

15TH ST E

REDUCED ASKING PRICE:
NOW \$2,650,000

FOR
SALE

GAS STATION
OWNER-OPERATOR
OPPORTUNITY

1510

9TH AVENUE EAST
OWEN SOUND, ONTARIO

9TH AVE E



PROPERTY OVERVIEW

LOCATION

Located within very short proximity of the busy intersection of 9th Avenue East and 10th Street East, the Property is strategically situated in Owen Sound. This is the first gas station coming from southern direction into the centre of Owen Sound and closest option for high traffic amenities like Georgian College and Brightshore Health System. With a total land area of 0.40 Acres, the site benefits from exposure of 174 feet on 9th Avenue East and 169 feet on 15th Street East with easy access points. The daily traffic count has over 12,000 vehicles per day along the Property.

STATION IMPROVEMENTS

Extensively upgraded in 2018 to Esso standards, the Property is a high quality station with three gas islands and a total of 8 nozzles, offering 3 grades of gasoline and 1 grade of diesel. The total fuel tank capacity is 110,000 liters. The Property further benefits from a convenience store, Coffee Time corner, propane gas tank and car wash.

BRANDING & OWNER-USER OPPORTUNITY

The Property features an owner-operated Esso branded gas station with an annual fuel sales volume of approximately of 1.6 million liters in 2023 (2022: 1.9 million liters). Additional income is generated via the convenience store, Coffee Time outlet, propane gas sales and car wash.

AVAILABLE DUE DILIGENCE MATERIALS

Upon execution of the Vendor's Non-Disclosure Agreement form, prospective purchasers will be granted access to a secure online data room containing the following documents:

- Financial information (sales figures and revenue)
- Fuel sales volume and fuel agreement
- Property information (site plan, ESA Phase II)
- Clean ESA II October 2024 available

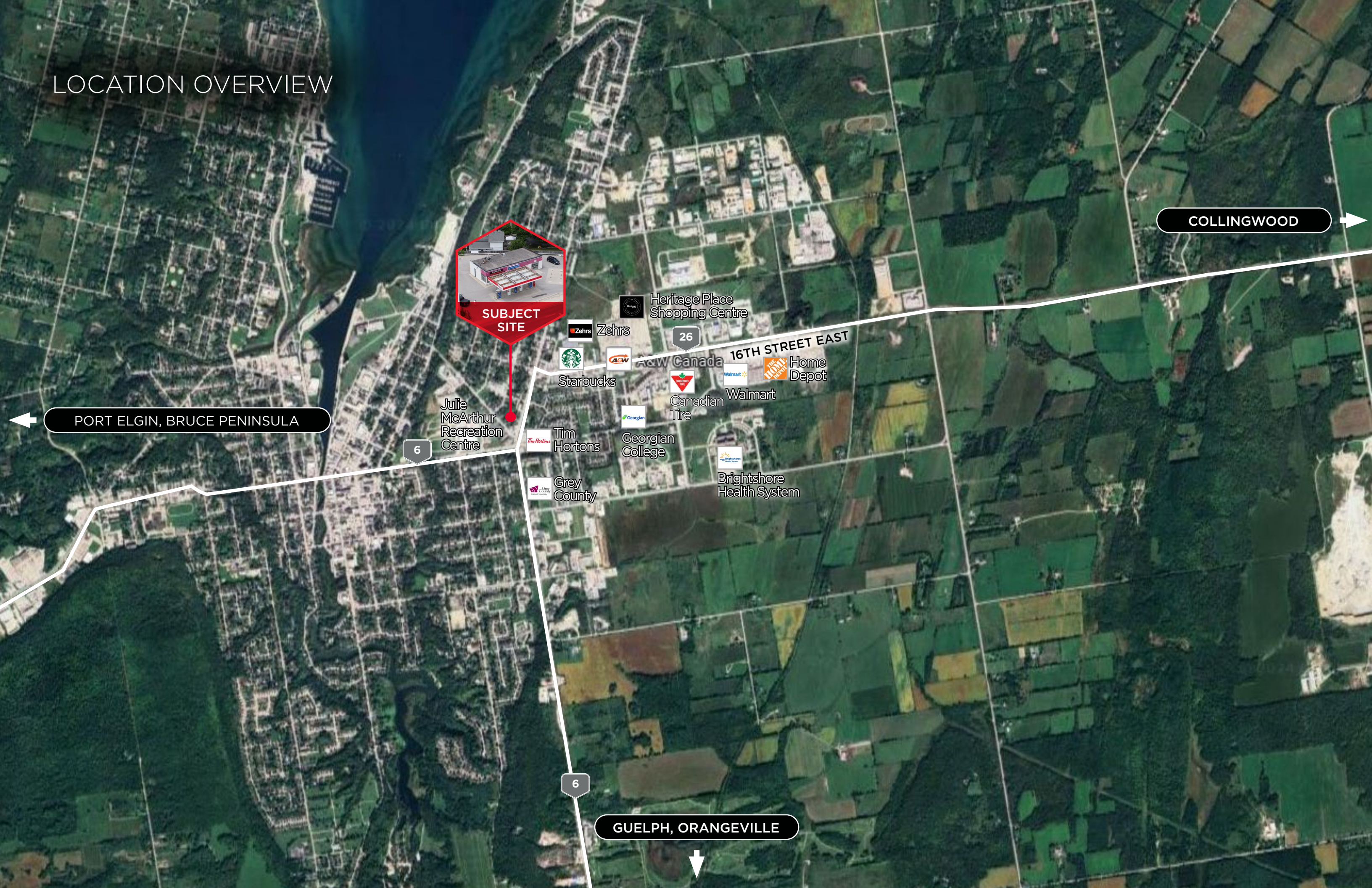
SITE DETAILS	
PIN	370560113
LEGAL DESCRIPTION	PT LT 20 NE/S GARAFRAXA ST, 21 NE/S GARAFRAXA ST PL OWEN SOUND AS IN R458522 EXCEPT PT 1, GY106665 CITY OF OWEN SOUND.
SITE AREA	17,424 SF (0.40 Acres)
BUILDING AREA	1,950 SF (approximately)
FRONTAGE	Approx. 174 feet on 9th Avenue East Approx. 169 feet on 15th Street East
OCCUPANCY	Owner-operated Esso gas bar, convenience store Coffee Time outlet, propane gas tank and car wash
ZONING	C4
OFFICIAL PLAN	Arterial Commercial



PROPERTY OVERVIEW



LOCATION OVERVIEW



COLLINGWOOD

PORT ELGIN, BRUCE PENINSULA

GUELPH, ORANGEVILLE



SUBJECT SITE

Heritage Place Shopping Centre

Zehrs

26

16TH STREET EAST

Starbucks

AEW

A&W Canada

Home Depot

Starbucks

Canadian Tire

Walmart

Walmart

Julie McArthur Recreation Centre

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Tim Hortons

Georgian College

Brightshore Health System

Grey County

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ASKING PRICE: \$2,650,000

OFFERING PROCESS

Cushman & Wakefield ULC has been retained by MNP Ltd. as Court-Appointed Receiver (“Vendor”) as exclusive advisor (“Advisor”) to seek proposals for the disposition of the property located at 1510 9th Avenue East, Owen Sound (the “Property” or “Site”). The Property is offered for sale with an asking price of @2,950,000. Interested purchasers will be required to execute and submit the Vendor’s form of Confidentiality Agreement (“CA”) prior to receiving detailed information on the Offering which may be accessed by an online data room. Offer submissions are to be sent to the Advisor on the Vendor’s form. Offers will be reviewed upon receipt.

FOR MORE INFORMATION, CONTACT:

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**Broker *Sales Representative



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