

The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white serif font, centered within a dark blue rectangular box. Below the text, there are three horizontal lines in yellow, red, and blue.

## Investment Summary

# Single Tenant Grocery Store

278 Queen Street, Port Perry, ON

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Accelerating success.

# Introduction

Colliers International is pleased to offer for sale a single tenant grocery store for sale located at 278 Queen Street in Port Perry, Ontario (the "Property").

The Property is fully leased to Sobeys (o/a Foodland), which is a subsidiary of Empire Company Limited (EMP-A.TO). With over 1,800 stores across Canada, Sobeys is one of the three largest grocers in the nation.

Well located and nestled within the Downtown area of Port Perry, the Property benefits from high traffic and high visibility coming from the surrounding customer base. As the largest community on the shores of Lake Scugog, the town is a magnet for affluent retirees, cottagers and boasts an increasingly strong demographic base.

Investors have the opportunity to purchase an asset with secure cashflow, a fantastic location, and potential for strong NOI growth in the near future.

## Offering Summary

Property Type	Freestanding Single Tenant Grocery Store
Tenant	Sobeys (o/a Foodland)
Site Area	1.33 acres
Gross Leasable Area	21,000 SF
Price	\$4,750,000

Interested parties that signed the Confidentiality Agreement will be given access to the online data room

## Investment Highlights



### Net Lease Structure

Low maintenance single tenant net lease property with all operating costs, taxes and fees recoverable.



### Excellent Tenant Profile

Income 100% secured by Sobeys, one of Canada's largest grocery store operators.



### Superb Location

Great street front visibility with a National tenant nestled within downtown Port Perry.



### Rental Upside

Current rent perceived to be below market standard, providing for strong NOI growth in the near future.

# Area Overview



## Port Perry

Port Perry is a charming community located in the township of Scugog, Ontario, Canada. Situated about 80 kilometers northeast of Toronto, it's part of the Greater Toronto Area but maintains a distinct small-town atmosphere.

Port Perry is nestled along the shores of Lake Scugog, providing picturesque views and recreational opportunities like boating, fishing, and hiking. The town has a rich history dating back to the early 19th century when it was first settled. Historic buildings still stand, including Victorian-style homes and storefronts, adding to its quaint charm. Despite its small size, Port Perry boasts a vibrant arts and culture scene. The town is home to various art galleries, theaters, and cultural events throughout the year.

Port Perry's downtown core features a variety of shops, boutiques, and restaurants offering everything from local crafts to gourmet cuisine. Residents of Port Perry take pride in their community, evident in the many local events and festivals held year-round, such as the annual Heritage Festival and the Dragon Boat Races. Beyond Lake Scugog, the surrounding area offers ample opportunities for outdoor activities, including golfing, cycling, and exploring nearby conservation areas. Port Perry is known for its friendly and tight-knit community, where neighbors often know each other by name and come together to support local causes and initiatives.

Overall, Port Perry is a picturesque town with a rich history, vibrant culture, and strong sense of community, making it an attractive destination for visitors and a beloved home for its residents.



### Market Overview



49.2

Total Population  
Median Age



\$112,184

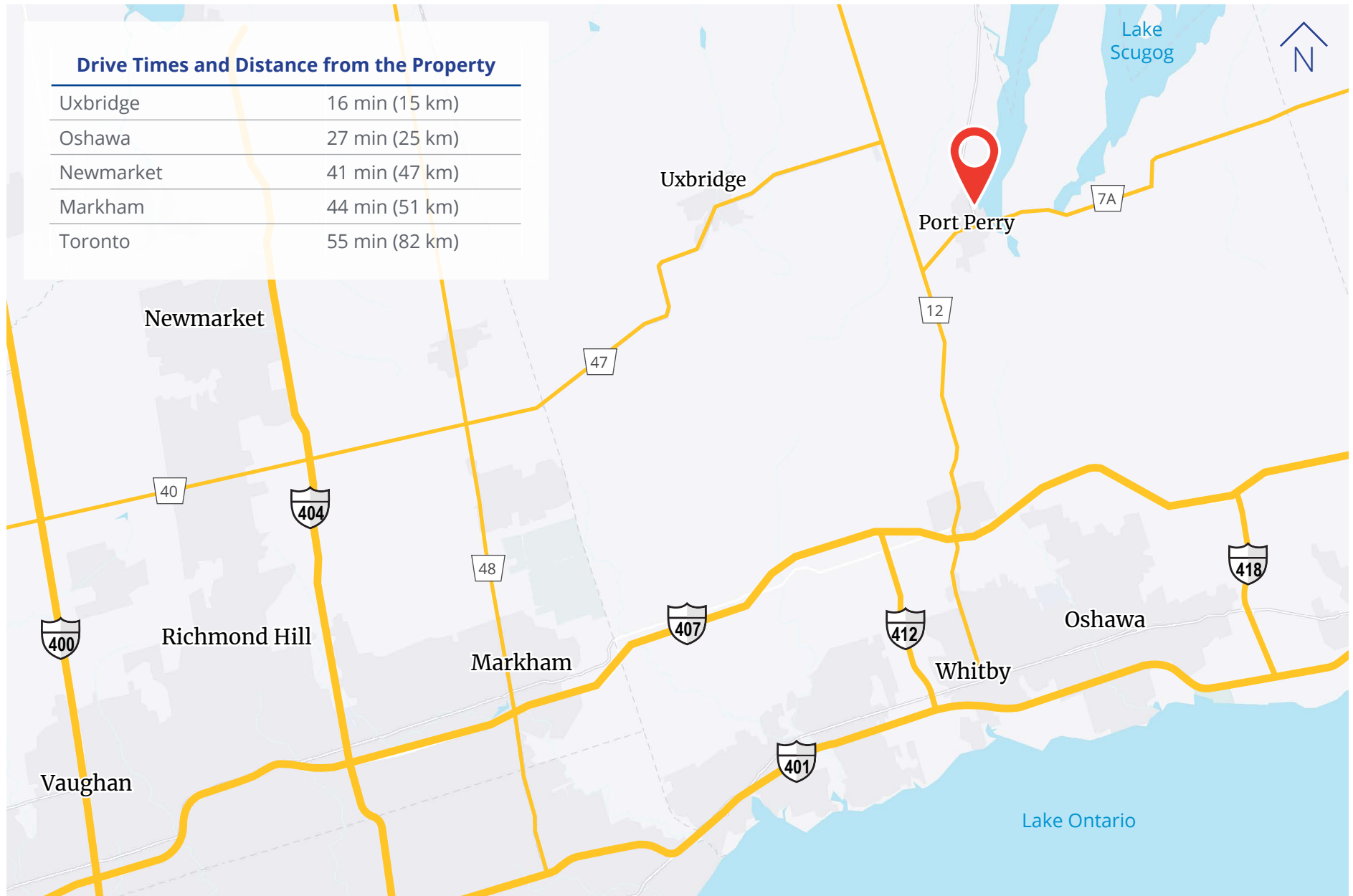
Household Average  
Income



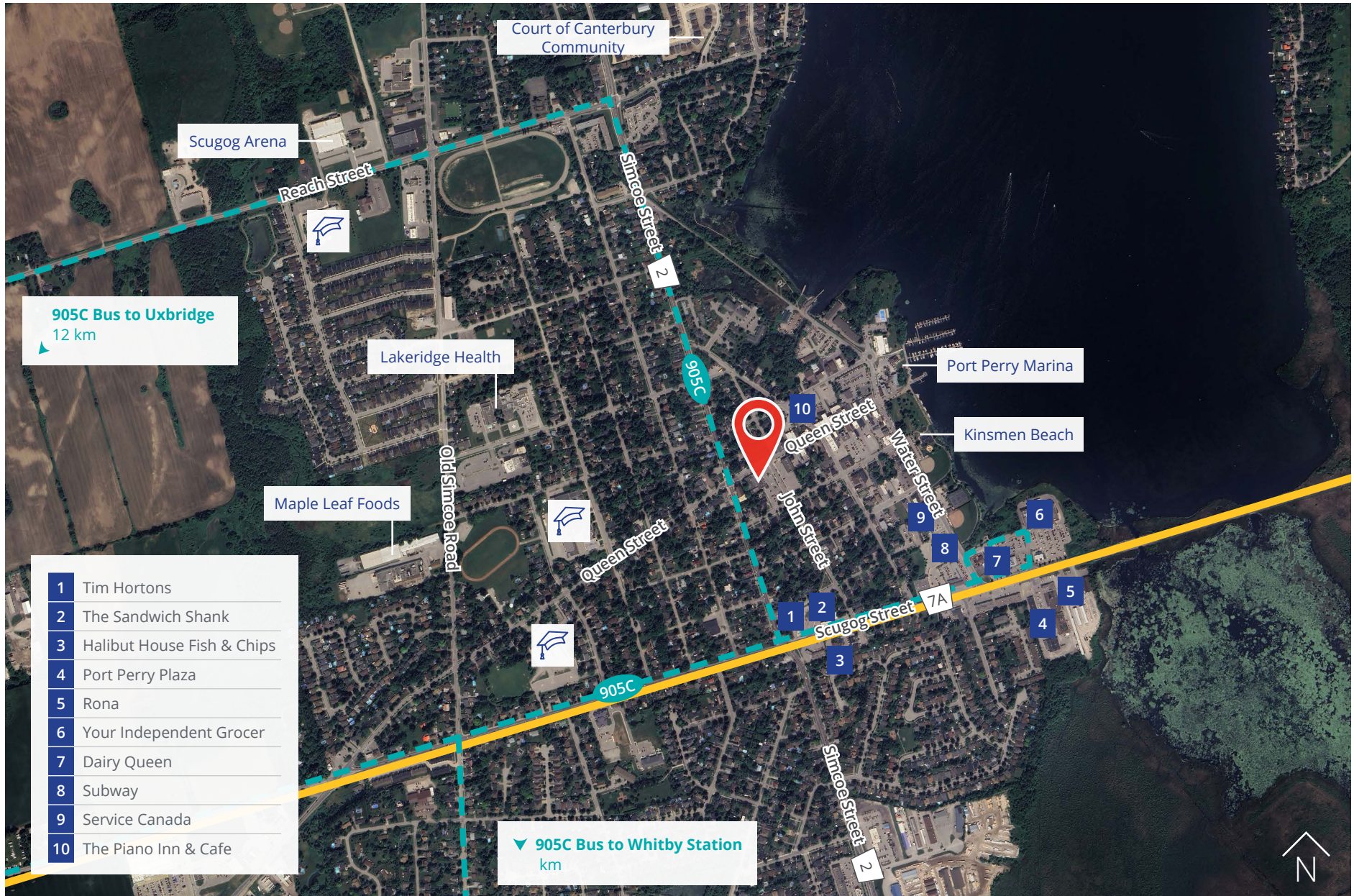
88.9%

Labour  
Employment Rate

# Location Map



# Local Area Map



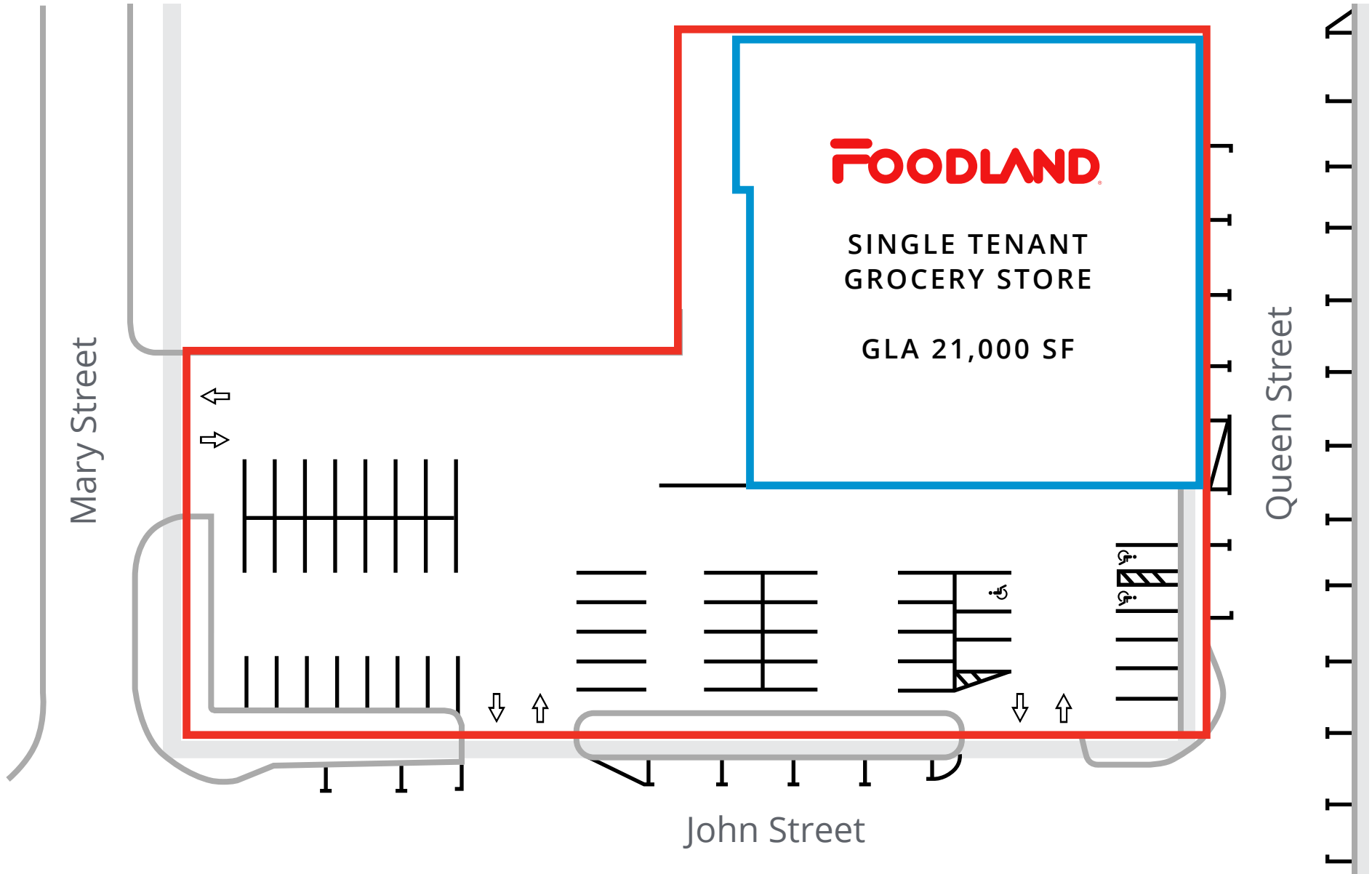
# Property Overview

## Salient Facts

Property Address	278 Queen Street, Port Perry
Location	Southwest corner of Queen Street and John Street
Legal Description	PLAN H-50020 LOT 133,134 PT LOT 132,135 NOW 40R5640 PART 1 AND LOT 142 PT LOT 132,143 135
Property Type	Freestanding Supermarket
Site Area	1.33 acres
Frontage	173.23 feet
Leasable Area	21,000 SF
Year Built	1965
Zoning	C3
Parking	47 including accessibility parking along with street parking along Queen Street and John Street
Access Points	2 access points off John Street and 1 off Mary Street
Term Expiry	March 8, 2027



# Site Plan









278 Queen Street, Port Perry



Please contact the listing team for more details

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