



FOR SALE

771 DUNDAS STREET, WOODSTOCK

COMMERCIAL SALE
OPPORTUNITY



a-b REALTY LTD.
BROKERAGE
INDEPENDENTLY OWNED & OPERATED

THE OFFERING

Dual tunnel laser wash in central Woodstock with one bay a Touchless System, and the other a Soft Touch system on a stand-alone site on a large corner lot with prominent road views, large lit road signage, easy entry and exit onto a side road. There are two values here... substantially upgraded and new systems over the past 3 years and also in incredible return on investment with little input time.

PROPERTY OVERVIEW

\$300,000 investment into new equipment in last 3 years including:

- All new Soft Touch Equipment Replacement
- Boiler
- Entrance doors
- Touch Screen Laser Teller
- Blower Motors
- ..and much more!

Phase 2 Environmental completed in 2013

11+% return on investment.

Full income report available on signing a Confidentiality Agreement.

ASKING PRICE: \$2,948,000





PROPERTY HIGHLIGHTS



INVESTMENT OPPORTUNITY

11% RETURN ON INVESTMENT
(OVER A 5 YEAR AVERAGE)



DESIGNED FOR HIGH VOLUME

APPROXIMATELY 36,000 CARS A YEAR



WELL POSITIONED LOCATION

ALONG A WELL-TRAVELLED ROUTE LINKING SURROUNDING
COMMUNITIES, ENSURES STRONG EXPOSURE TO CLIENTS

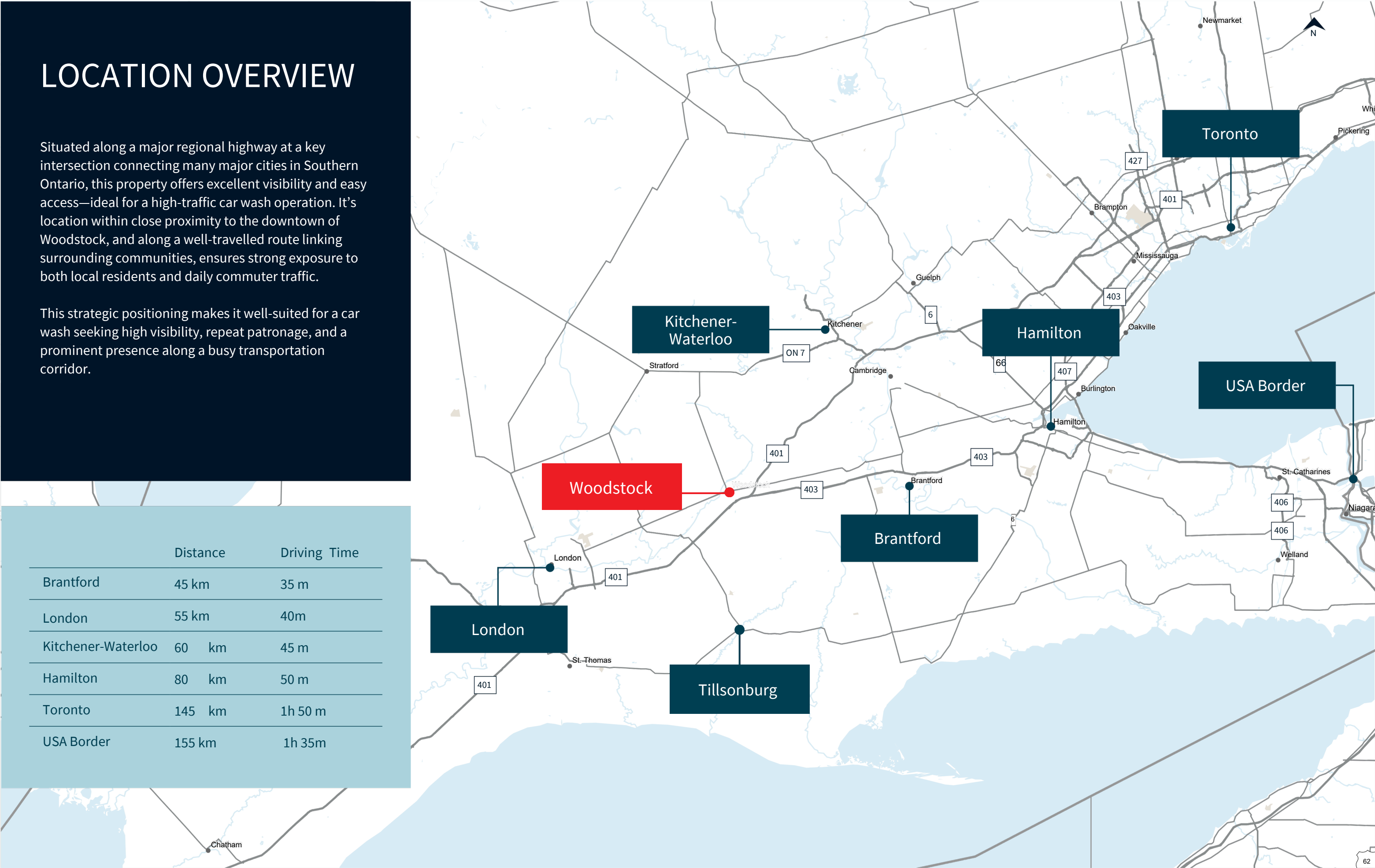


LOCATION OVERVIEW

Situated along a major regional highway at a key intersection connecting many major cities in Southern Ontario, this property offers excellent visibility and easy access—ideal for a high-traffic car wash operation. It’s location within close proximity to the downtown of Woodstock, and along a well-travelled route linking surrounding communities, ensures strong exposure to both local residents and daily commuter traffic.

This strategic positioning makes it well-suited for a car wash seeking high visibility, repeat patronage, and a prominent presence along a busy transportation corridor.

	Distance	Driving Time
Brantford	45 km	35 m
London	55 km	40m
Kitchener-Waterloo	60 km	45 m
Hamilton	80 km	50 m
Toronto	145 km	1h 50 m
USA Border	155 km	1h 35m





OFFERING PROCESS

PRIMARY CONTACTS

MARIUS KERKHOFF

REAL ESTATE BROKER

marius@askmarius.ca

519.532.3995

JASON WEEDA

REAL ESTATE REPRESENTATIVE

jason@askmarius.ca

226.387.0492

*Confidentiality Agreement to be signed prior to releasing full financial details



a-b REALTY LTD.
BROKERAGE
INDEPENDENTLY OWNED & OPERATED

*Ask
Marius*
REAL ESTATE TEAM