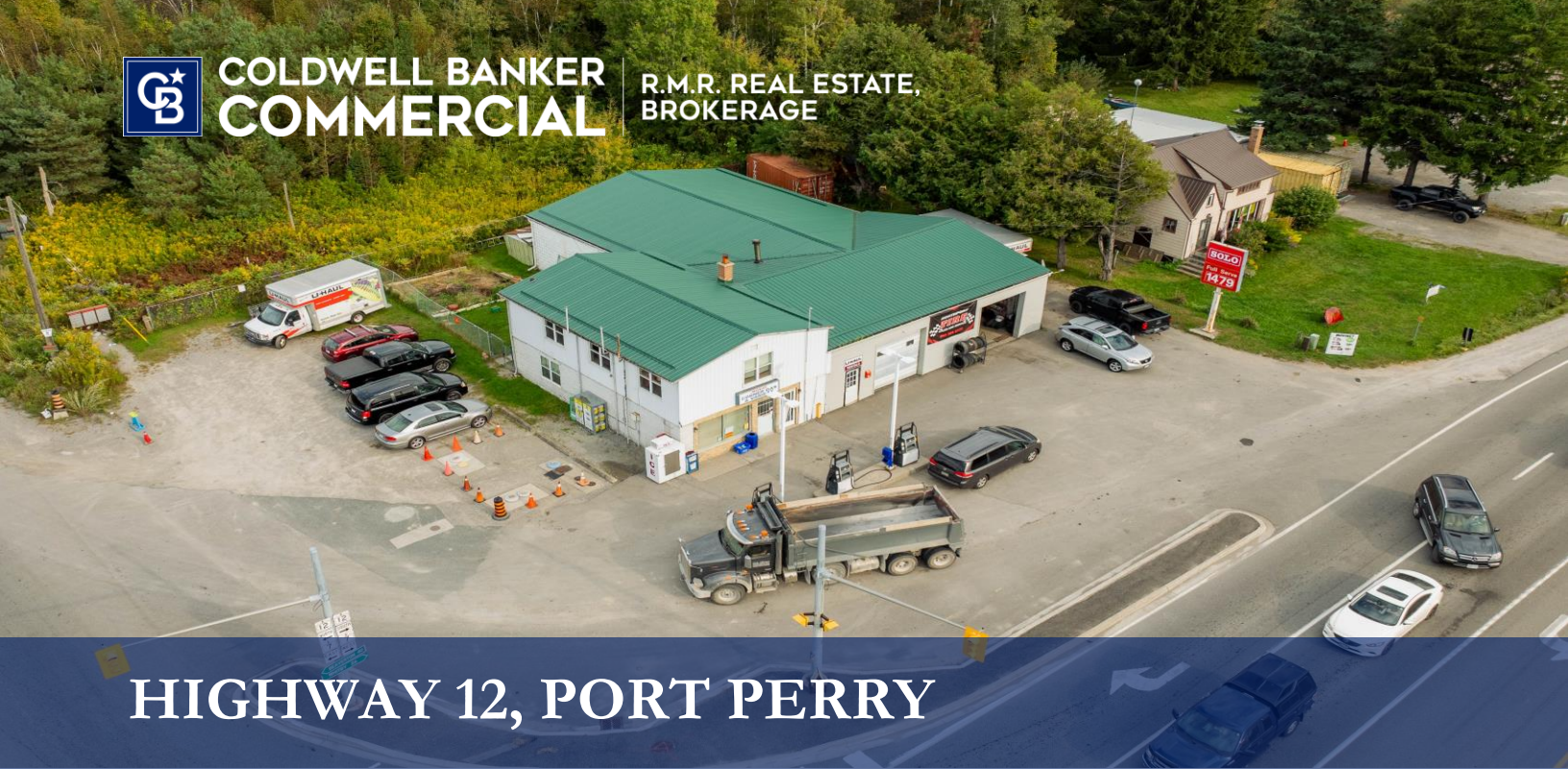




**COLDWELL BANKER
COMMERCIAL**

**R.M.R. REAL ESTATE,
BROKERAGE**



HIGHWAY 12, PORT PERRY

FOR SALE

Gas Station, Variety Store, Garage, Apartment
15995 Highway 12
Port Perry, ON
L9L 1B2

For more information, please contact:

DETAILS:

- MLS #E9364865
- Very Busy Gas Station And Variety Store With Large 4-Bay Garage and Second Floor 2-Bedroom Apartment
- Turn Key Operation With A Loyal Customer Base
- Located At Very Busy Intersection of Hwy 7/12 And Reach Street
- Access From Both Hwy 7/12 and Reach Street
- Zoned C4-4, Commercial
- Excellent Potential For Growth And Expansion

Coldwell Banker Commercial

R.M.R. Real Estate, Brokerage

1631 Dundas St. E.,
Whitby, ON L1N 2K9

(289) 634-1525 Phone

(888) 472-2767 Toll Free

Graham Healer, Broker

Managing Director

graham-healer@coldwellbanker.ca

“Local Knowledge, Global Reach”

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The projections contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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The Seller reserves the right to withdraw the Sale of Business being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written agreement of purchase and sale to be executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the agreement of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

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15995 Hwy 12, Port Perry

PROPERTY OVERVIEW

LOCATION

15995 Hwy 7/12
Port Perry, ON
L9L 1B2

FOR SALE

\$ 1,600,000.00

SPECIFICATIONS

Property Type:	Commercial	Building Area:	4,600 sq.ft. Approximate
Zoning	C4-4	Garage:	3,000 sq.ft. Approximate 4 – Oversized Bays With 4 – 10’ x 10’ Overhead Doors
Description:	Automotive Fuel Station With or Without Service Facilities	Retail:	800 sq.ft. Approximate
Area:	0.380 Acre	Second Floor Apartment:	800 sq.ft. Approximate
Lot Size:	138.20 ft. Frontage X 132.06 ft. Depth - Irregular	Bedrooms:	2
Tanks:	See Page 5	Bathrooms:	1x3-pce - Apartment 2x2-pce – Ground Floor
Traffic Pattern:	Extremely Heavy	Heating Type Apartment/Retail:	Gas Forced Air Closed
Taxes:	\$8,612.89 (2024)	Heating Type Garage:	Gas Radiant Heat
Occupancy:	Owner / Tenant At Time Of Listing	Water:	Well

FEATURES

- All Gas Station Equipment Is Owned, Not Leased Or Rented
- Newer Furnace, Approximately 2 Years Old
- Newer Radiant Heaters, Approximately 2 Years Old
- 4 Upgraded Overhead Garage Doors, Less than 2 Years Old
- Newer Metal Roof, Less Than 5 Years Old
- Newer Apartment Windows, Less Than 2 Years Old

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PROFORMA

15995 Hwy 12 - Proforma

EOY February 28, 2024

Fuel Sales	\$ 2,531,305.00
Variety Store Sales	\$ 105,902.00
Rental Income	\$ 10,000.00
Other Income	\$ 2,335.00
Total	\$ 2,649,542.00

EBITDA NOI for 2024

Statement Net = \$ 57,585.00

+ Amortization \$ 8,999.00

+ Personal Vehicle \$ 15,847.00

2024 EBITDA NOI Total = \$82,431.00

This total includes owners 2024 annual income of \$ 84,000.00

Significant Upside:

The Above income totals include only 4 months of rental income from the Garage Bays, which are leased on a month to moth basis @ \$ 2,500.00/month. EOY February 28, 2025 would indicate a full year of this income, which would be 12 X \$ 2,500.00 = \$ 30,000.00, an increase of \$ 20,000.00 over what is shown above. This approximately 3,000 sq ft space is currently rented without a formal lease and well under market value.

Additionally, the recently updated 2 Bedroom apartment is vacant and no rental or potential rental income is indicated. Market value is estimated at \$ 1,650.00/month, which calculates to \$19,800.00 per year.

Fully Tenanted for both spaces would add \$ 49,800.00 per year to annual sales, with little to no impact on costs.

Additional annual income projection which includes rental apartment and continued rental of workshop at below market value, should bring this total to approximately **\$ 130,000.00** without further investment. Workshop rental is most likely to be at least \$ 1,500.00/month below market value.

Consideration should be given to converting the workshop area into a much larger convenience store with franchise Kiosks for coffee and food, ie: Tim Hortons, Subway, etc.



CHATELS LIST

15995 Highway 12 Chattels List

Variety Store :

- 2 Ea 48" X 84" Retail Shelving units (Motor Oil)
- 1 Ea 16' Customer Service Counter
- 2 Ea Double Door drink coolers, 98" High
- 1 Ea 28" Stainless Steel Condiment Counter
- 1 Ea 48" X 74" Metal Tobacco Storage Cabinet
- 1 Ea 60" X 36" Confectionary Displays
- 1 Ea 48" Ice Cream Display Cooler
- 1 Ea 48" Confectionary Display unit

- 1 Ea Royal Electronic Cash Register
- 2 Ea Photo Copiers

Gas Station:

- 1 Ea 25,000 Litre Regular Gas Storage tank. (Single Wall Steel)
- 1 Ea 25,000 Litre Deisel Storage tank (Single Wall Steel)
- 1 Ea 15,000 Litre Dyed Deisel Storage tank. (Single Wall Steel)
- 3 Ea Wayne Fuel Pumps (double dispenser) Model # S(WL/IM) 22-211S

Fuel storage tanks are all inspected and up to date, report dated June 20th 2024.

Apartment :

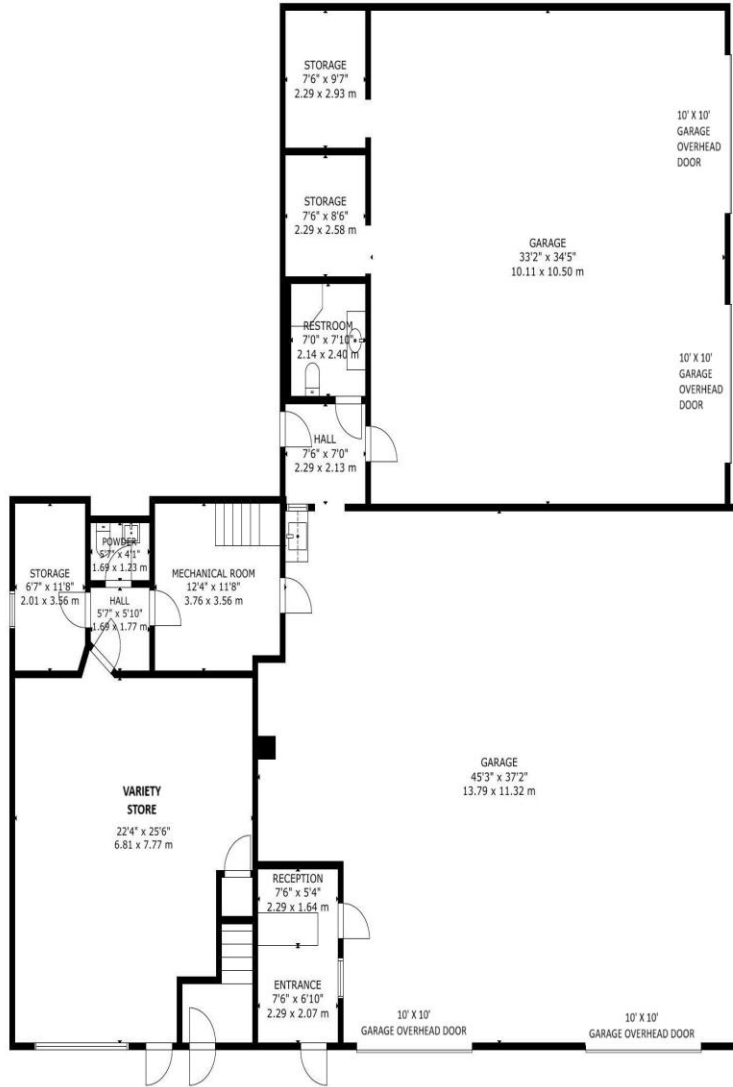
- 1 Ea Refrigerator
- 1 Ea Stove
- 1 Ea Freezer
- 1 Ea Clothes Washer
- 1 Ea Clothes Dryer

Fuel and Variety Store Inventory are additional to the price and shall be calculate at cost prior to completion of Sale.



15995 Hwy 12, Port Perry

FLOOR PLAN – FIRST FLOOR



FIRST FLOOR

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



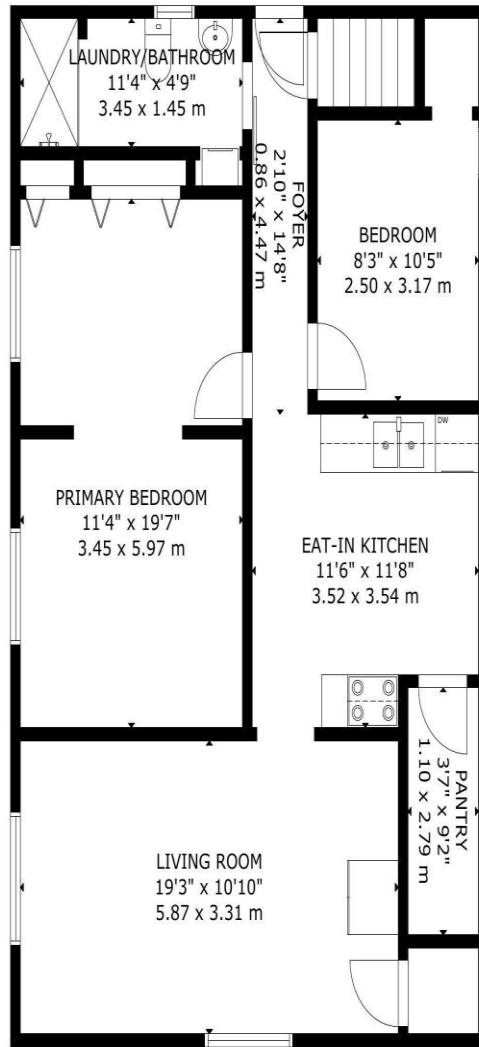
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15995 Hwy 12, Port Perry

FLOOR PLAN – SECOND FLOOR APARTMENT



SECOND FLOOR

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PROPERTY PHOTOS



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PROPERTY PHOTOS



Property Lines From GeoWarehouse

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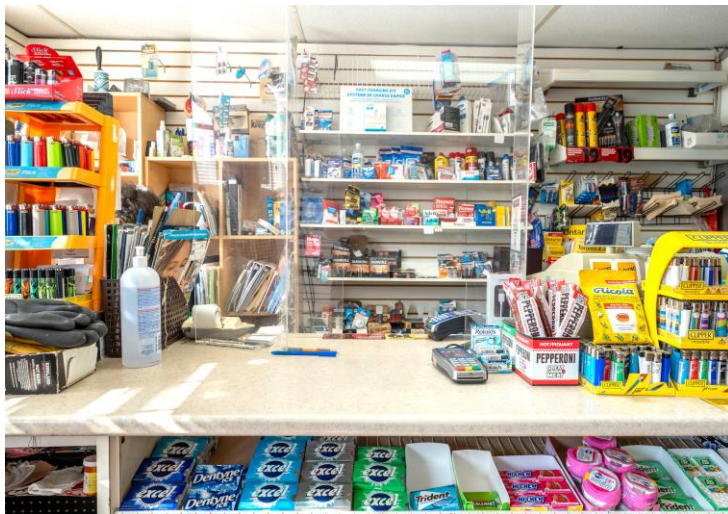
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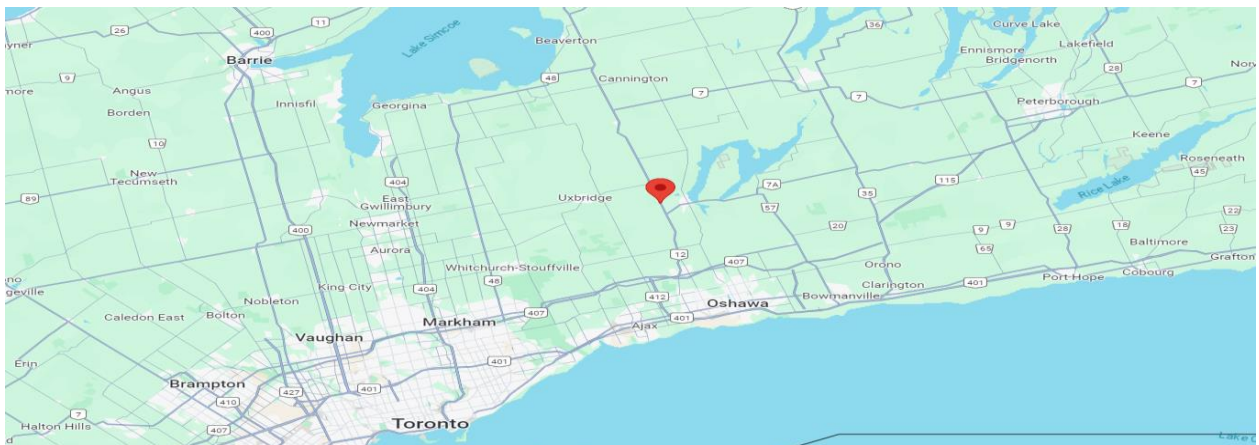
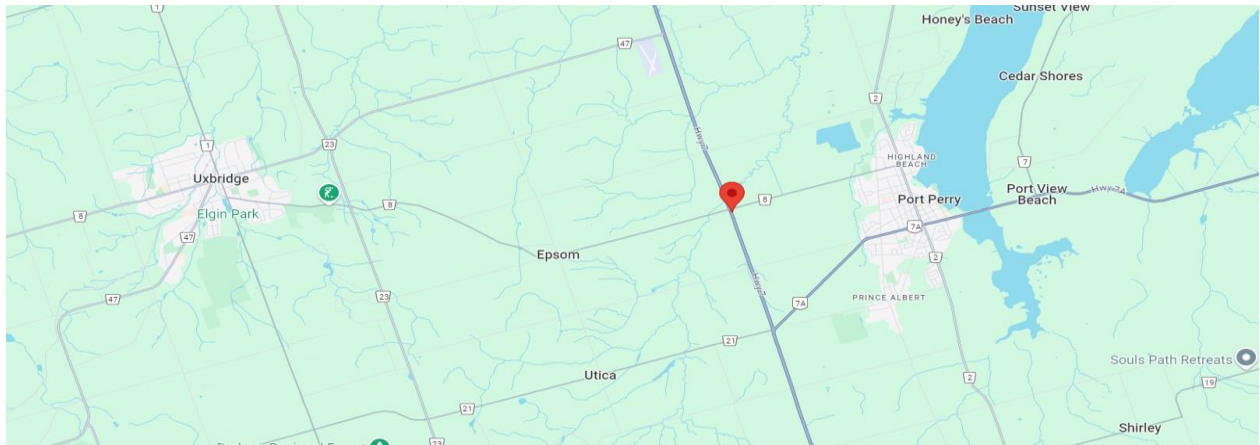
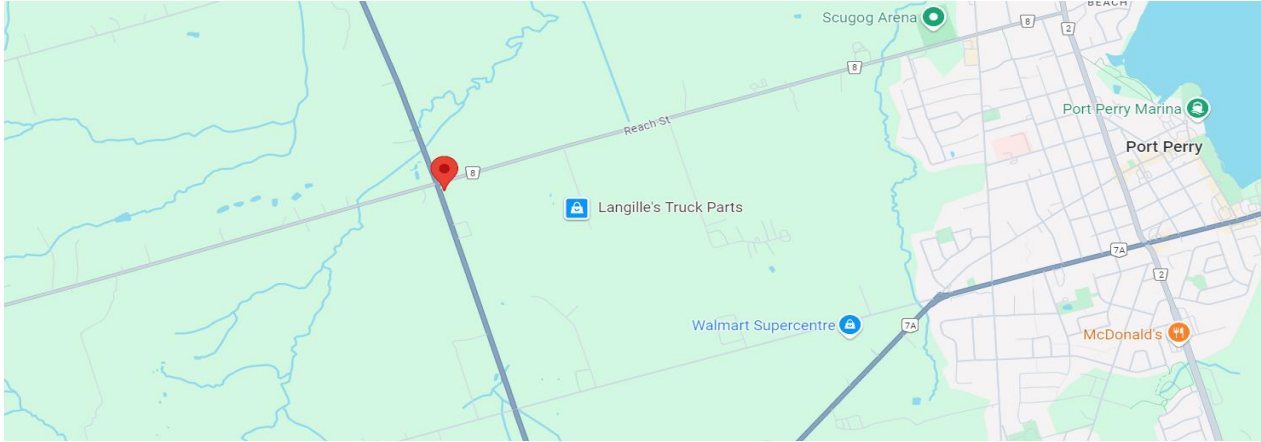
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15995 Hwy 12, Port Perry

MAPS



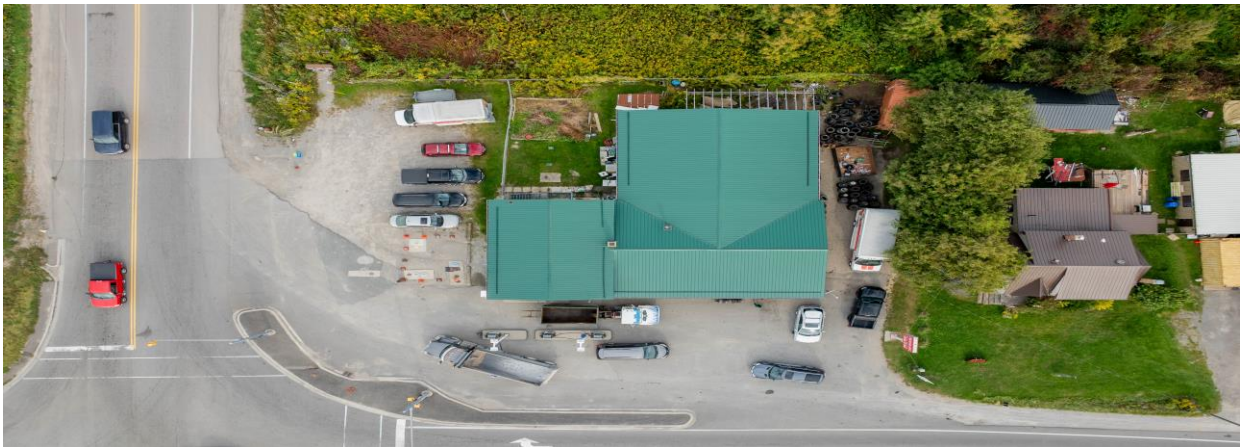
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AERIALS



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DEMOGRAPHICS

PORT PERRY, ON

Port Perry is a community in Scugog, Ontario, Canada. The town is located 84 kilometres (52 mi) northeast of central Toronto, north of Oshawa and Whitby. Port Perry has a population of 9,553 as of 2021 (Statistics Canada).

Port Perry serves as the administrative and commercial centre for the township of Scugog. The town is home to a 24-bed hospital (Lakeridge Health Port Perry), Scugog Township’s municipal offices and many retail establishments. Port Perry serves as a hub for many small communities in the Scugog area, such as Greenbank, Raglan, Caesarea, Blackstock and Nestleton/Nestleton Station. The Great Blue Heron Charitable Casino is a major employer.

Located at the basin of the Tren-Severn Waterways is Lake Scugog, one of Ontario’s largest man-made lakes.

~ Wikipedia

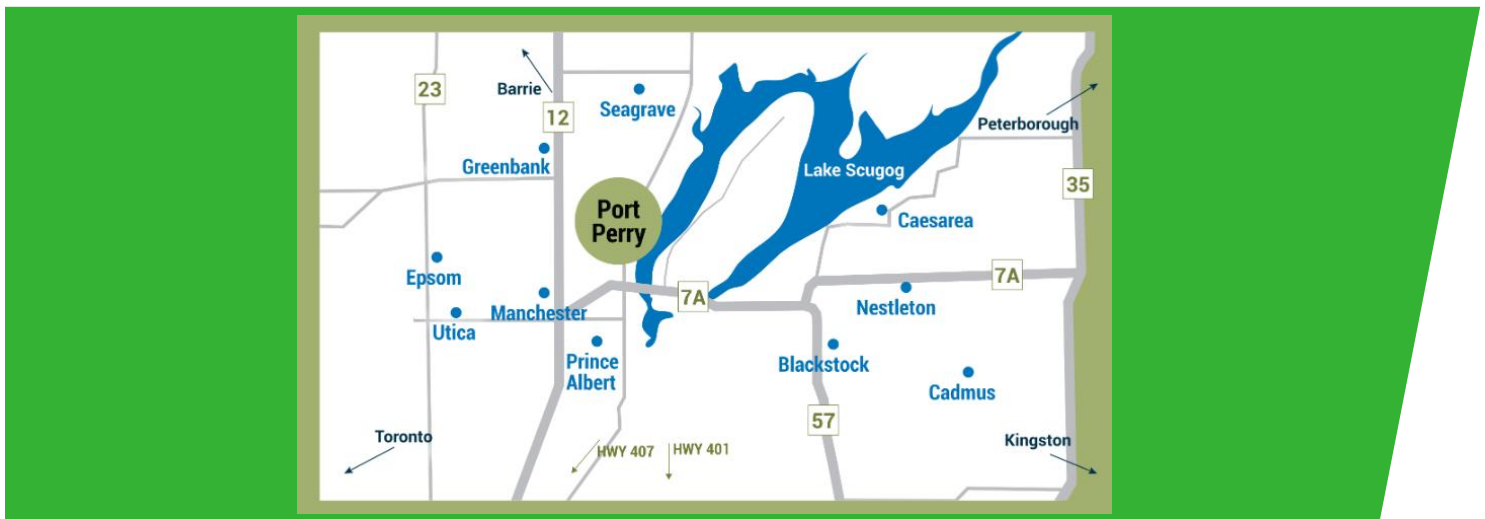
Population (2021): 9,553

Average Age: 47.5

Per Statistics Canada

Average Household Income (Community): \$128,608

Per GeoWarehouse





MARKET OVERVIEW

CANADIAN FUELS ASSOCIATION – GAS STATION FACTS

~ According to Kalibrate's 2023
National Retail Petroleum Site Census

- There are 11,713 retail gasoline stations in Canada, or 29 per 10,000 Canadians
- There are 97 distinct brands of gasoline
- There are 66 distinct companies involved in the marketing of these retail petroleum brands
- 22 percent of all gas stations are price-controlled by Canada's integrated refiner-marketers
- 78 percent of all gas stations are price-controlled by individual proprietors, or companies who are not involved in the refining process
- 517 gas stations have electric charging vehicle stations available, a steady increase since 2019
- "Big Box" retailers and regional distributors have a growing influence on the fuel retail market



MANUFACTURING COMPANIES IN PORT PERRY:

Top Ten For Sales Revenue

~ Dunn & Bradstreet Inc.

1. Canplex Profiles Inc.
2. Adamson Systems Engineering Inc.
3. Techstar Plastics Inc.
4. Raglan Industries Inc.
5. Lake Scugog Lumber Inc.
6. Peat Sorb (2011) Inc.
7. Kwik Signs
8. Canadian Sign Systems
9. Hindle Products Ltd.
10. Brooks Feed Store

Also located in Port Perry:

- Suncor Energy Inc.
- Lafarge Canada Inc.
- Maple Leaf Foods Inc.
- Langilles Truck Parts
- Cardinal Equipment



CONTACT INFORMATION

For more information, please contact:

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