

CBRE

595771

Oxford 59

WOODSTOCK, ONTARIO

GAS BAR SITE

Asking Price - \$3,700,000



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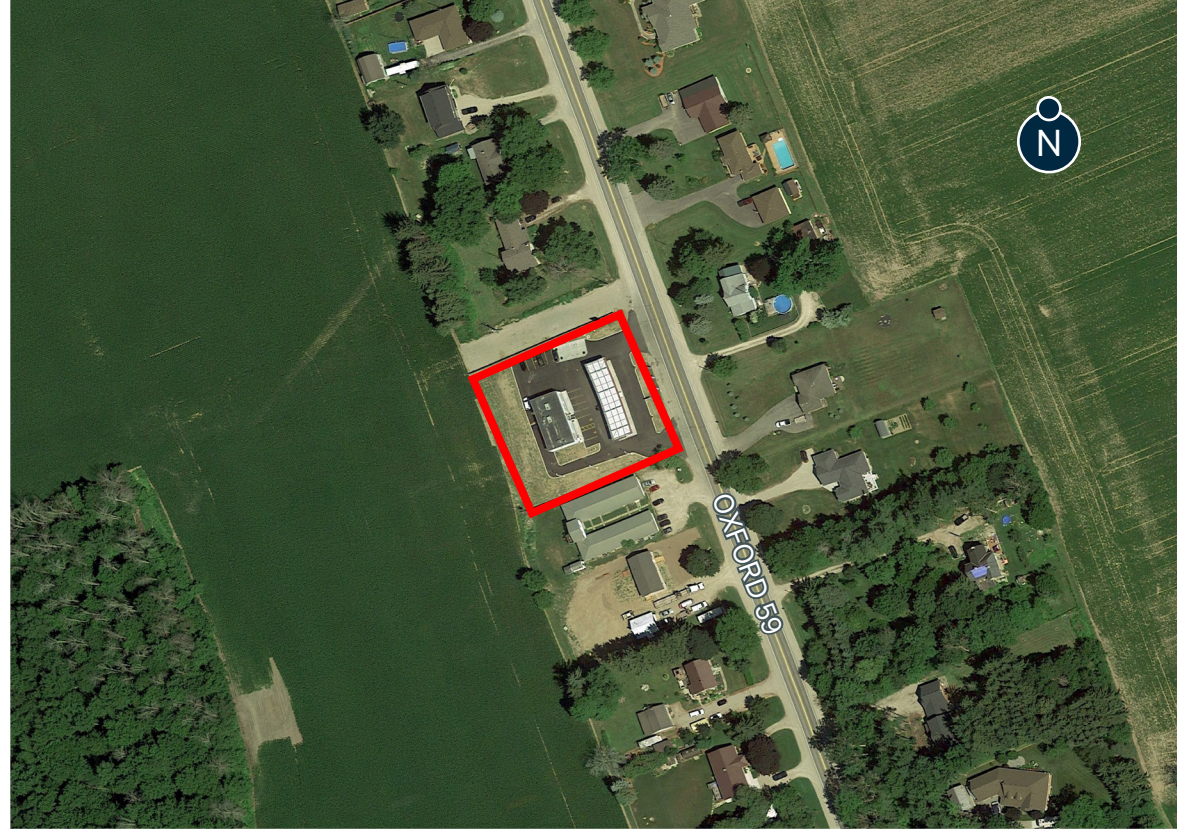
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Property Details

- Asking Price: \$3,700,000
- Size: 40,601 Sq. Ft. (0.93 AC)
- Convenience store: 2,485 SF (built in 2018)
 - Former Pizza Pizza operated inside - equipment TBC
- Fuel pumps: 4 (installed in 2018), 8 nozzles
- Underground double wall fiberglass fuel storage tanks: 2 (regular and supreme/diesel, installed in 2018)
- Canopy: 2,730 SF
- Asphalt paved
- PIN: 002420021
- Legal Description: LT 14 RCP 1632; EAST ZORRA-TAVISTOCK

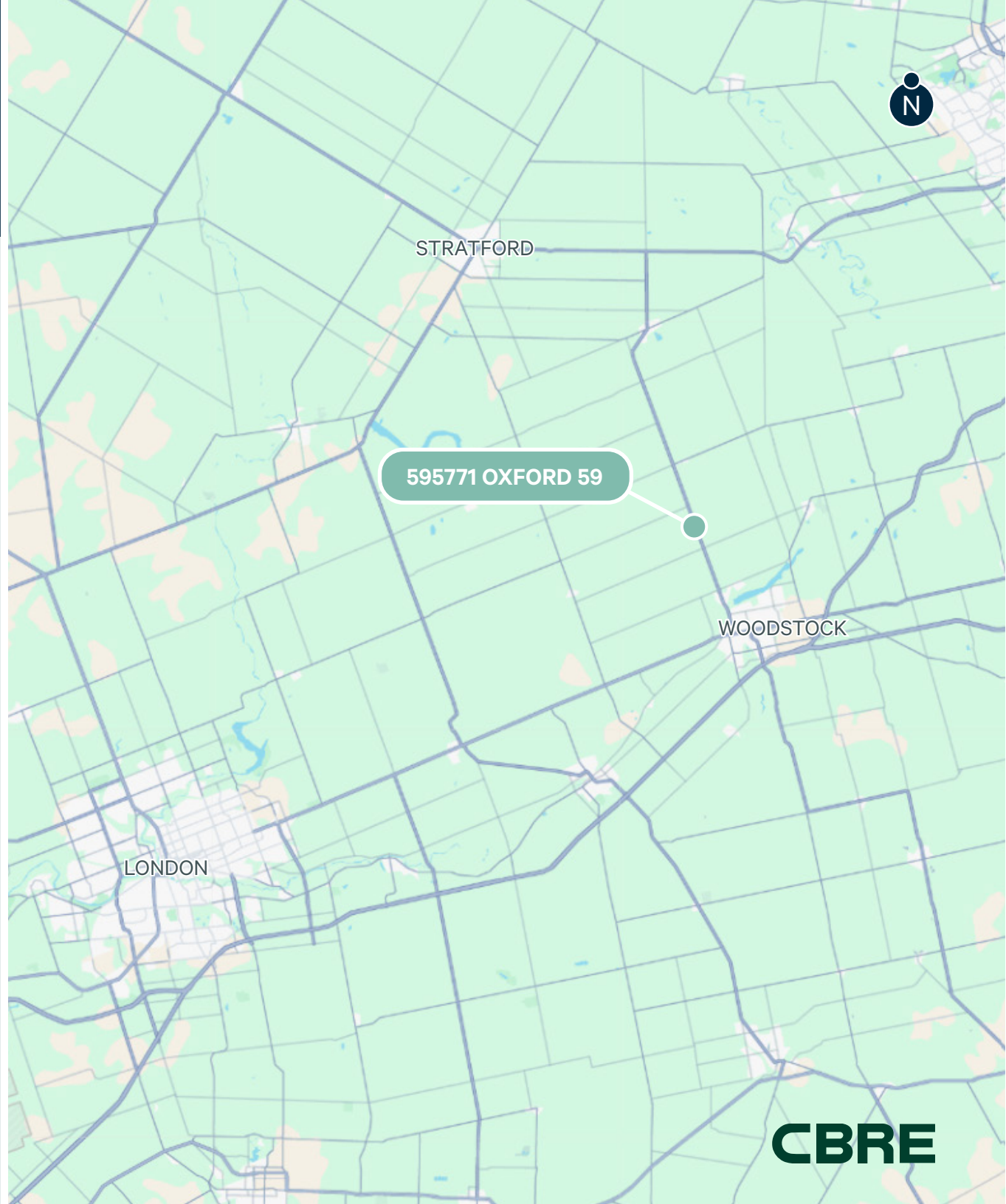


The Location

Woodstock, Ontario, is a vibrant city located in southwestern Ontario, known for its rich history and diverse economy. Major employers in the area include automotive manufacturing giants such as Toyota and a variety of logistics and distribution companies, which contribute significantly to the local economy.

The city also boasts a thriving tourism sector, attracting visitors to its historical sites, parks, and annual events like the Woodstock Fair.

With a favorable location near major highways and a growing population, Woodstock presents attractive opportunities for commercial real estate investment, particularly in retail and industrial spaces. The city's commitment to infrastructure development and community growth further enhances its appeal for businesses and investors alike.



Demographic Snapshot



15 Minute Drive Time

19,647

POPULATION

7,813

OF HOUSEHOLDS

40.5

MEDIAN AGE

\$110,758

AVG. HOUSEHOLD
INCOME

10.6%

EXPECTED POPULATION
GROWTH (2024 - 2029)

\$28,743,793

TOTAL SPEND - GAS

\$3,679

AVG. HOUSEHOLD
SPEND - GAS

CBRE

Zoning & AADT

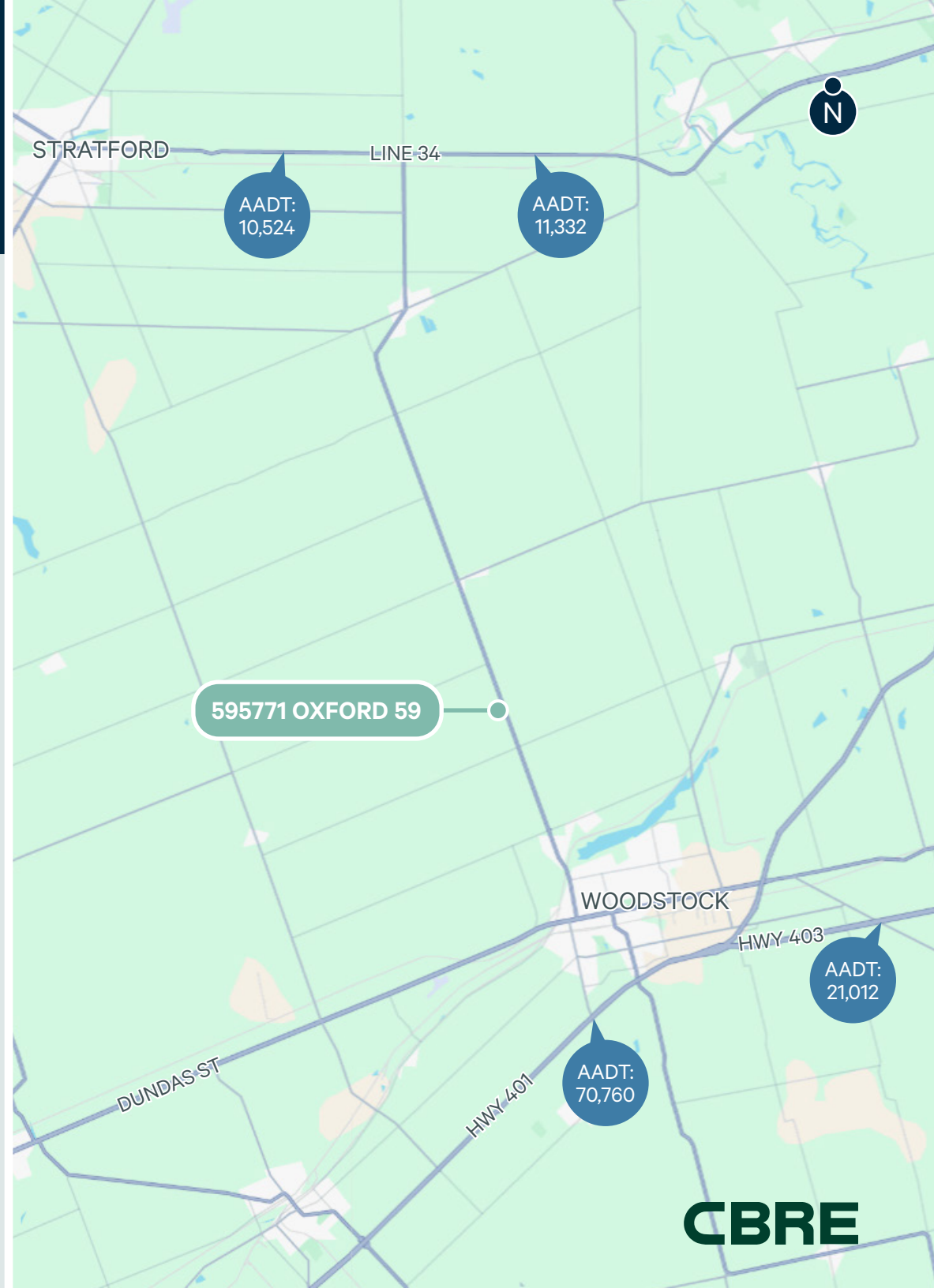
HC - Highway Commercial

Some permitted uses include:

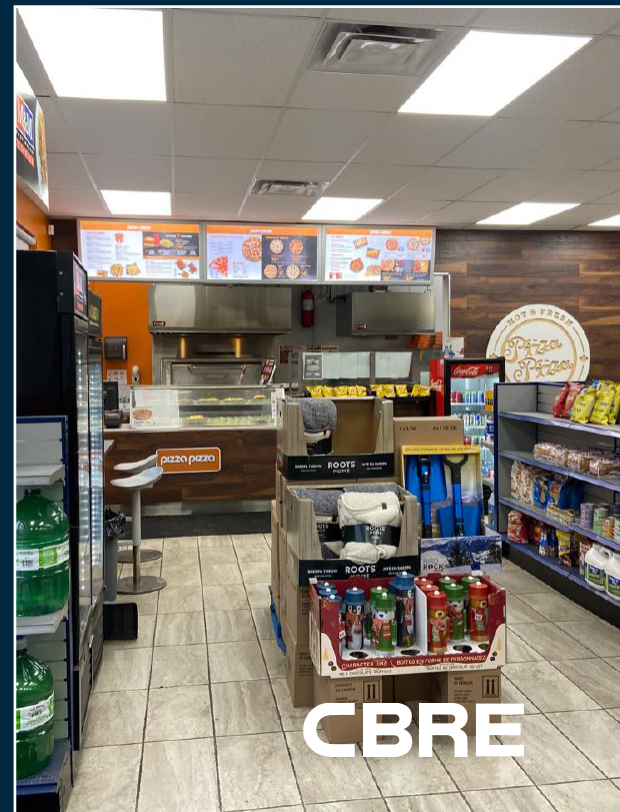
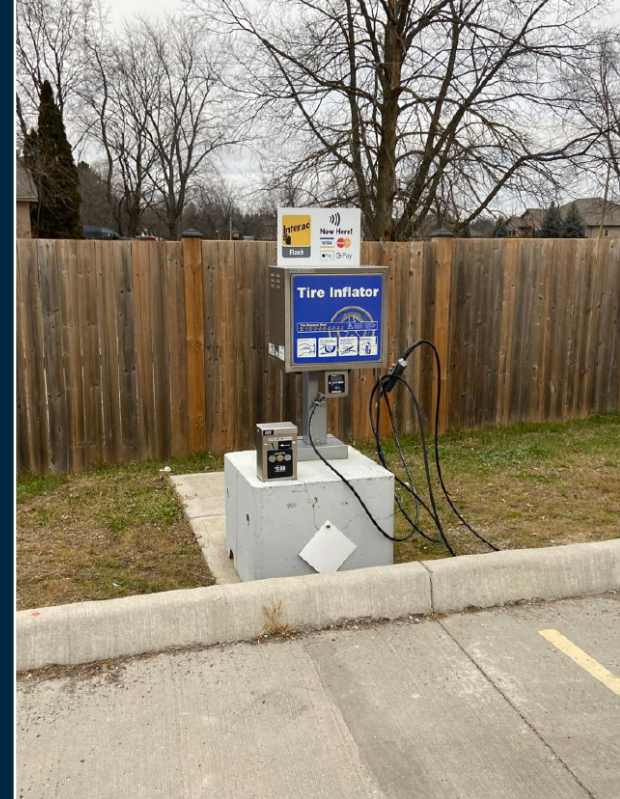
- Auction establishment
- Automobile service station
- Dwelling if accessory to a permitted use on the lot
- Eating establishment
- Farm implement dealership
- Farm produce retail outlet
- Home occupation
- Hotel
- Laundromat
- Motor vehicle washing establishment
- Motor vehicle sales establishment
- Parking lot
- Public garage
- Public use
- Retail store
- Nursery
- Service shop
- Veterinary clinic, with no outdoor kennels, pens or runs

Note: Prospective purchaser must satisfy themselves as to whether their intended use complies with the Zoning By-law

AADT: Annual Average Daily Traffic (2024)



Property Photos



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FOR MORE INFORMATION, PLEASE CONTACT



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