


**8396 Wellington County Rd 124**  
**Guelph/Eramosa Ontario N1H 6H7**
**List: \$1**  
**For Sale**

Guelph/Eramosa Rural Guelph/Eramosa East Wellington

**SPIS:** N**For:** Sale**Taxes:** \$0/2025/Annual**Last Status:** NEW**Legal:****DOM:** 0

Commercial/Retail

**Occup:** Vacant**Lse Term Mnths:** /

Retail

**Freestanding:** Y **SPIS:** N**Holdover:** 90

Other

**Franchise:****Com Cndo Fee:****Dir/Cross St:** Wellington Rd 124 & 5th Line**Directions:** Wellington Rd 124 & 5th Line**MLS#:** X12268746**Sellers:**

Rosen Goldberg Inc. In its capacity as court-appointed receiver of 1000193106

Ontario Incorporated

**Contact After Exp:** N**Possession:** Immediate **Remarks:** Immediate**PIN#:****ARN#:****Additional PIN#:****Total Area:** 3826 Sq Ft**Ofc/Apt Area:****Indust Area:****Retail Area:** 100 %**Apx Age:****Volts:****Amps:****Zoning:** C-2-3**Truck Level:****Grade Level:****Drive-In:****Double Man:****Clear Height:****Sprinklers:** N**Heat:** Gas Forced Air Closd**Phys Hdcp-Eqp:****Survey:****Lot/Bldg/Unit/Dim:**

150 x 216.31 Feet Lot

**Lot Irreg:****Bay Size:****%Bldg:****Washrooms:** 0**Water:** Municipal**Water Supply:****Sewers:** San+Storm**A/C:** N**Utilities:** A**Garage Type:** Outside/Surface**Park Spaces:** #Trl Spc:**Energy Cert:****Cert Level:****GreenPIS:****Soil Test:****Out Storage:****Rail:****Crane:****Basement:** N**Elevator:****UFFI:****Assessment:****Chattels:****LLBO:****Days Open:****Hours Open:****Employees:****Seats:****Area Infl:** In Addition To**HST Applicable to****Sale Price:****Bus/Bldg Name:****For Year:****Financial Stmt:****Actual/Estimated:****Taxes:****Heat:****Gross Inc/Sales:****EstValueInv At Cost:****Insur:****Hydro:****-Vacancy Allow:****Com Area Upcharge:****Mgmt:****Water:****-Operating Exp:****% Rent:****Maint:****Other:****=NetIncB4Debt:**

**Client Remks:** Receivership sale. All transactions subject to court approval. Corner location at the intersection of Highway 124 and 5th Line, in the Township of Guelph-Eramosa, within Wellington County in Ontario. Esso branded gas station (currently non operational) consisting of two islands with four petrol and four diesel dispensers, a convenience store being approx. 2,969 square feet which includes a quick service restaurant space of approx. 857 feet & a residential unit with a gross floor area of 2,204 square feet.

**Extras:****Inclusions:****Exclusions:****Rental Items:****Showing Requirements:** List Brokerage

**Brkage Remks:** Co-Operating Brokerage Fees Will Be Paid Upon Transaction Completion \*And\* Collection From The Seller. Receivership sale. Standard offer forms to be used. Court approval required.

AVISON YOUNG COMMERCIAL REAL ESTATE SERVICES, LP **Ph:** 905-474-1155 **Fax:** 905-886-5744

55 Commerce Valley Dr W#501 Ma Markham L3T7V9

EVA DESTUNIS, Salesperson 905-968-8006

RYAN D. HOOD, Salesperson 905-968-8007 AVISON YOUNG COMMERCIAL REAL ESTATE SERVICES, LP

**Contract Date:** 07/07/2025**Condition:****Ad:** N**Expiry Date:** 12/31/2025**Cond Expiry:****Escape:****Last Update:** 07/07/2025**CB Comm:** 1.50**Original:** \$1