

FOR SALE

Large-Scale Former
Cannabis Production Facility

5430 30th Street SE, Calgary, Alberta



THE PROPERTY IS NEWLY RENOVATED AND EQUIPPED WITH STATE-OF-THE-ART HVAC, MECHANICAL, LIGHTING, AND SECURITY SYSTEMS.

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THE OPPORTUNITY

Canadian Cannabis Exchange Ltd. ("CCX"), by and through the court appointed Receiver, Alvarez & Marsal Canada Inc. ("A&M") is pleased to offer for sale a 100% freehold interest in a large-scale former cannabis production facility, located at 5430 30th Street SE, Calgary, Alberta.

The Property is newly renovated and equipped with state-of-the-art HVAC, mechanical, lighting, and security systems. The property will be sold pursuant to the sale and investment solicitation process procedures, which provides for a two-phase bidding process. Opportunity for repositioning is created through the available 15,000 Kilo-Volt-Amperes (kVa) incoming power capacity. The Property's location within Calgary further creates opportunity for repositioning.

PROPERTY HIGHLIGHTS

Over 30 Individually Secured and Environmentally Controlled Production, Processing, and Packaging Areas

Administrative Office Area Complete with Warehouse Space and a Loading Dock

Access Controlled, Fully Fenced Site with a Complete Interior and Exterior Security System

POWER CAPACITY:
15,000 kVa

ZONING:
I-G, Industrial General District

YEAR COMPLETED:
2017 to 2019

SALE DETAILS

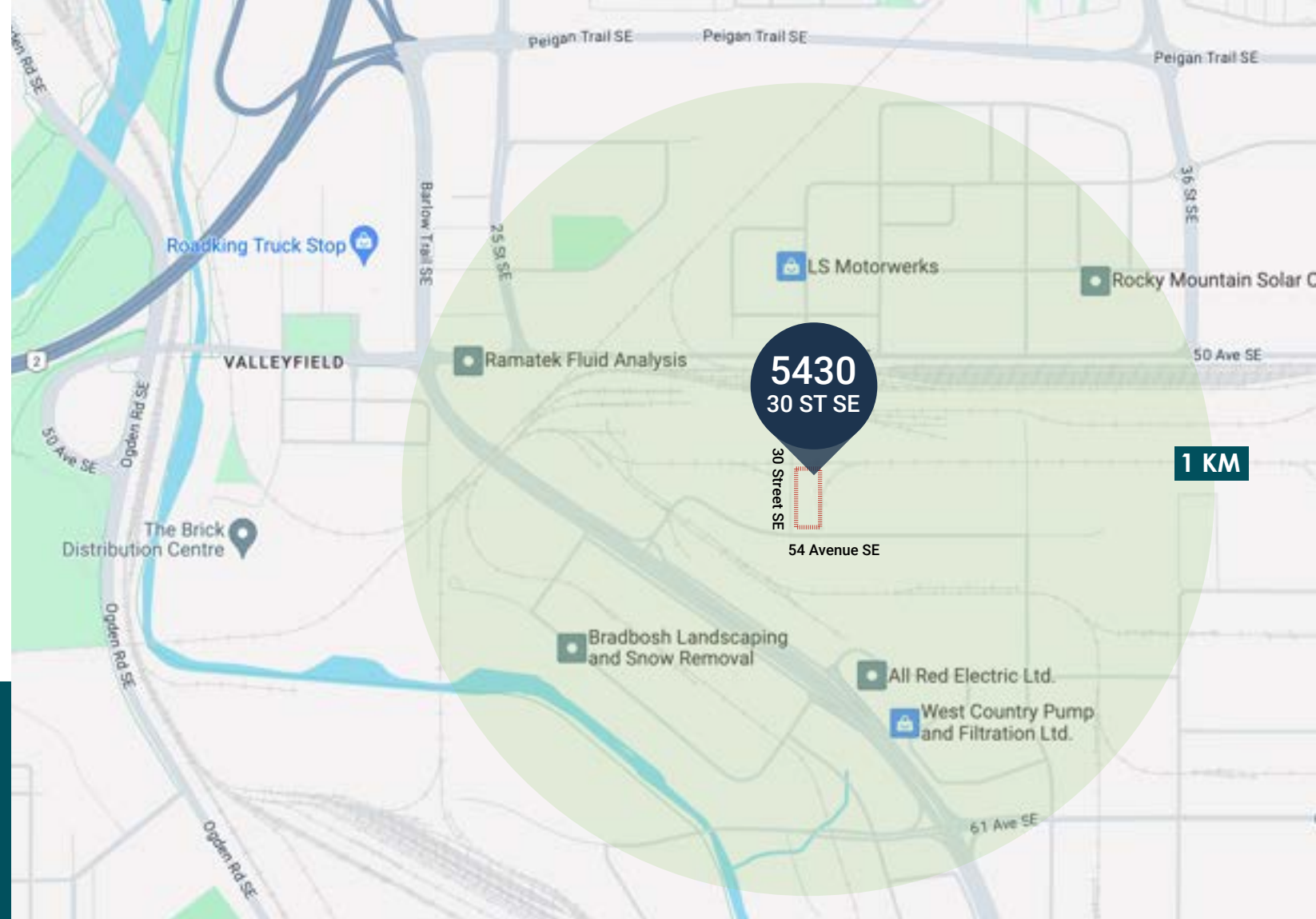
FACILITY AREA:
57,300 SF

SITE SIZE:
2.32 acres



THE PROPERTY IS BEING OFFERED ON A FREE AND CLEAR BASIS. INTERESTED PARTIES WILL BE INVITED TO SUBMIT A LETTER OF INTENT (THE "LOI") FOR THE PROPERTY. FOR MORE INFORMATION, PLEASE SIGN AND RETURN THE CONFIDENTIALITY AGREEMENT ("CA") TO GAIN ACCESS TO AN EXCLUSIVE DATA ROOM.

[SIGN HERE](#)



THE LOCATION

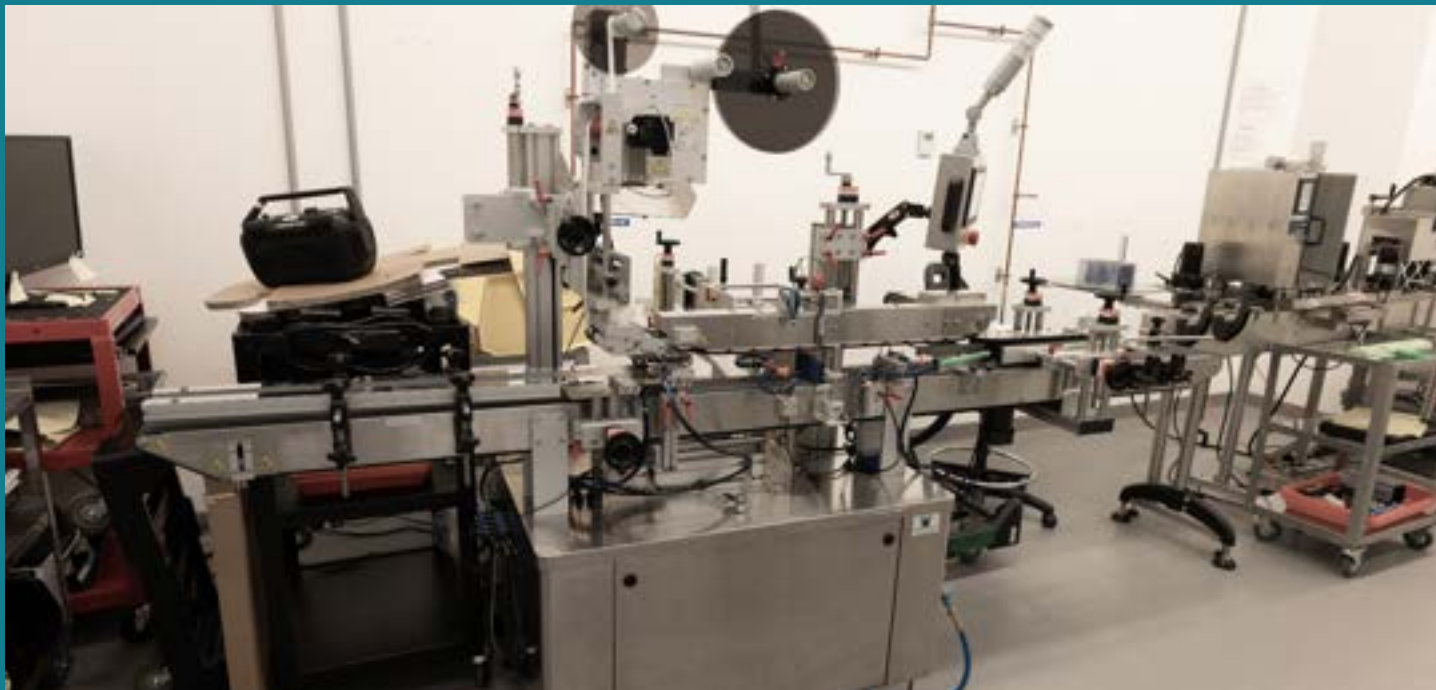
Located 15 minutes from the downtown core in the Foothills Industrial Park of Southeast Calgary. The facility employed upwards of 100 staff in full operation. The location provides staff with access to all the amenities of the Calgary city center, vital for employee attraction and retention.

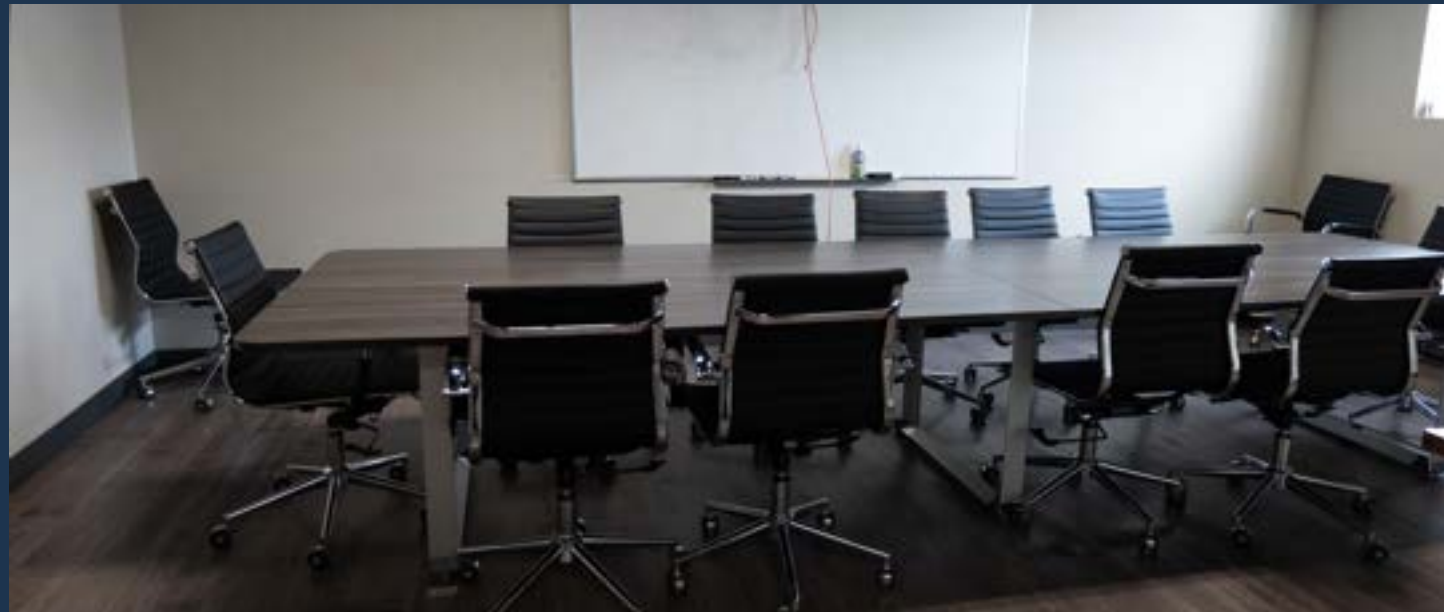
FACILITY DETAILS

The facility was constructed in 2 phases, with a Phase 1 completion date in 2017 and a Phase 2 completion date in 2019. Collectively between the two phases, over 30 areas are used for production, processing, and packaging, which includes growing rooms, Vegetation rooms, drying rooms, clipping rooms, extraction rooms, and packaging rooms. The remaining areas of the facility include office space, warehouse space, shipping and receiving space, employee break areas, storage rooms, and mechanical rooms.

EQUIPMENT & REMAINING INVENTORY

Included in the offering of the facility, all equipment and inventory used in production, processing, and packaging are to be sold. Additional information and a full equipment and inventory list will be provided within the exclusive data room.





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FREE & CLEAR OFFERING

Fee simple, clear title.

OFFERING PROCESS

Canadian Cannabis Exchange Inc. ("CCX") has been exclusively engaged by the Vendor to seek proposals to acquire the Property. Interested parties will be required to execute and submit the Confidentiality Agreement prior to receiving detailed information about the Property. Property tours are available with advanced notice.

EXCLUSIVE ADVISOR

All inquiries regarding the Property should be directed to the following contacts on behalf of the Vendor.

STEVE CLARK

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SALE AND INVESTMENT SOLICITATION PROCESS

On November 3, 2023, 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 Ogen Ltd. and Ogen Holdings Ltd. (collectively, "Ogen" or 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, but not including the Excluded Assets as defined and described in the Receivership Order (the "Property").

On February 16, 2024, the Court granted an order approving a sale and investment solicitation process (the "SISP"). The SISP is intended to solicit interest in an acquisition, investment in, restructuring or refinancing of the business or a sale of the assets and/or the business of Ogen. The SISP is being conducted in accordance with the SISP procedures document, which is available in the data room and also posted to the Receiver's website: www.alvarezandmarsal.com/ogen

The Receiver has selected the CCX to act as the marketing agent to assist in carrying out the Court-approved SISP.

The SISP will provide for the solicitation of interest for:

- Proposals to acquire all or substantially all of the Property; and
- The investment in the licensed wholesale cannabis production business that was formerly operated by Ogen or such other business which an interested party may propose to engage in using some or all of the Property of the Debtor.

CCX, the Receiver and its advisors make no representation or warranty as to the accuracy of completeness of the information contained in the teaser letter, the data room or otherwise made available pursuant to the SISP or otherwise, except to the extent expressly contemplated in any definitive sale or investment agreement with a Successful Bidder (as defined in the SISP procedures) ultimately executed and delivered to the Receiver.

EVENT	DATE
Phase I Bid Deadline	March 22, 2024
Receiver to review the bids received, in consultation with the Marketing Agent and Lender.	March 22 - 25, 2024
Phase II due diligence period	March 22 - April 8, 2024
Phase II Bid Deadline	April 8, 2024
Receiver to review the Qualified Bids, negotiate as required, and select Successful Bidder(s)	April 8 - 12, 2024
Receiver to seek Court approval of Successful Bid(s) submitted by Successful Bidder(s)	Week of April 19, 2024

Per the SISP, a Phase 1 Qualified Bidder must deliver a non-binding letter of intent to the CCX and the Receiver by **5:00pm MST on March 22, 2024.**

Per the SISP, a Phase 2 Qualified Bidder must deliver a non-binding letter of intent to the CCX and the Receiver by **5:00pm MST on April 8, 2024.**

A bid in Phase 2 shall be accompanied by a deposit equal to 10% of the purchase price, which shall be paid to the Receiver in trust. The Successful Bidder's deposit shall be applied against the Purchase Price, and all other deposits submitted will be returned in accordance with the SISP procedures.

Except to the extent otherwise set forth in a definitive sale or investment agreement with a successful bidder, any sale proposal or any investment proposal will be on an "as is, where is" basis and without surviving representations or warranties of any kind, nature, or description by Ogen, CCX, the Receiver, their agents, advisors or estates.