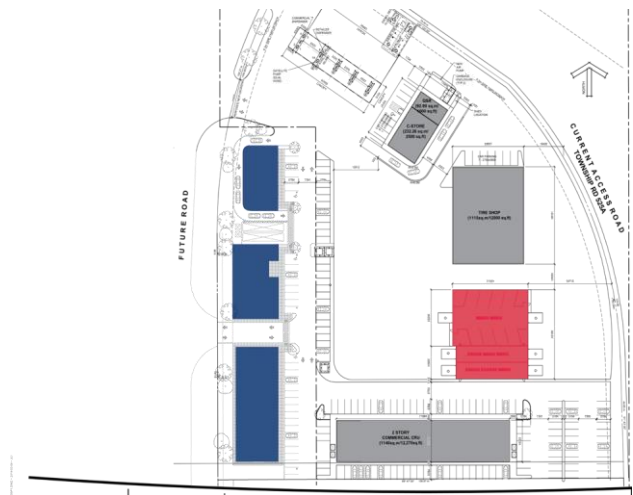
The building design features a second floor of 2,400 sqft for a waiting lounge for customers.



ADVANTAGES

The truck wash is also designed for trailers up to 53 feet and will be the only automated truck wash of this size in the Acheson Business Park. This completes the truck service aspect of Acheson Truck Stop. The building is 104 feet deep and has a total floor area of 11,900 sqft and fits office space, two truck wash bays, and a wand wash bay for up to 9 personal vehicles.

The building has been designed with a second level of 3,600 sqft that could be used for providing rest space, showers and sleeping pods for long haul trucks.



OFFERING PROCESS

It is the intent of the Vendor to enter into the Vendor's form of Purchase and Sale Agreement (PSA) for the Property, as appropriate. None of the initial offers, regardless of their form and content will create any binding legal obligations upon the Vendor or SACRE.

Vendor's preference is to review individual offers as they come in.

Neither the Vendor nor SACRE make any representation or warranty, or any agreement whatsoever, that the Vendor will accept any of the offers or any agreements of purchase and sale, before or after negotiations. Neither the Vendor nor SACRE shall compensate any participant for any costs incurred in its participation in the process.

Offers will be reviewed on a first come, first serve basis.

Offers will be evaluated, among other criteria, on the consideration offered, the prospective purchaser's ability to complete the transaction and the proposed conditions of closing.

Following a review of the offer, and if acceptable to the Vendor, the Vendor's form of Purchase and Sale Agreement is to be entered into for the Property, as appropriate, between the Purchaser and the Vendor. Prospective purchaser should note that the Vendor is under no obligation to accept any offers.

AGENCY

All inquiries regarding the Property or any information contained in this marketing package should be directed to SACRE (Attention: WILL SKRYPNYK) who is acting as the Agent for the Vendor.

OFFERING GUIDELINES

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Prospective purchasers are asked to submit offers on their form of Letter of Intent ("LOI").

The Vendor will provide their form of Purchase and Sale Agreement ("PSA").

Offers should be directed to:

SKRYPNYK & ASSOCIATES LTD.
3818A 97 Street NW, Suite 206
Edmonton, AB T6E 5S8

Attention:
WILL SKRYPNYK
780.278.5551
will@sacre.ca

SALE CONDITIONS

The Property and any fixtures, chattels and equipment included with the Property are to be purchased on an "as is, where is" basis and there is no warranty, expressed or implied, as to title, description, condition, cost, size, quantity or quality thereof and without limiting the foregoing, any and all statutory conditions and warranties are to be waived by the purchaser. Any information related to the Property which has been or will be obtained from the Vendor or SACRE or any other person, including, without limitation, all information provided in the Data, has been prepared and provided solely for the convenience of the prospective purchaser. Neither the Vendor nor SACRE make any representation or warranty that such information is accurate or complete. Such information shall not form part of the terms of a PSA, unless otherwise specifically agreed to in writing by the Vendor.

ACHESON TRUCK STOP



CONTACT US

WILL SKRYPNYK

Broker

780 278 5551

will@sacre.ca