



Investment Summary

Highway 48 Gas Station

24428 Highway 48, Georgina, ON

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Introduction

Colliers is pleased to offer a gas station located at 24428 Highway 48, Georgina, Ontario (the "Property") for sale.

Built in 2008, the Property operates under the Petro Canada banner and includes a convenience store. Fuel volumes for the Property have remained consistently strong as the Property benefits from consumers looking to take advantage of lower fuel prices outside of the GTA.

Strategically located in Baldwin, a community of Georgina along Highway 48, the Property is very well positioned to capitalize on large volumes of local and visitor traffic coming in and out of cottage country from the GTA. The Property also faces minimal competition in the immediate area along Highway 48 with no other offerings being available for another 5 km north into Sutton.

Buyers have the opportunity to purchase a well-established gas station with strong performance located on a busy commuter highway with access to the GTA & Simcoe County.

Offering Summary

Property Type	Gas Station with Convenience Store
Occupancy	Petro Canada
Site Area	1.94 acres
List Price	\$9,500,000

Interested parties that signed the Confidentiality Agreement will be given a copy of the CIM for review including access to the online data room

Investment Highlights



Strategic Highway Location

Property is located along Highway 48, a major route in Georgina connecting the GTA with Simcoe County/cottage country



Attractive Fuel Rates Drawing Customers

Stations with reduced fuel rates outside of the GTA have typically drawn in higher volumes of commuters from the Toronto Area looking for discounted gas



Strong Revenue Stream

Strong historical fuel volume sales pointing to long term and sustained high performance for future operators



Minimal Immediate Competition

The Property stands alone in its stretch of Highway 48, with the nearest competitive offering being 5km further north in Sutton

Area Overview



GEORGINA

Georgina

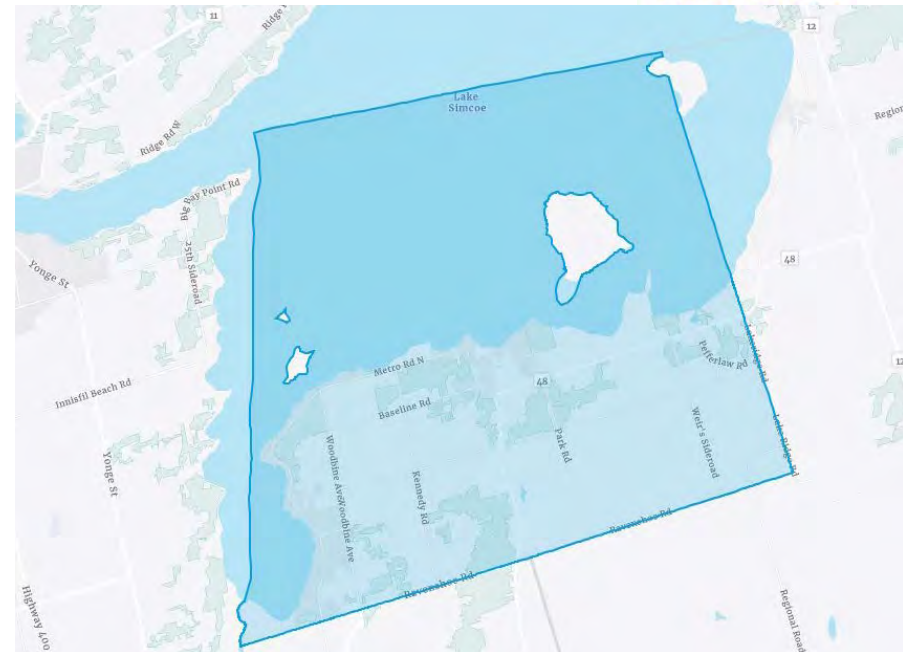
The property is nestled within the community of Baldwin in Georgina, a town located in the Regional Municipality of York in Ontario, about 30 minutes north of the GTA. Georgina is situated on the southeastern shores of Lake Simcoe, approximately 67 kilometers north of Toronto. It is part of the York Region and consists of several communities, including Keswick, Sutton, Jackson's Point, Pefferlaw, and others.

As of the 2021 census, Georgina had a population of around 54,000 people. The population has been steadily growing, particularly with its proximity to the Greater Toronto Area (GTA).

Historically, Georgina's economy was based on agriculture and tourism due to its location on Lake Simcoe. However, like many communities near Toronto, it has seen significant growth in the residential development and service industries. Georgina is known for its recreational opportunities, particularly water-based activities on Lake Simcoe such as boating, fishing, and water sports. It also has several beaches, parks, trails, and conservation areas. The town hosts various events and festivals throughout the year, including the Georgina Studio Tour and the Sutton Fair. It also has community centers, libraries, and facilities for sports and recreation.

Georgina is accessible via Highway 48 and Highway 404, which connects it to the Greater Toronto Area. Public transit within the town is provided by York Region Transit (YRT).

Georgina offers a mix of rural charm and urban amenities, making it a desirable place to live for those seeking a quieter lifestyle within commuting distance of Toronto.



Market Overview



41.8

Total Population
Median Age



\$124,133

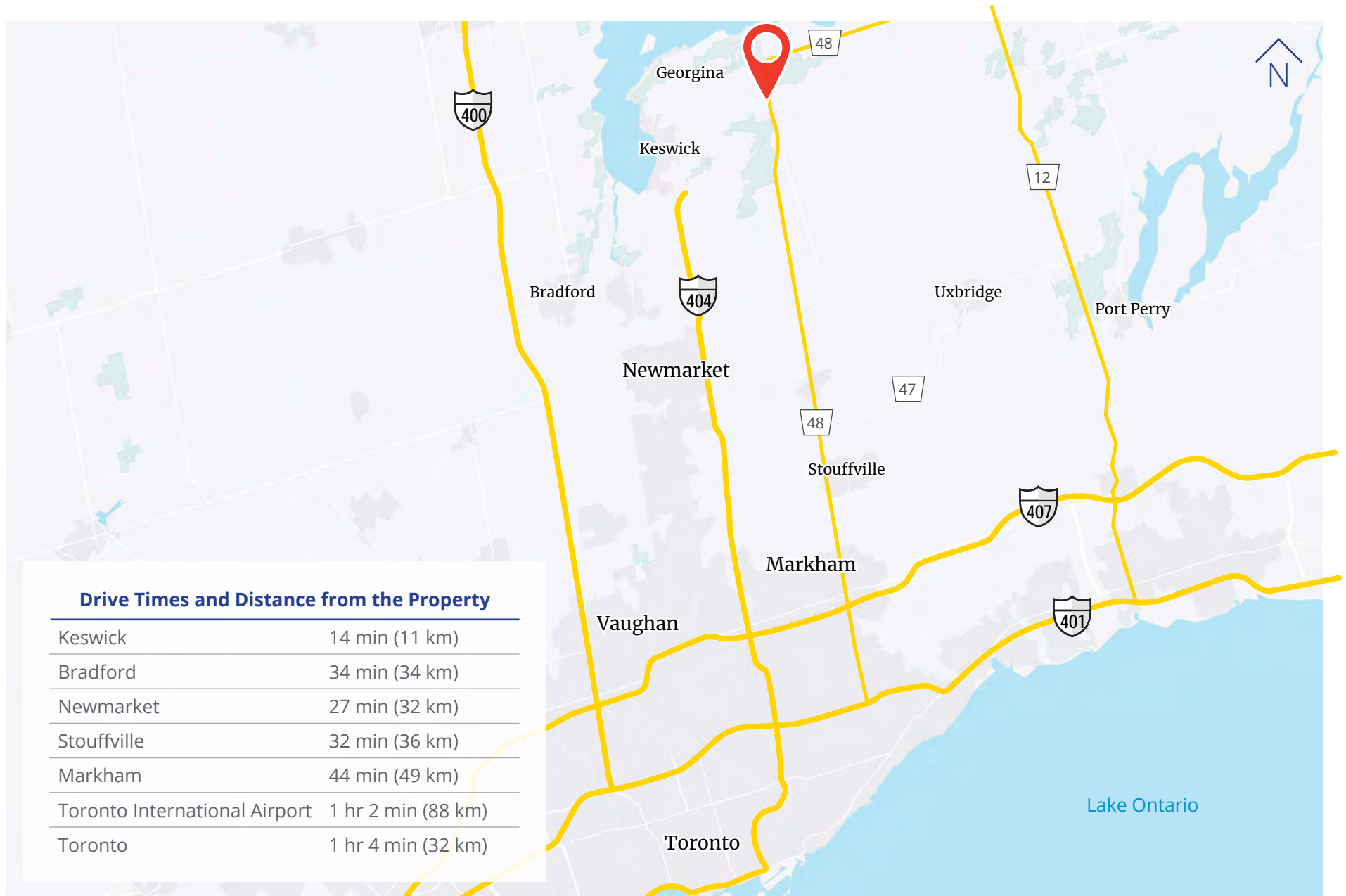
Household
Average Income



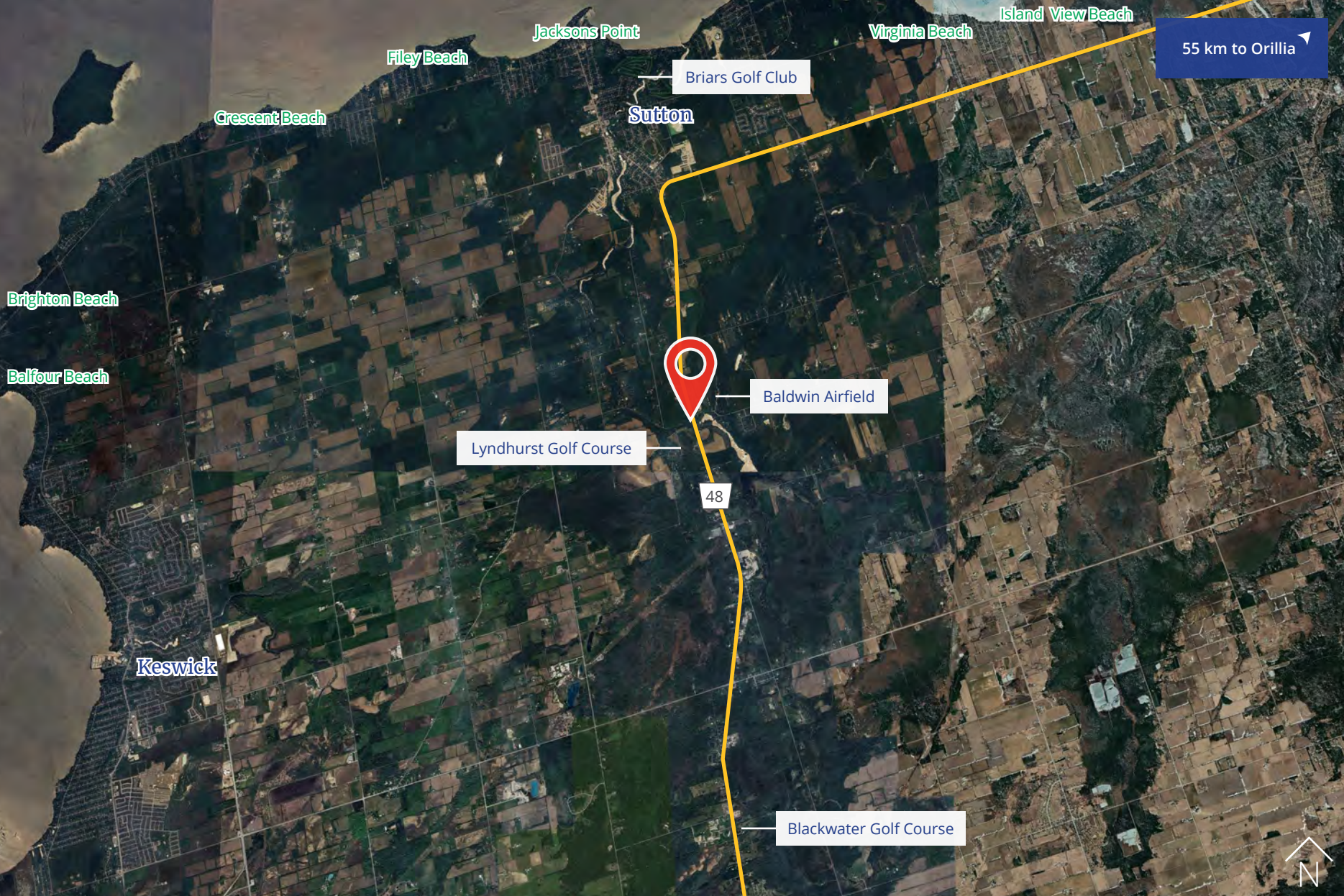
92.2%

Labour
Employment Rate

Location Map



Local Area Map



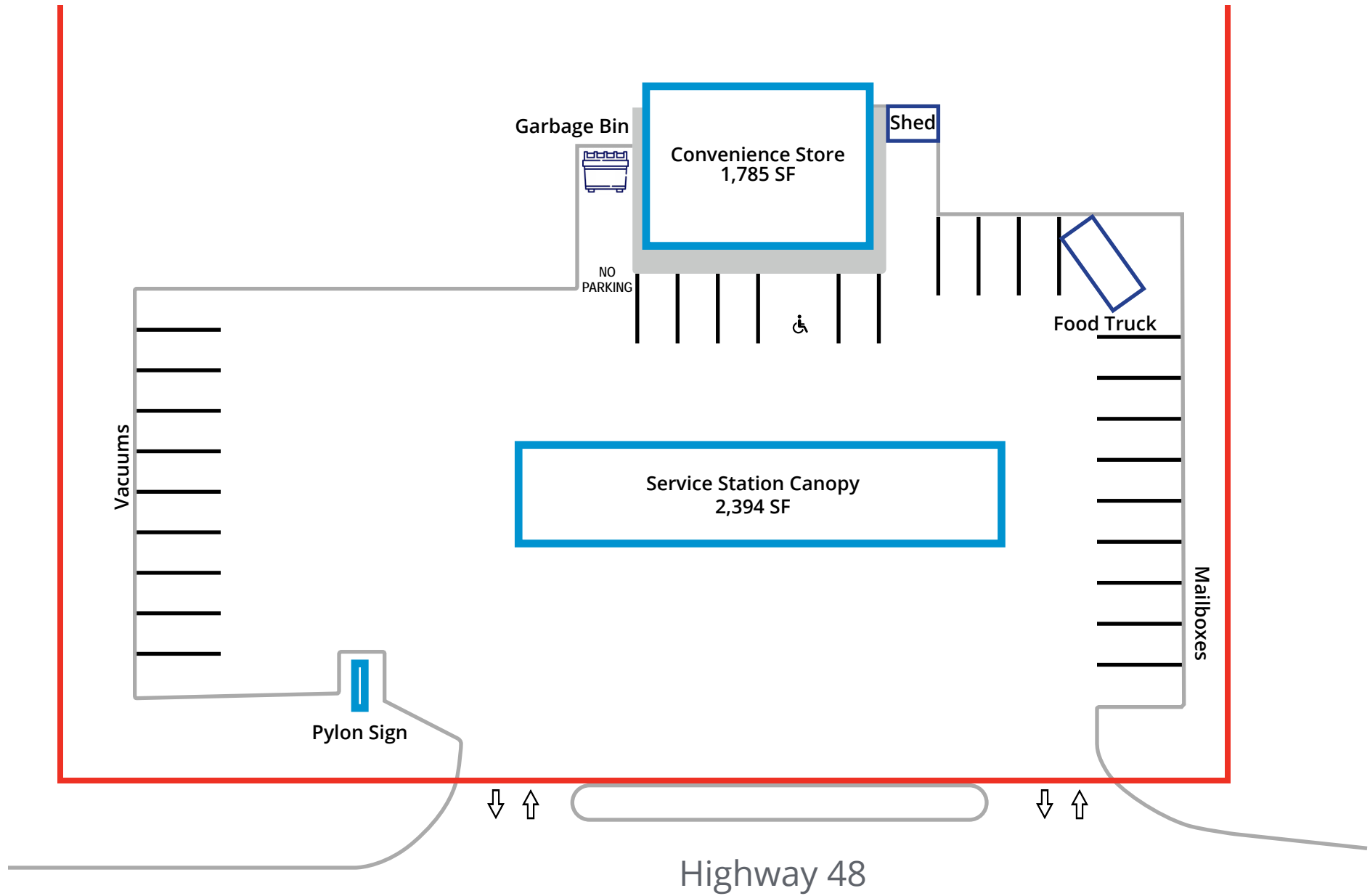
Property Overview

Salient Facts

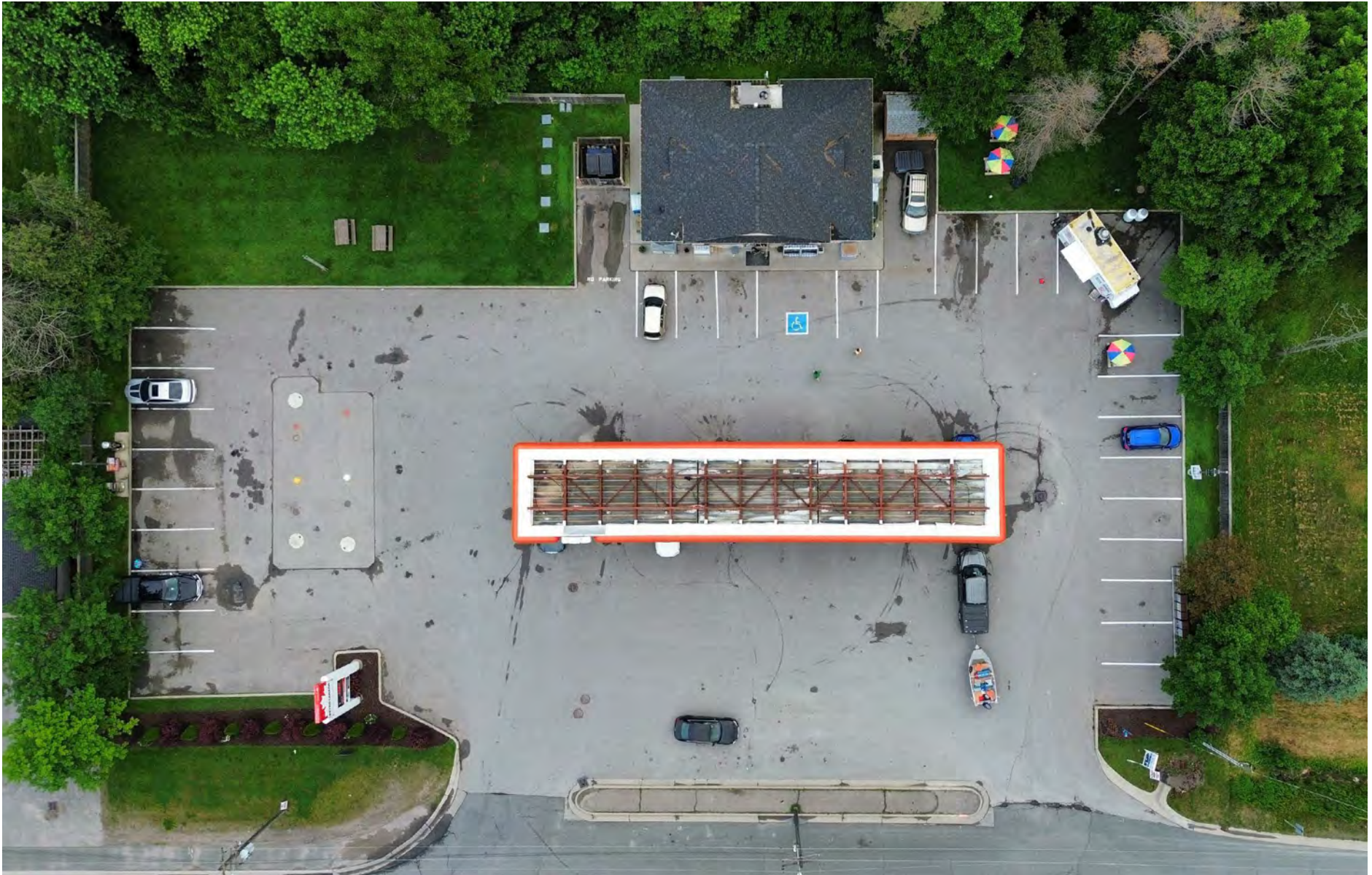
Municipal Address	24428 Highway 48, Georgina, ON						
Legal Description	PT LT 12 CON 8 N GWILLIMBURY AS IN R542578 ; TOWN OF GEORGINA						
Property Type	Gas station with convenience store						
Site Area	1.94 acres						
Site Dimensions	275.25 feet x 313 feet rectangular lot						
Building Area	<table><tr><td>Convenience store</td><td>1,785 SF</td></tr><tr><td>Gas bar canopy</td><td>2,394 SF</td></tr><tr><td>Total</td><td>4,179 SF</td></tr></table>	Convenience store	1,785 SF	Gas bar canopy	2,394 SF	Total	4,179 SF
Convenience store	1,785 SF						
Gas bar canopy	2,394 SF						
Total	4,179 SF						
Fuel Tanks	Installed 2009						
No. of Gas Pumps	8						
Year Built	2008						
Zoning	C2						
Access	1 access point along Highway 48						



Site Plan



Aerial View







24428 Highway 48, Georgina, ON



Please contact the listing team for more details

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