

CUSHMAN &
WAKEFIELD

FOR SALE

VACANT USER/INVESTOR
RETAIL OPPORTUNITY

1030

DAWSON ROAD
THUNDER BAY,
ONTARIO

DAWSON ROAD



INVESTMENT HIGHLIGHTS

THE OPPORTUNITY

Cushman & Wakefield ULC, is pleased to present for sale on behalf of MOVATI ATHLETIC (GROUP) INC. (the "Vendor"), a 100% freehold interest in 1030 Dawson Road, Thunder Bay (the "Property"), a 50,000 square foot ("sf") vacant retail property on approximately 5.95 acres of land that was previously a Canadian Tire. The Property is well located in the city of Thunder Bay and benefits from being part of a retail mall that offers an everyday essential retail destination for the surrounding neighborhood and has many national tenants such as No Frills, LCBO and Walmart which all drive customer traffic to the mall.

The Property offers a unique opportunity for a user to own and operate their own tenancy out of the building while benefiting from other surrounding uses or for an investor to take advantage of a strong location and lease up the asset to create long term cashflow.

RESTRICTIVE COVENANTS

The following restrictive covenant is registered on title:

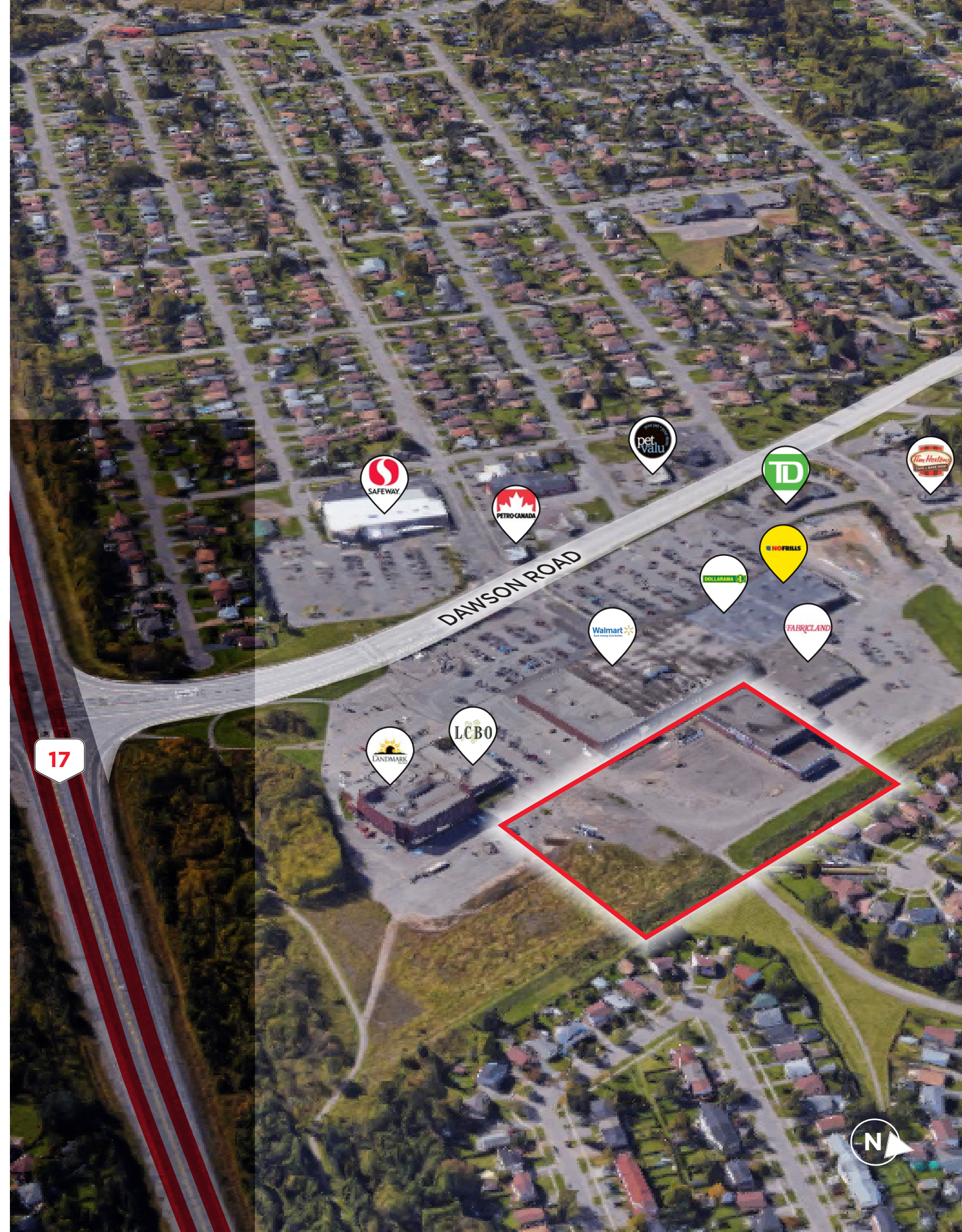
"Owner covenants that it will not during the period of operation of a Canadian Tire Associate Retail Store in the City of Thunder Bay use or permit or allow any portion of the Owner Lands to be used for the purpose of:

- (i) The sale of automotive parts and supplies, an automobile service station, a garage or a gas bar;
- (ii) The sale of sporting goods;
- (iii) The sale of hardware products;
- (iv) The sale of plumbing supplies;
- (v) The sale of electrical supplies;
- (vi) The sale of paint and wallpaper or building supplies; and
- (vii) The sale of workwear apparel, uniforms and safety footwear."

FREE & CLEAR OF FINANCING

The Property is being offered free and clear of financing allowing the purchaser to implement their own debt strategy at favorable current rates. Cushman & Wakefield can provide indicative debt guidance upon execution of a confidentiality agreement.

LISTING PRICE
\$3,990,000



PROPERTY OVERVIEW

SITE DETAILS

BUILDING AREA:	50,000 sf
SITE AREA:	5.95 ac
ZONING:	C2-H (future CC zone under 2022 Zoning By-law)
OFFICIAL PLAN:	Community Commercial
PROPERTY TAXES :	\$60,198 (2021)

- ### AMENITIES
- 1 Thunder Bay Regional Health Sciences Centre
 - 2 Days Inn by Wyndham
 - 3 Lakehead University
 - 4 Thunder Bay Country Club
 - 5 Confederation College
 - 6 Chapples Park
 - 7 SilverCity Thunder Bay Cinemas
 - 8 Intercity Shopping Centre
 - 9 Thunder Centre
 - 10 Real Canadian Superstore
 - 11 Thunder Bay Centre
 - 12 Delta Hotels by Marriott Thunder Bay
 - 13 Temple Reef Sailing Club
 - 14 Prince Arthur's Landing
 - 15 Wilderness North
 - 16 Metro
 - 17 Grandview Gardens
 - 18 McDonalds
 - 19 Wendy's
 - 20 Shoppers Drug Mart

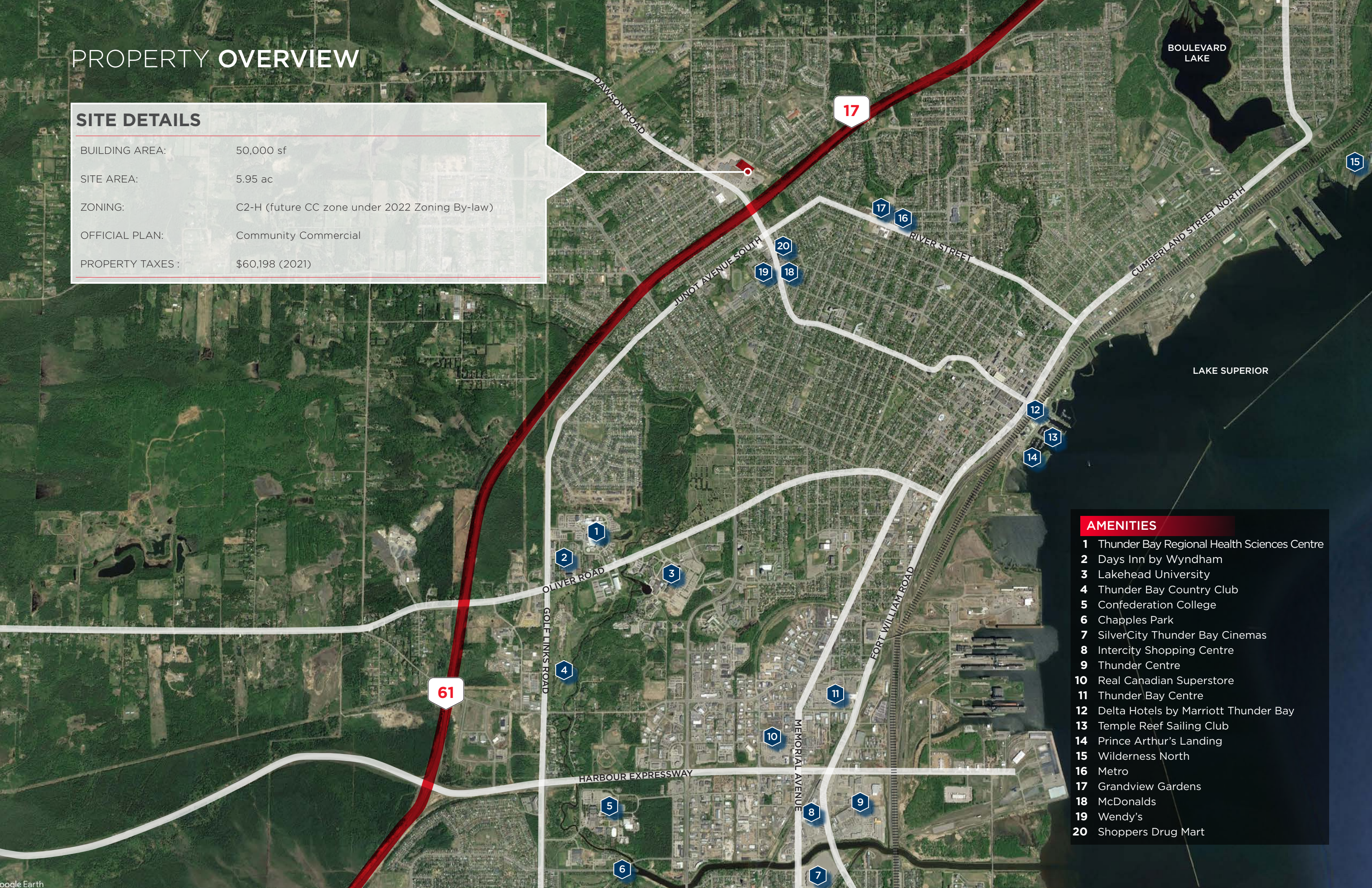
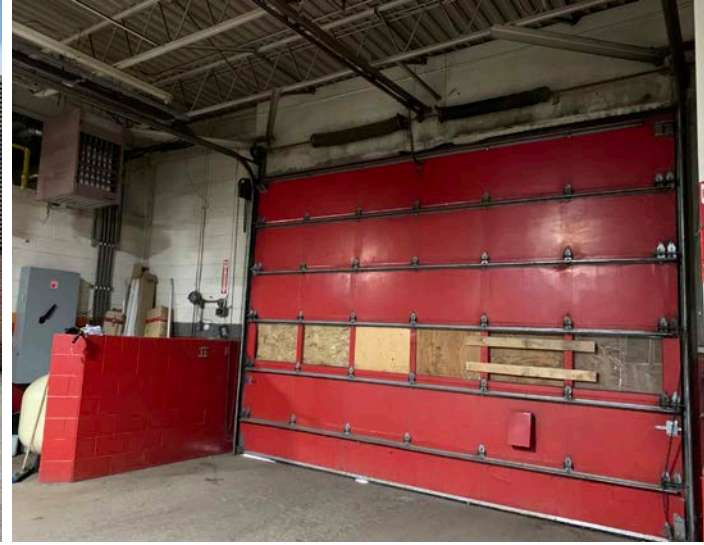


PHOTO GALLERY





Cushman & Wakefield ULC has been retained as exclusive Advisor (“Advisor”) to seek proposals for the disposition of 1030 Dawson Road, Thunder Bay, ON. The Properties asking price is:

\$3,990,000

The Vendor’s objective is to maximize upfront cash sale proceeds and preference will be given to offers with limited (or no) conditionality and a timely closing. Interested parties will be required to execute and submit the Vendor’s form of Confidentiality Agreement prior to receiving the information on the Offering. Offers will be evaluated and responded to as received.

All inquiries regarding the Property or requests for further information should be directed to the Advisor’s as exclusive agents for the Vendor.

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