



Investment Summary

Highway 400 & Steeles Gas Station

3350 Steeles Avenue West, Vaughan, ON

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Introduction

Colliers is pleased to offer a gas station located at 3350 Steeles Avenue West in Vaughan, Ontario (the "Property") for sale.

Built in 2016, the Property operates under the Esso banner and includes a convenience store and in-house take-out restaurant. Well maintained and operated, the Property has continued to perform well and boasts high fuel volume sales.

Located at the crossing of Highway 400 & Steeles, the Property is very well positioned in a high traffic area of the GTA. It is also surrounded by a number of complimentary amenities, such as Four Points by Sheraton Hotel, Tim Horton's & McDonalds, which help drive increased customer traffic.

Buyers have the opportunity to purchase a well established gas station with strong performance located adjacent to major 400 series highways in the GTA.

Offering Summary

Property Type	Gas Station with Convenience Store and QSR tenant
Tenants	Esso and Royal Veg Cuisine
Site Area	0.97 acres
List Price	\$9,400,000

Interested parties that signed the Confidentiality Agreement will be given a copy of the CIM for review including access to the online data room

Investment Highlights



Great Location in High Traffic Area

Property is located at the Highway 400 & Steeles Avenue. One of the busiest nodes in the GTA.



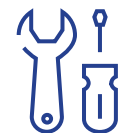
Surrounding Uses Increasing Customer Traffic

High traffic QSR tenants Tim Hortons & McDonald's and adjacent hotel driving customer traffic to the immediate area



Strong Revenue Stream

Strong fuel volume sales pointing to long term and sustained high performance for future operators



Well Maintained Property

Recent updates to major components of the Property should limit future capex for the foreseeable future.

Area Overview



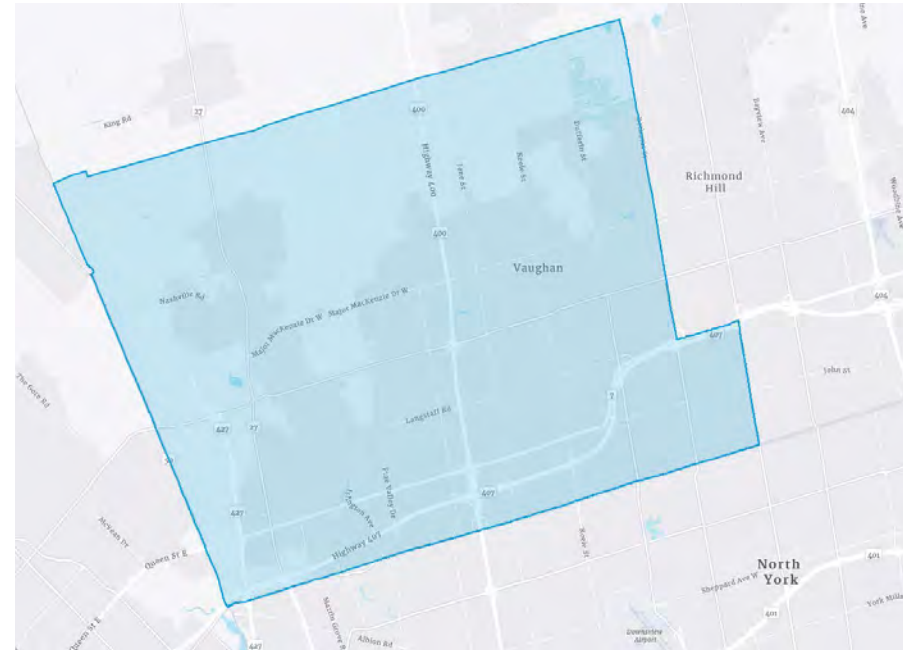
Vaughan

Situated just north of Toronto, the city of Vaughan is known for its rapid growth and diverse population, with a mix of residential, commercial, and industrial areas. Vaughan has a population of over 300,000 people, making it one of the fastest-growing municipalities in Canada

The economy of Vaughan is diverse, with strengths in manufacturing, retail, services, and more recently, growing sectors like technology and healthcare. Major employers include various corporate offices, manufacturing companies and many retail outlets. Vaughan Mills, a popular shopping center, attracts visitors from across the Greater Toronto Area (GTA). One of the notable attractions in Vaughan is Canada's Wonderland, a large amusement park with numerous rides and attractions. The city also has cultural attractions such as the McMichael Canadian Art Collection, which focuses on Canadian art, particularly the Group of Seven. Vaughan hosts numerous cultural events and festivals throughout the year, celebrating its diverse population and heritage. The city places a strong emphasis on community services, parks, and recreational facilities, promoting a high quality of life for its residents.

The housing market includes a mix of single-family homes, townhouses, and condominiums, catering to a range of lifestyles and preferences. Vaughan is well-connected to the rest of the GTA through major highways, as well as public transportation systems like the TTC subway extension into Vaughan Metropolitan Centre (VMC). Vaughan also has a network of local buses operated by York Region Transit (YRT).

Overall, Vaughan blends urban amenities with suburban charm, making it a vibrant and growing city within the Greater Toronto Area.



Market Overview



40.8

Total Population
Median Age



\$139,385

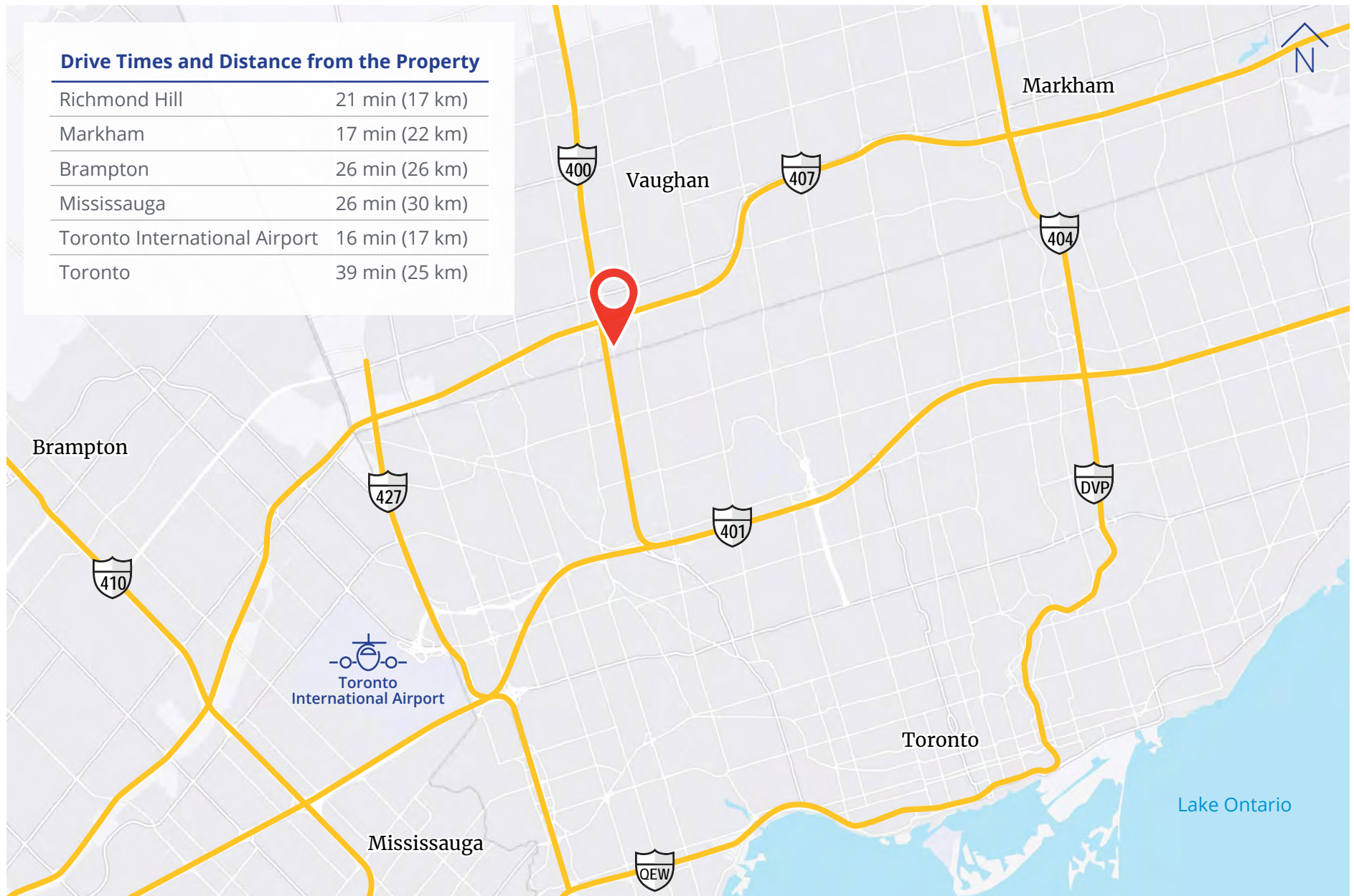
Household
Average Income



93.2%

Labour
Employment Rate

Location Map



Local Area Map



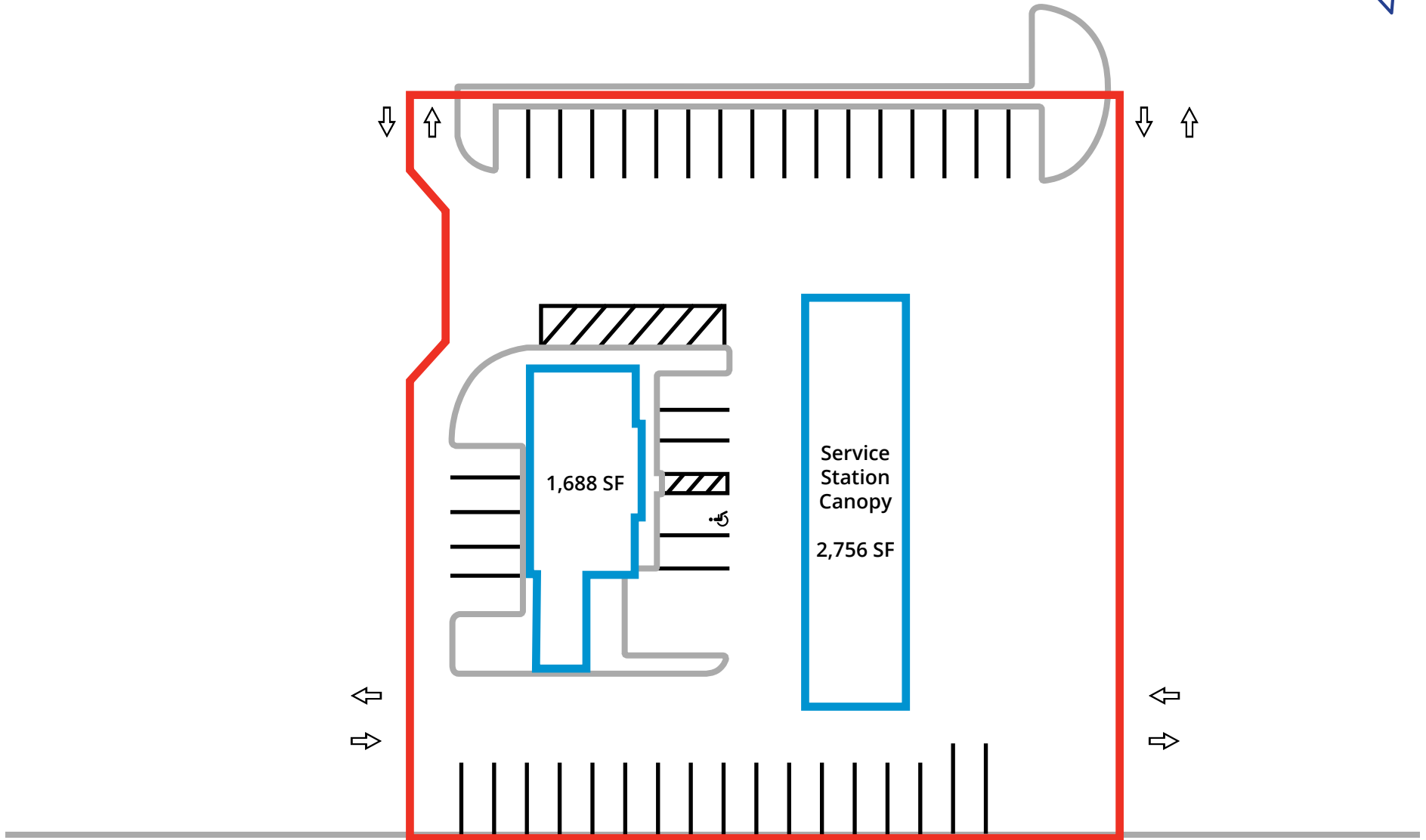
Property Overview

Salient Facts

Municipal Address	3350 Steeles Avenue West, Vaughan
Legal Description	VAUGHAN CON 5 PT LOT 1 RP 65R33176 PARTS 15 TO 24
Property Type	Gas Station with Convenience Store, and QSR tenant
Site Area	0.97 acre
Site Dimensions	Rectangular lot with 182 feet frontage
Building Area	Service station canopy 2,756 SF Convenience store/QSR 1,688 SF Total 4,444 SF
Fuel Tanks	Installed 2016
No. of Gas Pumps	8
Year Built	2016
Zoning	EM3 C7
Access	1 access point off Steeles Avenue West and 3 access points along Sante Drive



Site Plan



Aerial View









Steeles Ave W

Highway 400 Offramp

3350 Steeles Avenue West, Vaughan, ON



Please contact the listing team for more details

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