

Ernie Perras Garage

WAREHOUSE

7. Warehouse located at rear of property is 18' x 32', constructed of rough lumber. The floor and foundation is concrete. This building is of 2" x 4" construction, single ply lumber with sloping flat roof. This building is unpainted. The garage and warehouse were built in 1947. The garage was damaged by a truck at the northeast corner several months ago. This damage has not been repaired.

8. The probable economic life of a garage under reasonably good care and maintenance is estimated to be approximately 10 years. The present day replacement value of the buildings less depreciation is estimated at \$10,000. The land has an estimated market value of \$5,400, including gas pumps and storage tanks. Other improvements have an estimated value of \$500. Estimated value (market) of property - \$15,900.

GENERAL INFORMATION

9. The town of Morinville is located 25 miles northwest of Edmonton, Alberta on the No. 2 highway. The population (1961 census) is 935. The population is of mixed national origins with French predominating in the immediate area. Morinville is the administrative centre for the County of Sturgeon. It serves as a market centre for a prosperous farming area. There are no large industries in the town although one business man specializes in the manufacture of large breaking plows.

10. In 1966 the Alberta Department of Highways opened the new, improved No. 2 highway, by-passing the town of Morinville west of the town limits.

11. There are 7 other garages and service stations selling gas and oils, representing most of the major oil companies. Some of the garages also do auto body repairs and provide tire service. The larger garages in the town, who have dealer franchises for Ford-Mercury, Chevrolet and Pontiac, Plymouth and Dodge cars and trucks appear to do the largest portion of the garage and service business. This property has been vacant for over a year now. The property in question is equally well located from a traffic density point of view compared to other garages in the town, but the fact that there is no hydraulic hoist or grease rack in the garage is a distinct disadvantage against it. Since the construction of the new by-pass of highway No. 2 there is less traffic through the town of Morinville and this is bound to reflect on the volume of gas, oil and other sales.

12. Any prospective purchaser of this property should have a good credit reputation, exceptional sales personality and a considerable amount of cash for the purchase of tools, equipment, parts, renovation or modernization of the gas dispensing equipment, grease equipment, tire servicing, etc.

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