

ASKING PRICE:
\$2,750,000

FOR
SALE

GAS STATION
INVESTMENT
OPPORTUNITY WITH
EXCESS LAND FOR
FUTURE ADDITIONS/
REDEVELOPMENT

6065
HIGHWAY 115
CLARINGTON, ONTARIO

PROPERTY OVERVIEW

LOCATION

Located directly along Highway 115, the Property is strategically positioned with excellent visibility and access within the Municipality of Clarington. This key location provides direct connectivity to Highway 401 and serves as a vital route linking the Greater Toronto Area to Peterborough and eastern Ontario. With a generous land area of approximately 3.035 acres, the site offers exceptional frontage along Highway 115, ensuring high exposure to significant daily traffic volumes. The Property benefits from its proximity to major regional amenities, established residential communities, and growing commercial and industrial developments within Clarington. This strategic location, combined with its strong transportation linkages and growth-oriented setting, makes 6065 Highway 115 an ideal opportunity for a wide range of commercial, service, or investment uses.

STATION IMPROVEMENTS

Extensively upgraded to Esso standards, the Property is a high-quality station with two gas islands, four fuel dispensers, offering 3 grades of gasoline and 1 grade of diesel. This location has generated sales of 2,400,000 liters in 2021. The Property further benefits from two other structures which are suitable for commercial applications. The site was previously tenanted by an Esso retail fuel outlet kiosk, a restaurant and two 3BR residential apartments on the second floor. The additional land may be suitable for parking or ancillary auto applications.

BRANDING & OWNER-USER OPPORTUNITY

The Property features an opportunity for an owner-operated Esso branded gas station with other buildings that can generate additional revenues. Former Black Dog Bar accommodated 200 seats with LLBO. As well, includes two 3BR apartments for additional income.

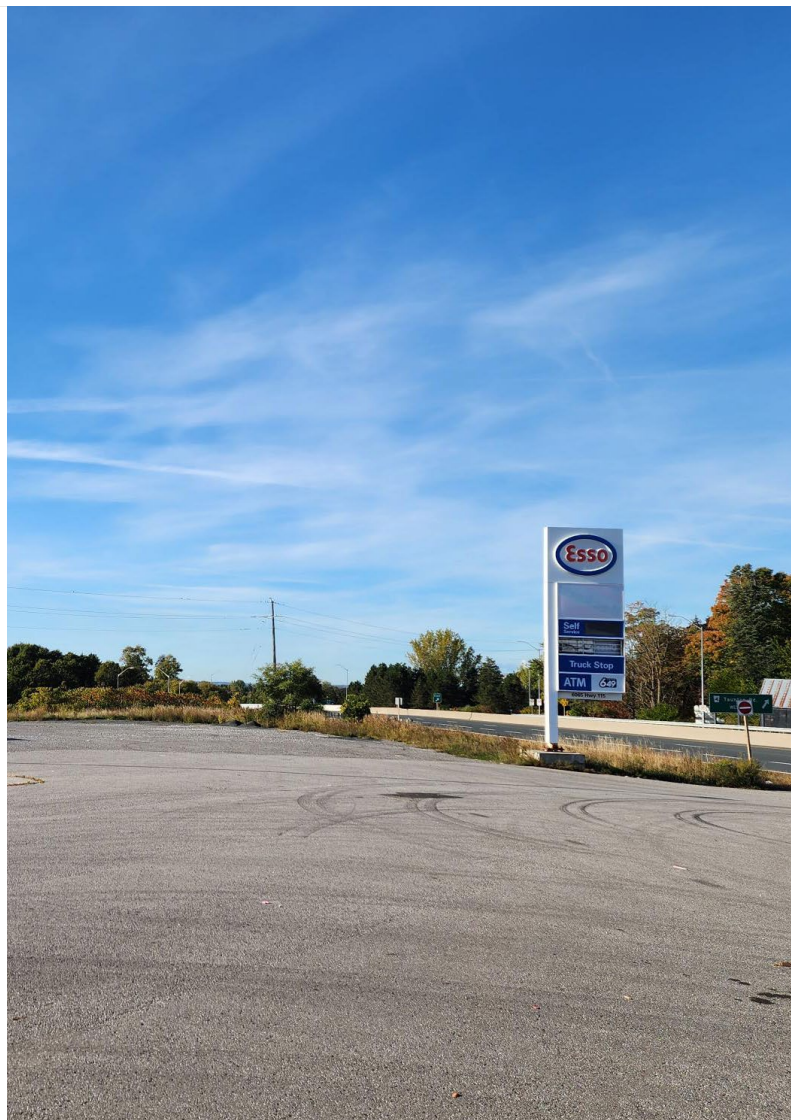
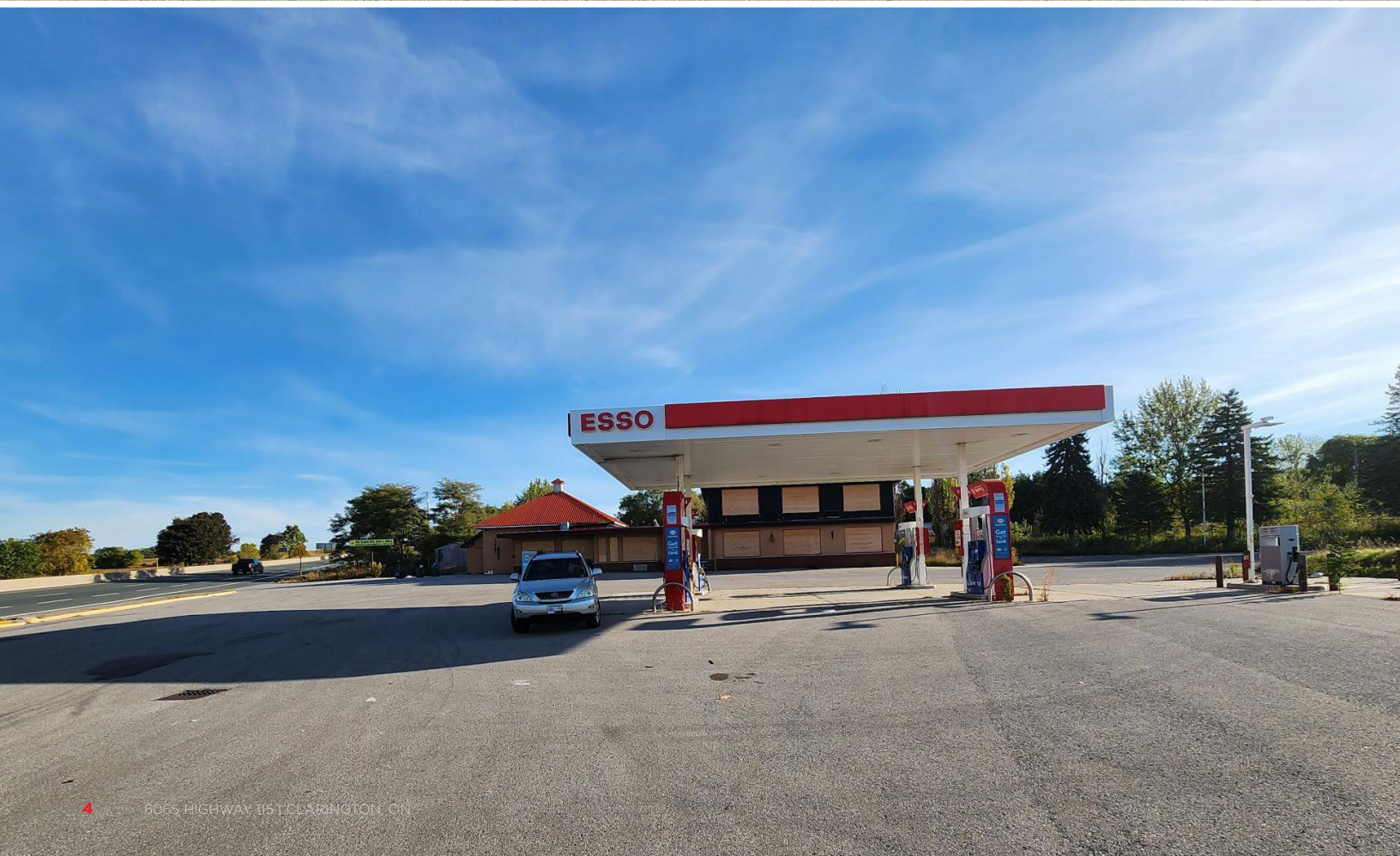
AVAILABLE DUE DILIGENCE MATERIALS

Upon execution of the Vendor's Non-Disclosure Agreement form, prospective purchasers will be granted access to a secure online data room containing pertinent property documents.

SITE DETAILS	
PIN	267250016
LEGAL DESCRIPTION	PT LT 26 CON 6 CLARKE; PT RDAL BTN CON 5 & 6 CLARKE CLOSED BY N97447, AS IN D551820; CLARINGTON
SITE AREA	3.03 Acres
BUILDING AREA	7,642 SQUARE FEET
FRONTAGE	HWY 115 AND CONCESSION ROAD 6
OCCUPANCY	IMMEDIATE
ZONING	C4



PROPERTY OVERVIEW



LOCATION OVERVIEW

CLARINGTON

KENDAL

CLARKE

CONCESSION ROAD 7

TAUNTON ROAD

CONCESSION ROAD 6



Celebration Fireworks

1840 Farmhouse & Vineyard

Kirby Centennial Public School

Wind Turbines

Irwin Tax

Supernova Fireworks

Jungle Cat World Wildlife Park

True Country & Garden

Blackhawk Computer Services Canada

Ell-Rod Holdings Inc.

Calderwood House

Tilted Tower Homebrewing Co.

Nexus Furniture Design

I.D.A. - Stutt's Pharmacy

Terrens Wellness Centre



Apple Blossom Flowers

Orono Town Hall

Veggie Shack



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OFFERING PROCESS

Cushman & Wakefield ULC has been retained by Grant Thornton Receiver as Court-Appointed Receiver (“Vendor”) as exclusive advisor (“Advisor”) to seek proposals for the disposition of the property located at 6065 Hwy. 115, Clarington, Ontario (the “Property” or “Site”). The Property is offered for sale with an asking price of \$2,750,000. Interested purchasers will be required to execute and submit the Vendor’s form of Non-Disclosure Agreement (“NDA”) prior to receiving detailed information on the Offering which may be accessed by an online data room. Offer submissions are to be sent to the Advisor. Offers will be reviewed upon receipt.

FOR MORE INFORMATION, CONTACT:

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Brokerage**

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**Broker *Sales Representative