

595771

Oxford 59

WOODSTOCK, ONTARIO

GAS BAR SITE

Asking Price - \$3,700,000



Randy Fisher**
Senior Vice President
+1 519 872 3494
randy.fisher@cbre.com

Larin Shouldice*
Vice President
+1 519 851 7654
larin.shouldice@cbre.com

Jennifer Crawford*
Senior Sales Associate
+1 416 495 6234
jennifer.crawford@cbre.com

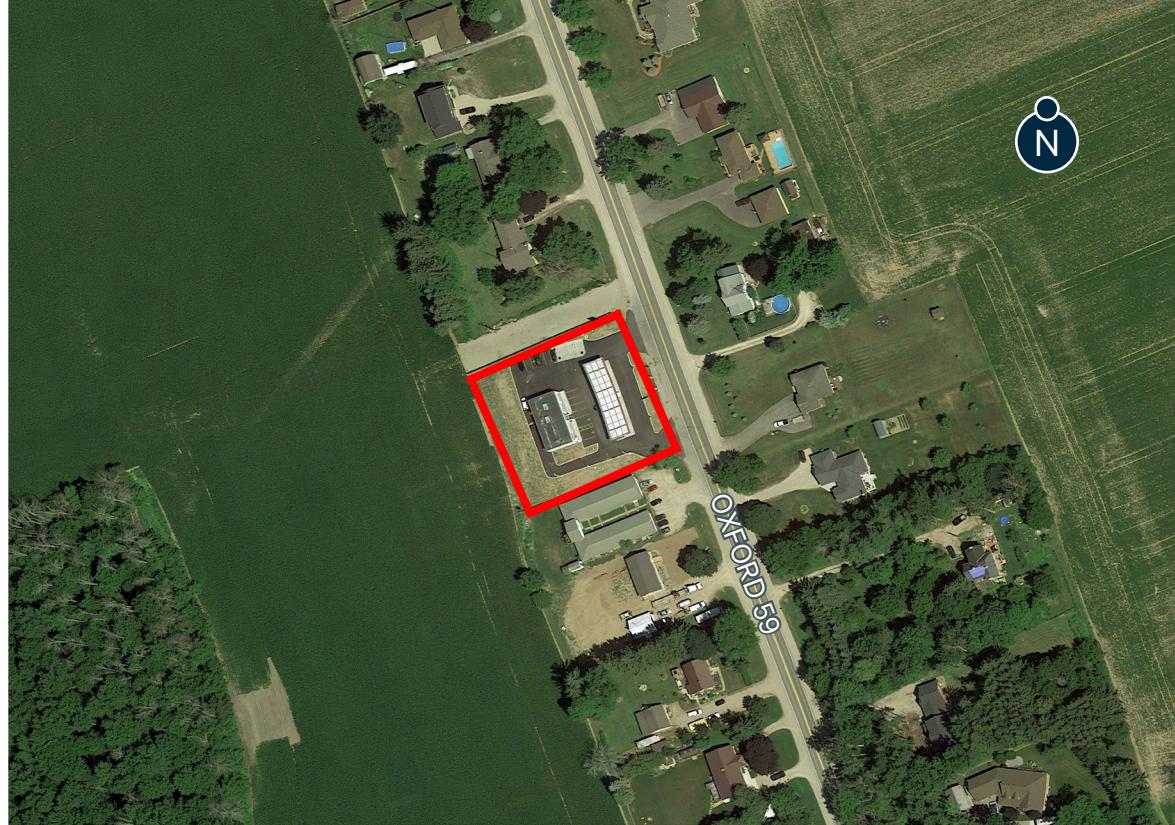
Chelsea Thom*
Vice President
+1 416 495 6272
chelsea.thom@cbre.com

Susanne Reid*
Senior Vice President
+1 416 495 6224
susanne.reid@cbre.com

Matthew Jackson**
Vice President
+1 416 495 6294
matthew.jackson@cbre.com

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



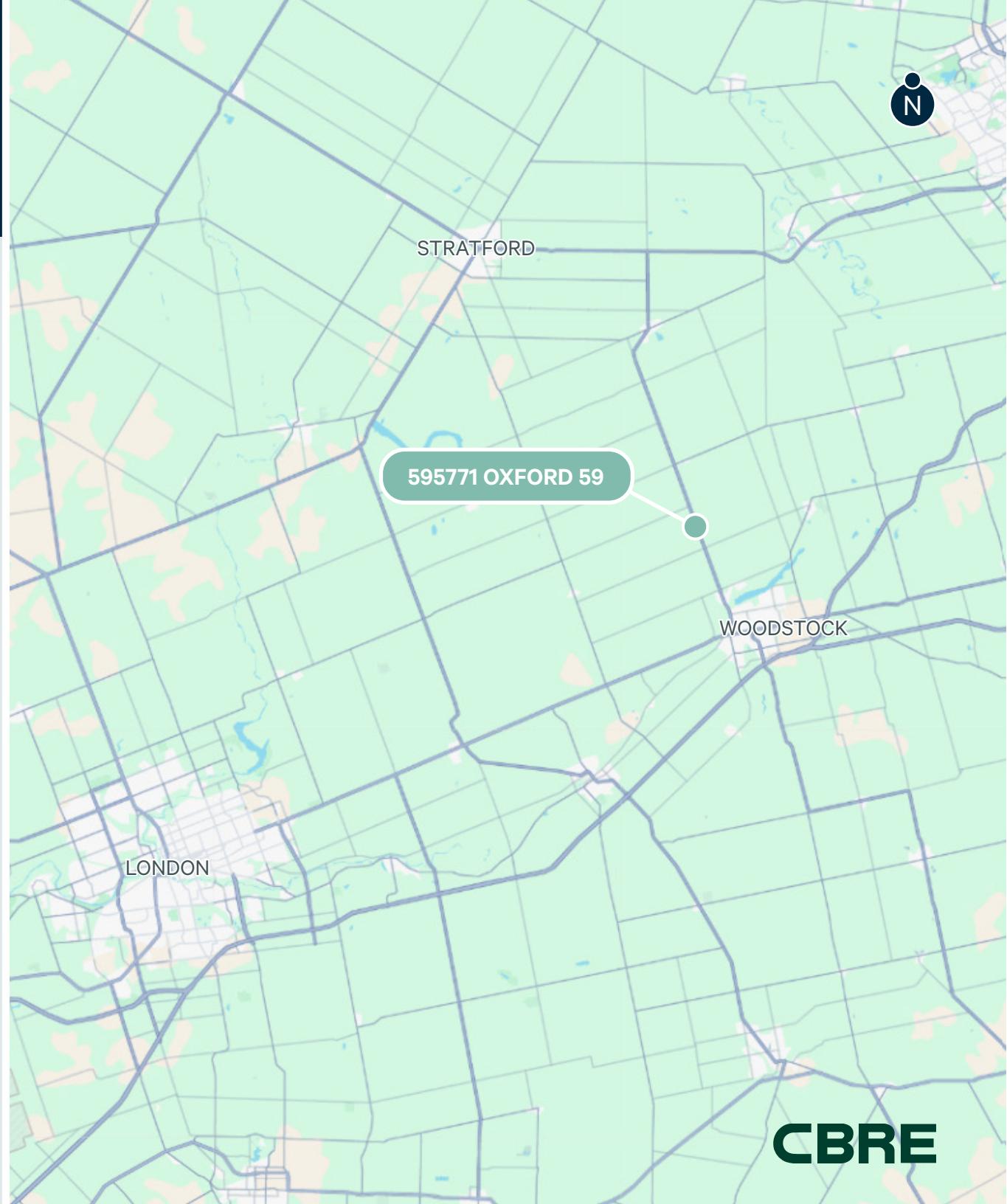
CBRE

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

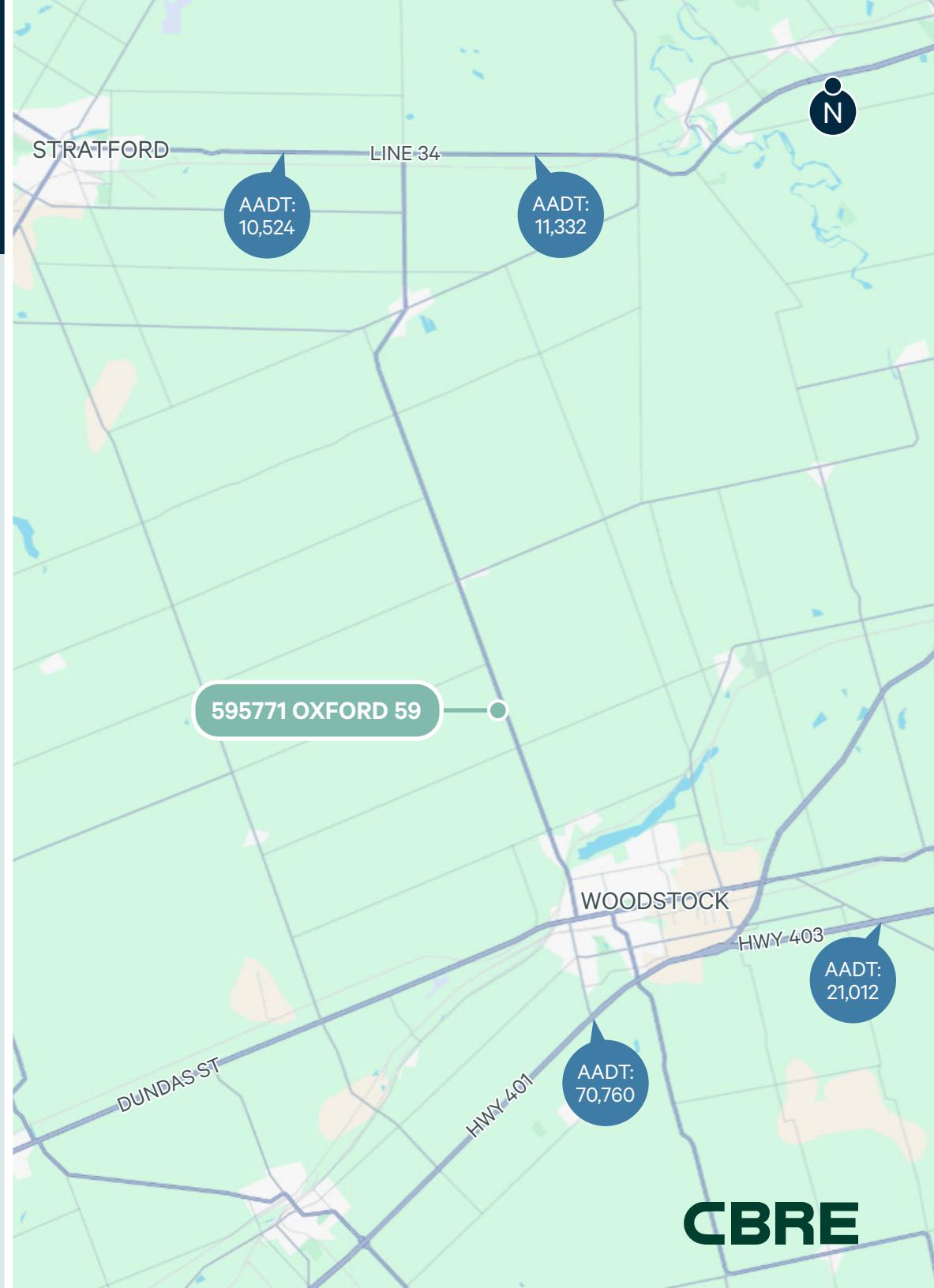
HC - Highway Commercial

Some permitted uses include:

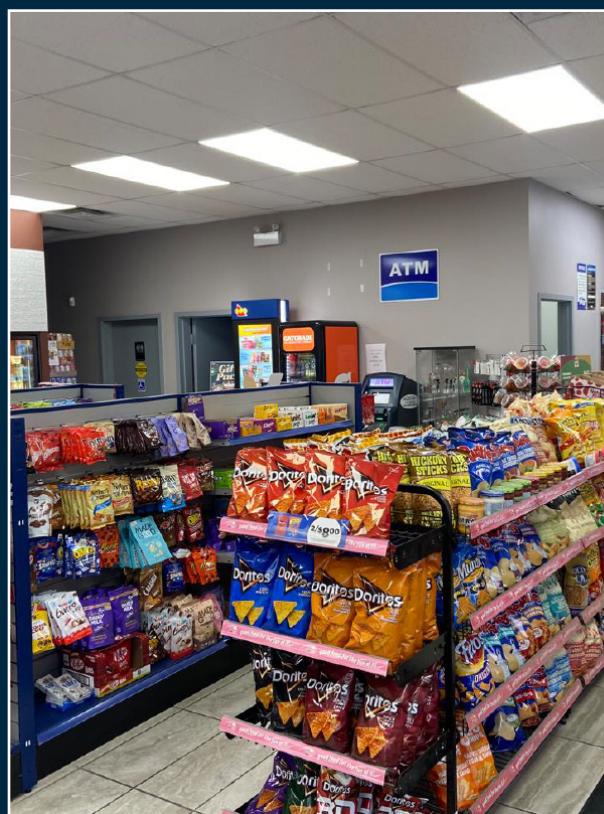
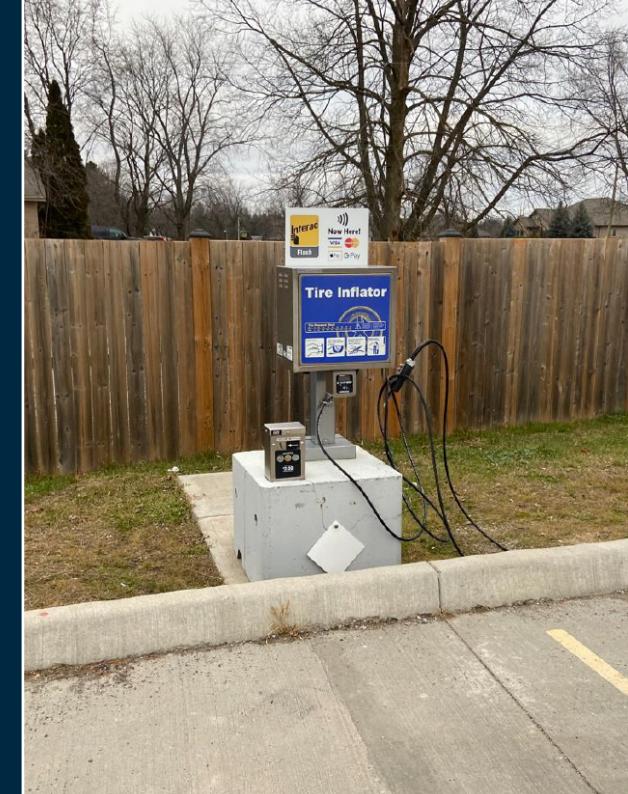
- Auction establishment
- Automobile service station
- Dwelling if accessory to a permitted use on the lot
- Eating establishment
- Farm implement dealership
- Farm produce retail outlet
- Home occupation
- Hotel
- Laundromat
- Motor vehicle washing establishment
- Motor vehicle sales establishment
- 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



CBRE

595771

Oxford 59

WOODSTOCK, ONTARIO

FOR MORE INFORMATION, PLEASE CONTACT



Randy Fisher**
Senior Vice President
+1 519 872 3494
randy.fisher@cbre.com



Larin Shouldice*
Vice President
+1 519 851 7654
larin.shouldice@cbre.com



Jennifer Crawford*
Senior Sales Associate
+1 416 495 6234
jennifer.crawford@cbre.com



Susanne Reid*
Senior Vice President
+1 416 495 6224
susanne.reid@cbre.com



Chelsea Thom*
Vice President
+1 416 495 6272
chelsea.thom@cbre.com



Matthew Jackson**
Vice President
+1 416 495 6294
matthew.jackson@cbre.com

*Sales Representative **Broker | CBRE Limited, Brokerage | 380 Wellington St, Suite 30, London ON N6A 5B5 | 2005 Sheppard Ave E, Suite 800, Toronto ON M2J 5B4 | www.cbre.ca

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation: to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties ("the Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping.ca | CBRE.com; MapPoint, DMTI Spatial, Environs Analytics, Microsoft Bing, Google Earth