

Unreserved Public Real Estate Auction

Bowden, AB

June 9, 2025

Shop/Office Building w/ Billboard Revenue

- 48x50 Ft. Shop & Office Building
- 3 Offices, Washroom, Kitchen & Sleeping Quarters
- 50 Ft. Drive-Through Bay w/ 10 Ft. Doors
- Shop Floor Drain into Tank & New Furnace (2024)
- Water Well & Septic Tank/Field System
- Gravel Yard & Security Fencing
- Remote Gate & Remote Security Cameras
- Direct Frontage along Highway 2
- Billboard Rental w/ 15 Years Remaining (\$2,000 Monthly)
- 2025 Property Taxes: \$6,186.65


1910 Access Drive

This property is being sold by Ritchie Bros. on behalf of Tracker Sales Ltd.
 Brokerage: Ritchie Bros. Real Estate Services Ltd.

CONTACT:

Tyler Douglas
 Ritchie Bros. Territory Manager
 1-403-813-8020
 tdouglas@ritchiebros.com

Ivan Abelar
 Ritchie Bros. Real Estate
 1-587-873-0898
 iabelar@ritchiebros.com

 **Public viewing:**
 May 21, 4–6 pm & May 30, 12–2 pm

rbauction.com/realestate

Bidders must satisfy themselves as to the exact current acres, property lines and fence locations, building sizes, taxes and assessments, zoning and permitted uses & surface lease revenue details. Property titles are available upon request. The information provided is a guide only.