

LIVE ONSITE AND INTERNET WEBCAST  
**INDUSTRIAL**  
REAL ESTATE AUCTION SALE

**EXCELLENT INVESTOR/USER OPPORTUNITY**

**Location:** 59 INDUSTRIAL PARK CRESCENT, SAULT STE. MARIE, ONTARIO, CANADA

**Auction Date:** THURSDAY, MARCH 27 AT 11:00 A.M.

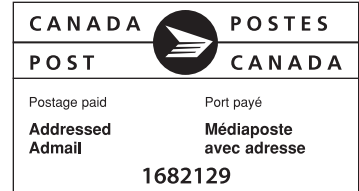


60,615 SQ. FT. MULTI-USE INDUSTRIAL MANUFACTURING,  
AND WAREHOUSE FACILITY ON 3.26 ACRES OF LAND  
**STARTING BID: \$750,000.00**



**TCL Asset Group Inc.**

4610 Dufferin St. Suite 209  
Toronto, ON M3H 5S4  
Canada



SALE CONDUCTED BY:



**TCL Asset Group Inc.**



E.&O.E.

# REAL ESTATE AUCTION

PLEASE CHECK OUR WEBSITE FOR COMPLETE TERMS & DETAILS: [WWW.MANAGINGYOURASSETS.COM](http://WWW.MANAGINGYOURASSETS.COM)



**PROPERTY FOR AUCTION**  
59 INDUSTRIAL PARK CRESCENT  
SAULT STE. MARIE, ONTARIO, CANADA

## PROPERTY HIGHLIGHTS

THE PROPERTY IS BEING OFFERED FOR SALE BY PUBLIC AUCTION, UNDER INSTRUCTIONS RECEIVED FROM "PADDON + YORKE INC., COURT-APPOINTED RECEIVER OF THE REAL PROPERTY OF BLACK LOON MILLWORKS INTERNATIONAL INC."

- 60,615 SQ. FT. (PER MPAC), ONE STOREY, FREE-STANDING INDUSTRIAL BUILDING ON 3.26 ACRES OF LAND.
- FORMER WOOD PRODUCTS MANUFACTURING PLANT OF BLACK LOON MILLWORKS INTERNATIONAL INC.
- CONC. BLOCK & STEEL FRAME CONSTRUCTION, W/ UP TO 20.5 FT. CEILING HEIGHT (PER MPAC).
- INCLUDES A PAINT ROOM.
- MULTIPLE LOADING DOCKS, INCLUDING AN ENCLOSED TRUCK LEVEL BAY.
- LOCATED IN A 348 ACRE INDUSTRIAL PARK, 190 METRES FROM GREAT NORTHERN ROAD/TRANS-CANADA HWY. 17., W/ EXCELLENT ACCESS TO CANADIAN & U.S.A. MAJOR TRANSPORTATION ROUTES.
- FULL MUNICIPAL SERVICES, INCL. 3000 AMP., 600 VOLT HYDRO SERVICE.
- ZONING IS "M2-MEDIUM INDUSTRIAL ZONE", PERMITTING MANY USES.
- BUILDING MAY SUIT MULTIPLE USERS.
- SAULT STE. MARIE, ONTARIO, CANADA IS SITUATED AT THE JUNCTION OF TRANSCANADA HWY. 17 & U.S. INTERSTATE 75, & IS JOINED TO SAULT STE. MARIE, MICHIGAN, U.S.A. BY THE INTERNATIONAL BRIDGE.
- APPROX. 290 KMS. WEST OF SUDBURY, 704 KMS. SOUTHEAST OF THUNDERBAY, 680 KMS. NORTHWEST OF TORONTO, AND 560 KMS. NORTH OF DETROIT, MICHIGAN.

E.&O.E.



**TCL Asset Group Inc.**

Terrance Jacobs  
tjacobs@managingyourassets.com  
Toll Free: 1.877.825.2435

### IMPORTANT INFORMATION:

- ONSITE PROPERTY INSPECTION ON WEDNESDAY, MARCH 26 FROM 11:00 A.M. TO 4:00 P.M. OR BY APPOINTMENT.
- A \$10,000 REFUNDABLE CERTIFIED CHEQUE DEPOSIT IS REQUIRED TO BID AT THE AUCTION.
- AN ADDITIONAL \$25,000 DEPOSIT IS REQUIRED WITHIN 3 DAYS, FROM THE SUCCESSFUL PURCHASER.
- SUBJECT TO A MINIMUM STARTING BID OF \$750,000.00, AND TERMS & CONDITIONS OF SALE.
- ONLINE INTERNET BIDDING AVAILABLE AT: [WWW.BIDSPOTTER.COM](http://WWW.BIDSPOTTER.COM)