

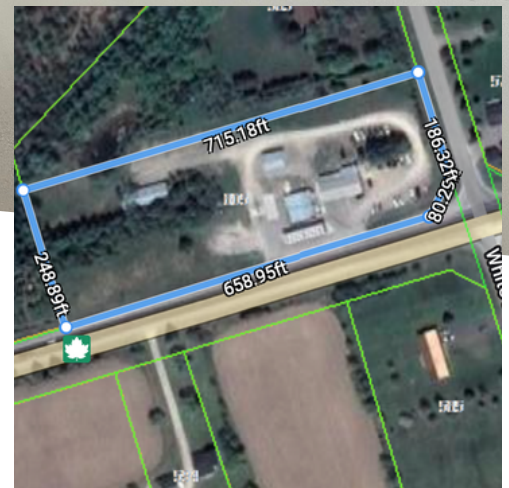
Gas Station  
+  
Property



## 605 HWY 7 KAWARTHA LAKES

### Highlights

- On major highway and close to Lindsay retail and industrial businesses.
- Development Potential for warehouse / motel / restaurants for additional income.
- Double-walled fibreglass tanks installed in 2019.
- ESA Phase 2 Reliance Letter (2022)



**FOR SALE**

# 605 HWY 7

## KAWARTHA LAKES

### Property Overview

Consists of a retail building with convenience store and gas bar with a three pump canopy. Apartment building with two units includes a 2Br, 2Bath unit and 1Br, 1Bath Unit - perfect for owner use or employee residence. Minimal gas stations on Highway 7 immediately surrounding the property.

<b>No. of Buildings</b>	Four buildings and one gas pump canopy with three pumps.	
<b>Size</b>	Convenience Store	1,529 SF
	Residential Apts (plus basement)	1,094 SF
	Auto Repair Shop	2,482 SF
	Storage shed 1	1,167 SF
	Storage shed 2	534 SF
	<b>Total Area</b>	<b>6,806 SF</b>

### TANK CAPACITY

**Regular: 86,000 Litres / Premium: 15,000 Litres / Diesel: 20,000 Litres**



### Property Details

- Property Tax (2022): \$11,501.29
- Area: 6,806 SF
- Lot Size: 4.0 Acres
- Parking: Ample for Current Use
- Year Built: 1930 to 2019
- Zoning: C-2-3
- Tank Construction: Double Walled Fiberglass

# Zoning

## **PART 17 - HIGHWAY COMMERCIAL (C2) ZONE**

### **17.1 USES PERMITTED**

17.1.1 No person shall hereafter change the use of any building, structure or land or erect or use any building or structure, in a Highway Commercial (C2) Zone, except for one or a maximum of two of the following uses:

17.1.1.1 Animal Hospital or Veterinary Clinic

17.1.1.2 Bed and Breakfast Establishment

17.1.1.3 Hotels, Motels, or Motor hotels

17.1.1.4 Motor vehicle sales establishment, motor vehicle service station, motor vehicle fuel bar, dry-land marina

17.1.1.5 Recreational establishment

17.1.1.6 Restaurant, including drive-in restaurant

17.1.1.7 Retail sales establishment for:

- (a) furniture, home furnishings and home decorating supplies
- (b) major appliances
- (c) motor vehicles, trailers, boats, motorized snow vehicles and accessories
- (d) building or home improvement supplies
- (e) recreational equipment
- (f) garden and nursery supplies
- (g) farm, business or institutional equipment and machinery
- (h) art and craft objects and antiques

17.1.1.8 Tourist Information Centre

17.1.1.9 One dwelling unit as part of a building containing another permitted use

### **17.2 ZONE PROVISIONS**

17.2.1 No person shall hereafter change the use of any building, structure or land or erect or use any building or structure, in a Highway Commercial (C2) Zone, except in conformity with the following zone provisions:

17.2.1.1 Lot Area (min.) 4000 sq. m

17.2.1.2 Lot Frontage (min.) 45 m





# Financials

PRO FORMA INCOME STATEMENT			
INCOME			2021
Fuel Sales Revenue (3,600,000L at \$0.06/L)			\$216,000
Sales Car Wash			\$0
C-Store Sales			\$571,500
Cost of Goods Sold (65% Margin)			(\$371,475)
Royalties (Cross Lease) (Projected 2022)	3,600,000 Litres @	\$0.02 PL	\$72,000
Auto Repair Lease (Gross)			\$48,000
Residential Apartment Leases (gross)			\$24,000
<b>POTENTIAL GROSS INCOME</b>			<b>\$560,025</b>
Less: Collection Loss Allowance	3.00%	PGI	\$16,801
<b>EFFECTIVE GROSS INCOME</b>			<b>\$543,224</b>
EXPENSES			
Credit Card Charges			(\$30,000)
Insurance			(\$7,200)
Salary & Wages			(\$98,500)
Repair and Maintenance			(\$5,000)
Telephone			(\$2,000)
Property Tax			(\$12,230)
Office and Misc			(\$4,000)
Professional Fees			(\$5,000)
Utilities			(\$17,500)
Contingency / Structural Allowance @	1.00%	EGI	(\$5,432)
<b>TOTAL EXPENSES</b>			<b>(\$186,862)</b>
<b>NET OPERATING INCOME</b>			<b>\$356,362</b>

\*Income Statement from most recent appraisal report based on owner and similarly operated gas stations in Ontario.



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