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**FOR SALE**  
**390 ARTHUR ST S. ELMIRA**

Ideal for owner-operators or investors seeking stable income and long-term land value

 **CUSHMAN &  
WAKEFIELD**  
Waterloo Region

390 ARTHUR ST S, ELMIRA, ON

## PROPERTY FEATURES

Esso is one of Canada's most recognized and trusted fuel brands, known for delivering high-quality gasoline, diesel, and automotive services across the country. Backed by ExxonMobil, Esso stations offer a consistent and reliable customer experience, featuring modern convenience stores, car washes, and partnerships like PC Optimum Rewards that drive customer retention. With a strong national footprint and decades of brand equity, Esso remains a top choice for both everyday drivers and commercial fleets.



### ESSO GAS STATION

8 Fuel Pumps offering  
Diesel, 87,89 & 91 Octane



### ZONING

Highway Commercial - C5



### TRAFFIC VOLUME

23,000 vehicles per day



### CAR WASH

Automated/self-service car  
wash on-site



### CONVENIENCE STORE

On-site convenience store offering  
Snacks, drinks, ice, lotto, ATM and  
Country Style café and tobacco sales

### SALE PRICE

**\$4,400,000**



**390 ARTHUR ST S, ELMIRA, ON**

**Prime Location:** Situated on Arthur Street South, Elmira's main commercial corridor with high daily traffic counts

**Branded Fuel Station:** Operating under the well-known Esso brand with strong consumer recognition

**Convenience Store:** On-site retail shop offering snacks, beverages, lottery, and other essentials

**Fuel Infrastructure:** 2- double wall ZCL fiberglass tanks with leak detection sensors

**Site Area:** Generous lot size providing ample parking and maneuvering space

**Zoning:** Zoned for Highway Commercial (C-5) or equivalent, permitting a wide range of uses

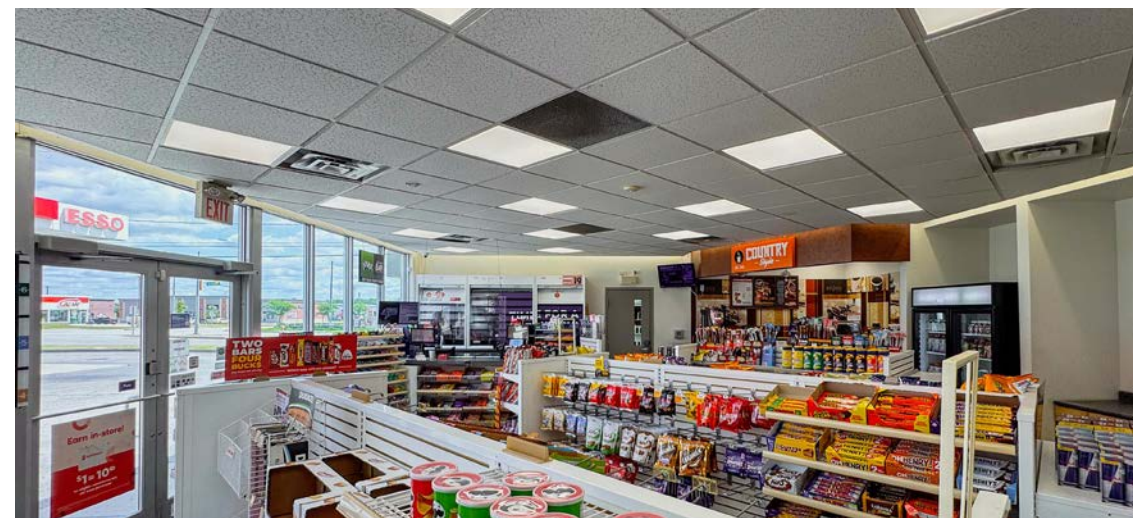
**Accessibility:** Easy ingress and egress with full-movement access from Arthur Street S and Union Street.

**Exposure:** Excellent street frontage and signage opportunity for strong brand visibility

**Redevelopment Potential:** Strong potential for repositioning, expansion, or redevelopment (subject to zoning and municipal approval)

**Surrounding Area:** Located near residential neighborhoods, industrial employers, and retail amenities

**Investment Opportunity:** Ideal for owner-operators or investors seeking stable income and long-term land value



# BUILDING SPECS

## Site

Lot size: 0.857 acres

Zoning: C-5

Future Expansion: Potential for future drive through expansion

## Convenience Store

Year Built: 2012

Building: 1,493 SF

Heating & Cooling: 2-roof top gas units

Alarms: motion, glass break & door sensor

Security: 2 separate systems including cameras, monitors & recorders

Electrical: volts: 600 amps: 400

## Car Wash

Year Built: 2003

Building: 1,000 SF

Heating: 2 - forced air gas units

Water heater: natural gas - owned

Concrete floor: heated at entrance & exit

Electrical: volts: 600 amps: 400

Touchless wash: approx. 5 min for a complete service & 3 min. for a quick wash

## Gas Bar

Pumps & Tanks: 2012 (New)

Tanks: (2) 75000 L & 50000 L Double wall fiberglass

Pumps: 8 Pay At Pump Fuel Dispensers

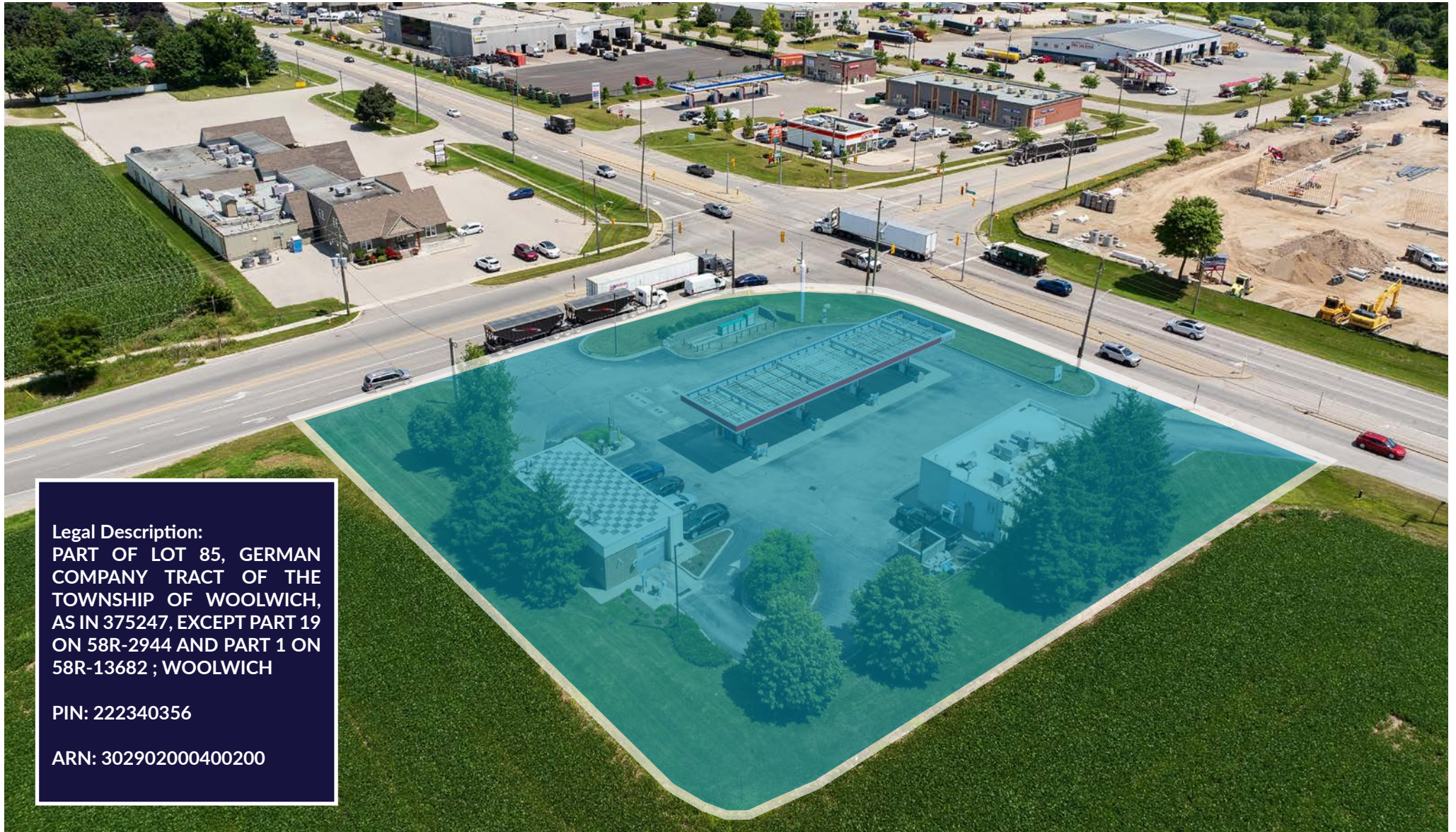
Pump Age: Pump 1& 2 - Mar.17, 2025

Remainder of the pumps upgraded in Mar. 2024 to PCI compliance standards to pay at the pump - good until 2035



390 ARTHUR ST S, ELMIRA, ON

# PROPERTY OVERVIEW



Legal Description:  
PART OF LOT 85, GERMAN  
COMPANY TRACT OF THE  
TOWNSHIP OF WOOLWICH,  
AS IN 375247, EXCEPT PART 19  
ON 58R-2944 AND PART 1 ON  
58R-13682 ; WOOLWICH

PIN: 222340356

ARN: 302902000400200

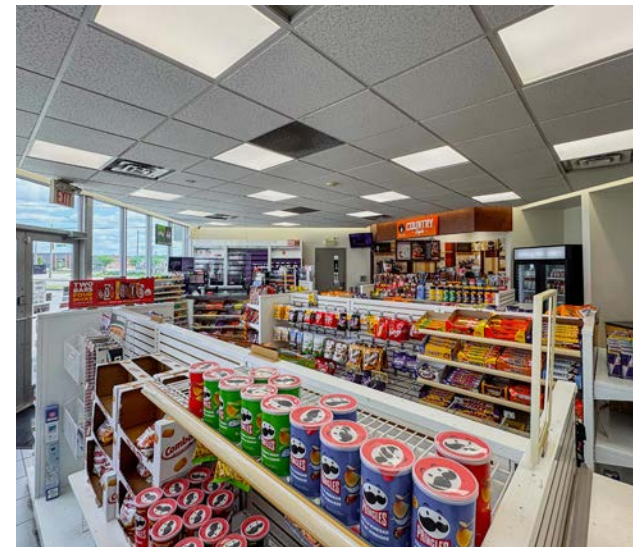
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# GAS PUMPS & AMENITIES



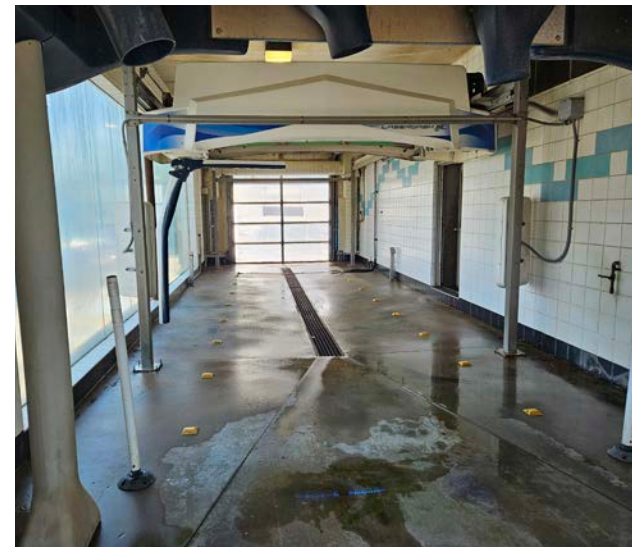
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# CONVENIENCE STORE



390 ARTHUR ST S, ELMIRA, ON

# CAR WASH



# AREA OVERVIEW



390 ARTHUR ST S, ELMIRA, ON

# LOCATION MAP



# CONTACT US



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