

# Deal Teaser



## Submitted by

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## Firm

Baigel Corp

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## Title

Industrial/Commercial Building for sale near Ottawa, Canada. 12,000 square feet situated on a 2.47-acre lot

## Distressed Companies

Yes

## Sector

Industrial/Commercial

## Active Regions

Canada East

## Do you have a direct mandate from the buyer or seller?

Yes

## # of Employees

## Reason For Selling

Unknown

3 Sixty Secure Corp. has ceased to operate as it is in both court-appointed receivership and a bankruptcy. Baigel Corp. is the Receiver and the Trustee and is liquidating the assets of 3 Sixty Secure Corp.

### Legal Constraints

Sale subject to approval by Court, which will be sought by the Receiver.

### Revenue Target

\$1M+

### Business Description & Market Information

Baigel Corp., in its capacity as receiver and manager of 3 Sixty Secure Corp., has engaged Colliers to solicit offers to purchase the property located at 18 Rideau Avenue North (also known as 21 McDonald Street) in Smiths Falls, Ontario. The property includes an industrial building of approximately 12,000 square feet situated on a 2.47-acre lot. Please contact Derek Parker at [derek.parker@colliers.com](mailto:derek.parker@colliers.com)

<https://www.collierscanada.com/en-ca/properties/industrial-building-for-sale-18-rideau-avenue-north-smith-falls/can-18-rideau-avenue-north-smith-falls-ontario-canada/can2009017>

### Additional Information

1. Secured creditor may consider providing finance to a purchaser.
2. Environmental contamination by a previous owner is being remediated by that entity, which is one of Canada's largest corporations. There are no known environmental restrictions on the property and it has been used by various parties for many years. Reports on the remediation are available.

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