

**AVISON
YOUNG**

40 Arthur Street West

Thornbury (The Blue Mountains), Ontario

Gas Station and Convenience Store

For sale by Court-appointed Receiver



The Property

Property Summary

40 Arthur Street West

Property Size	0.52 Acres
Building Area	~1,950 sf
Canopy Size	2,759 sf
Fuel Pumps	4 (1 offering gasoline & diesel)
Year Built	2019
Frontage	~123 ft (Arthur St W)
Depth	~157 ft (Elma St N)
Occupancy	Vacant
Gas Storage	2 tanks totalling 135,980 L
Zoning	C1-78 commercial and employment, exception 78
Official Plan	Primary Settlement Area – Provincial Highway Connecting Link
Legal Description	
PART LOT 30, NE/S ARTHUR ST, PL THORNBURY PART 2, 16R11073 TOWN OF THE BLUE MOUNTAINS	
PIN	371330266
Price	Unpriced



Gas station & convenience store opportunity

Introduction

Avison Young Commercial Real Estate Services, LP (the “Advisor”) has been retained by The Fuller Landau Group Inc. in its capacity as Court-Appointed Receiver (the “Receiver”) to advise on the sale of 40 Arthur Street West, Thornbury, ON (the “Property”). The Property presents the opportunity to acquire a vacant gas station and convenience store with frontage on the main throughfare through town. The prominent corner site is 0.52 acres with a ~1,950 sf building and gas pumps.

The Property is at the centre of the Thornbury community within the municipality of The Blue Mountains. It’s central location places it within 0.5 km of the Thornbury Harbour, Little Rock Beach Park, Thornbury Square retail plaza, the Beaver Valley Community Centre & Arena, and The Blue Mountains town hall.

The site is zoned C1-Commercial & Employment allowing for a broad range of uses, and has an exception (78) allowing for a Motor Vehicle Gas Bar.



Land Use

Grey County Official Plan

Primary Settlement Area – Provincial Highway Connecting Link

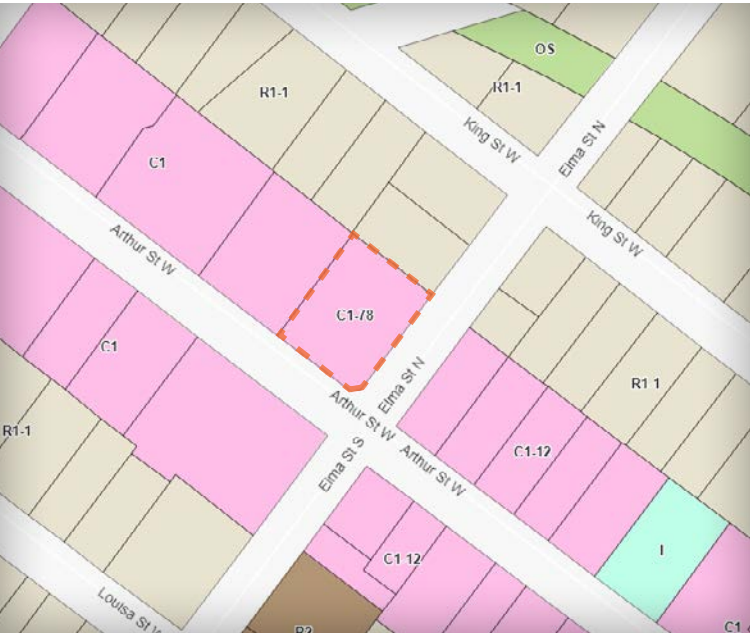
The Blue Mountains Zoning

C1-78 commercial and employment, exception 78

Permitted Uses: Art gallery; Banquet hall; Business office; Child care centre; Commercial resort complex; Commercial school; Community centre; Dry cleaning depot; Emergency service facility; Equipment sales and rental establishment; Financial Institution; Funeral home; Home child care; Hotel; Those uses permitted in the Institutional ‘I’ Zone [ZBA 2019-41]; Laundromat; Medical office; Motel; Parking garage; Parking area; Parking lot; personal service shop; Place of amusement; Place of entertainment; Place of worship; Private club; Private park; Private school; public park; public school; Recreational equipment, sales, rental and service establishment; Recreational establishment; Repair shop; Restaurant; Retail store; Retirement home; Supermarket; Theatre; Trade and convention centre

Exception 78: Defines setbacks and minimum lot frontage, and allows for the a Motor Vehicle Gas Bar.

The Blue Mountains Zoning Map



Grey County Official Plan Page



The Blue Mountains Zoning Page

The Location

Central location along the main thoroughfare with proximity to various amenities and attractions.



**40
Arthur
Street
West**

GEORGIAN BAY

Thornbury Square
FOODLAND LCBO

Thornbury Harbour

MOREAU
PARK

Beaver Valley
Community Centre
& Arena



The Blue Mountains
Town Hall

LITTLE RIVER
BEACH PARK

BAYVIEW
PARK

MILL POND

EST. 2007
THORNBURY
CRAFT CO.

Cider & Beer
Brewery

99 King Retail Plaza

FLOORCRAFTERS

SCWA LEAF CO.

CEDARPORT
WINDOW & DOOR CENTRE INC.

MILLER'S
pet
MARKET

For Sale

by Court-appointed Receiver

40

Arthur Street West Thornbury, ON

For more information please contact the listing agents:

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Price

Unpriced

Sale Process and Offer Format

All offers MUST be submitted on the Receiver's form of Agreement of Purchase and Sale ("APS"), available in the data room. Offer/bids must indicate the names of the ultimate beneficial owners and their respective interests. Prospective purchasers should note that the Vendor is under no obligation to respond to or accept any APS. The Vendor reserves the right to remove the Offering from the market and to alter the offering process described above and timing thereof, at its sole discretion. All sales are subject to final approval of the Court.

Data Room

Detailed information has been assembled by the Advisor and is available to prospective purchasers. Access to the electronic data room will be provided upon receipt of an executed confidentiality agreement.

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Platinum member

**AVISON
YOUNG**