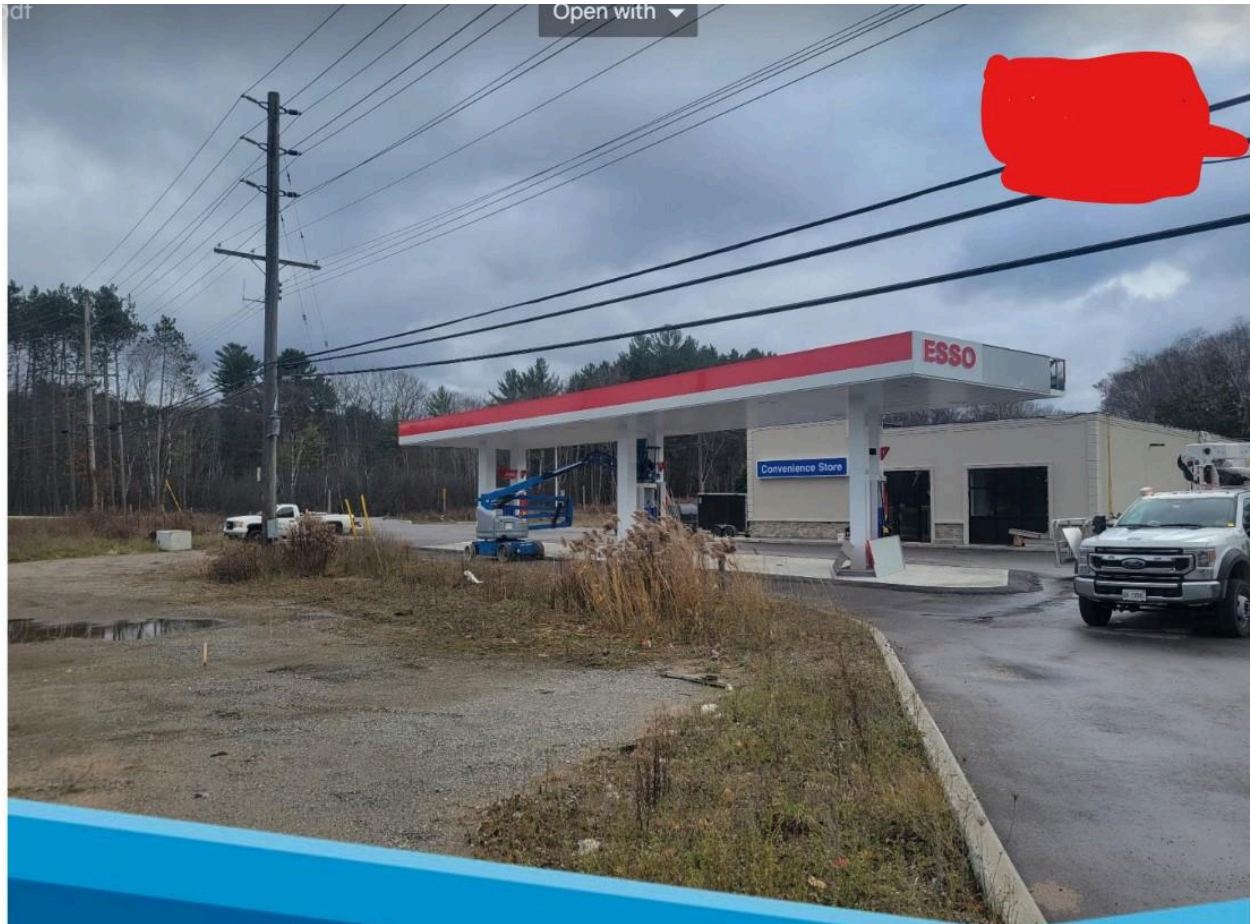


Midland Esso gas Station

For Sale



What included

Location :

9620 Country Road 93, Midland , Ontario

Midland is town in Georgian Bay , a very popular travel destination. With established communities and towns closing by

What included:

- 1) 1.29 acer land , located the intersection of two major road, 220 feet frontage country rd 93 and 96 feet Golf Link Rd.
- 2) Zoning as highway Commercial
- 3) Fully serviced site
- 4) Esso Gas station with 8 Nozzles
- 5) Around 6000sq building for convenience store , food partner and coffer shop

Key Numbers:

Price: asking \$6.5

Brand new, operation not started yet

Gas volume around 6M liters as projection

Gross margin around 11-12 Cents per liter and nearly 20 cents per liter for premium gas.
(Gas vendor agreement in hand)

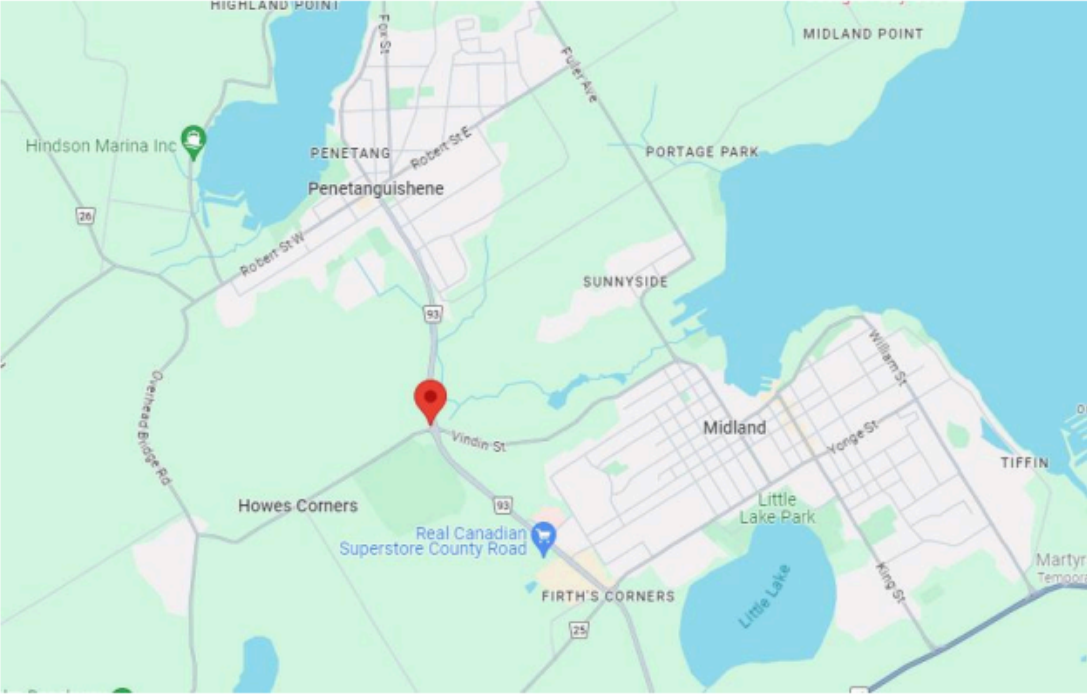
Convenience store income \$1.5M (Projection) and with gross margin 25% – Lots of room to improve

Potential Food partner is paying \$7000 Per month tripe net rental with long term lease

Have room for a coffer shop such as country style

Apprsisal value : \$8.1M

Location Overview





Subject Improvements



Fuel Pump



Convenience Store Building



Convenience Store Building Side

