

**REDUCED PRICE**



# **FOR SALE** Fully Stabilized Investment Opportunity

**670 Riddell Road, Orangeville**

**Greg Clark\*\***  
Executive Vice President

**Daniel Bahrami**  
Senior Sales Representative

**Madison Scott**  
Senior Sales Representative



# Property Details

## Property Address

670 Riddell Road, Orangeville

## Site Area

1.72 Acres

## Building Size

15,317 SF

## Car Wash Area

5,973 SF

## Retail Service Commercial Area

9,344

## Clear Height

16'

## Shipping

6 Drive-In Doors

## Zoning

M1 General Industrial

## Asking Price

\$6,990,000



10 Bay Self Serve Car Wash With New Tap & Pay Payment System



3 Bay Drive Through Quick Change Tire & Lube Centre



3 Bay Service Commercial Units with Retail Show Room, Service Bays and Drive-In Doors



Close to restaurants and other amenities



Close proximity to residential and commercial developments



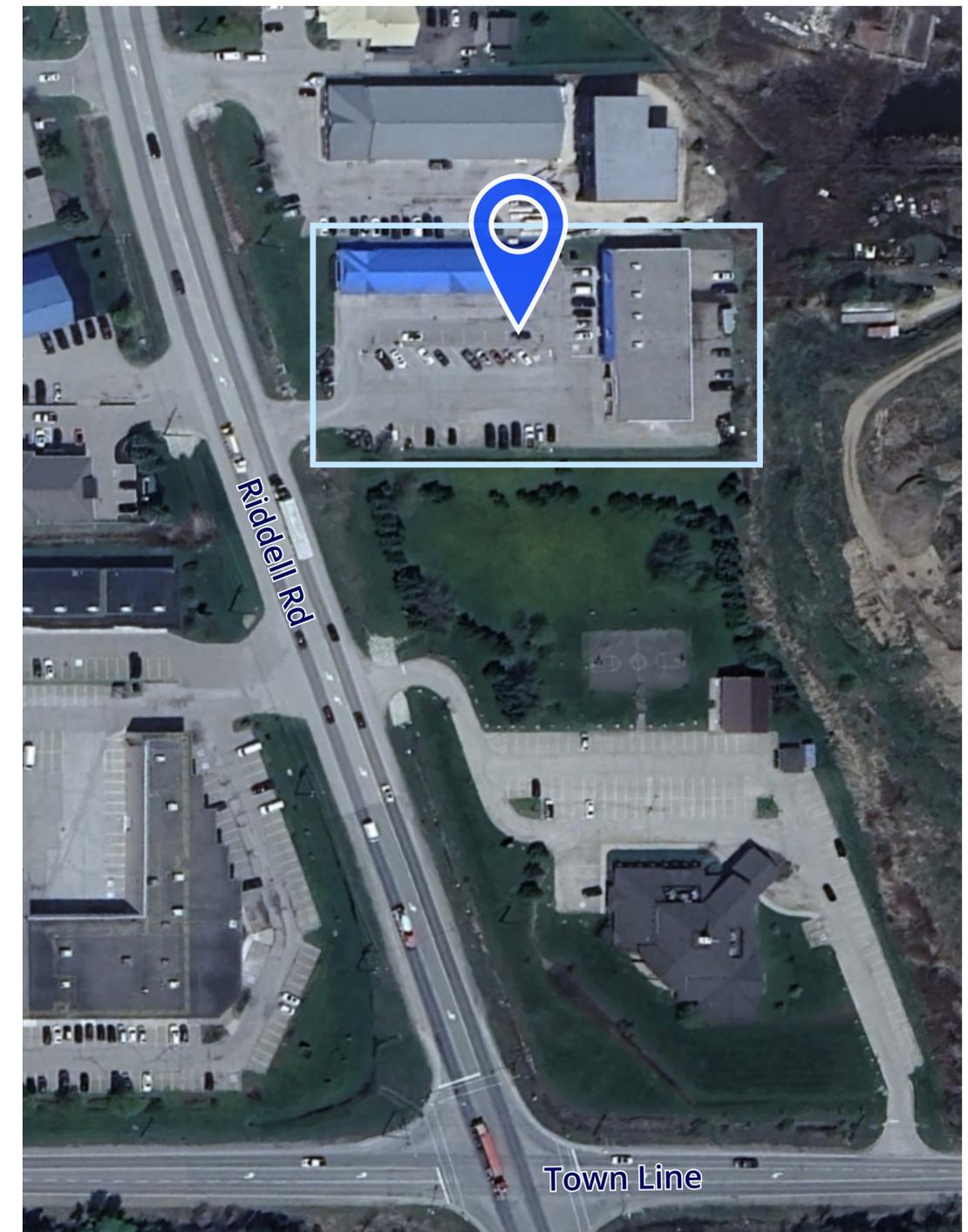
Easy access to Highway

Automotive Building Fully Leased To

**Fountain Tire**

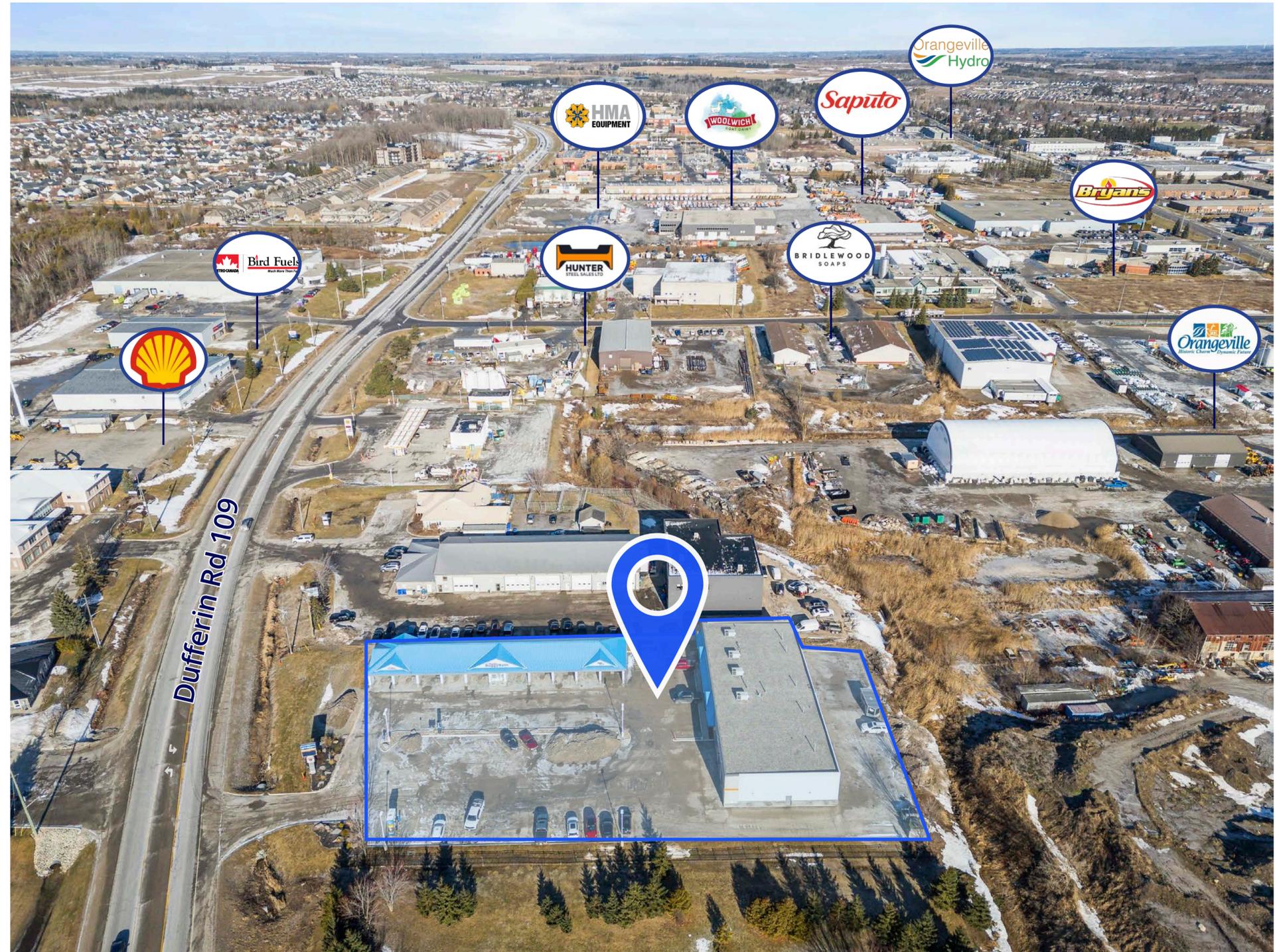
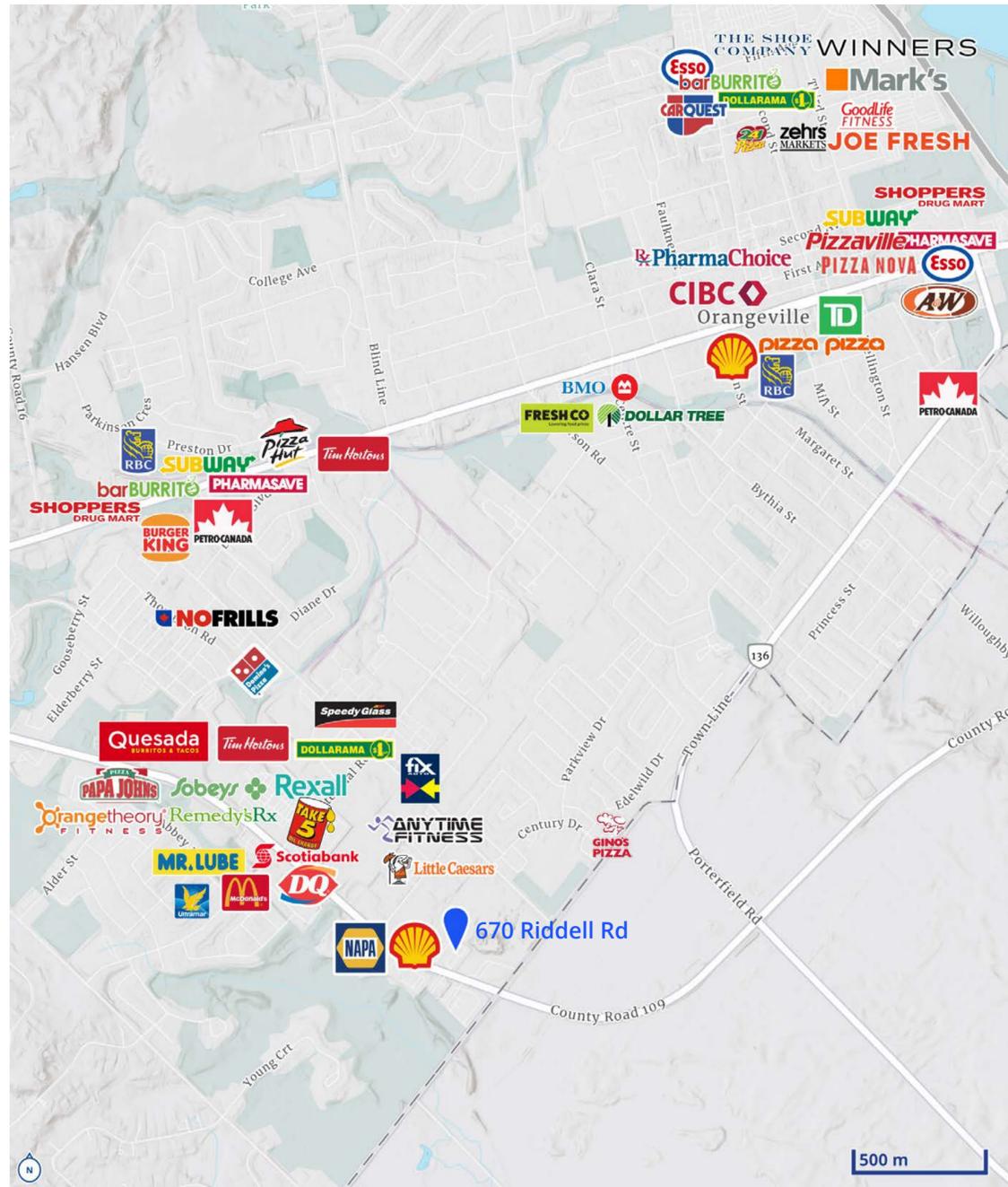


**BRISTOL**  
CAR AND TRUCK RENTALS



# Location Overview

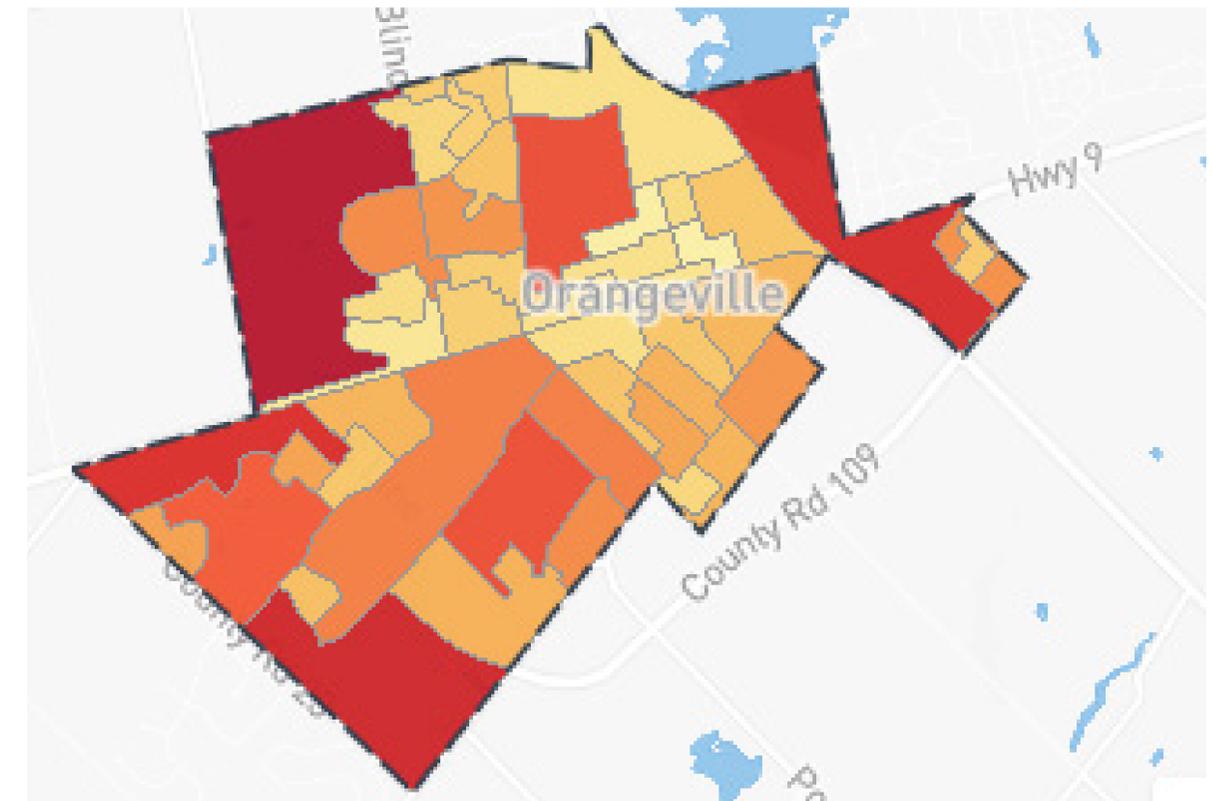
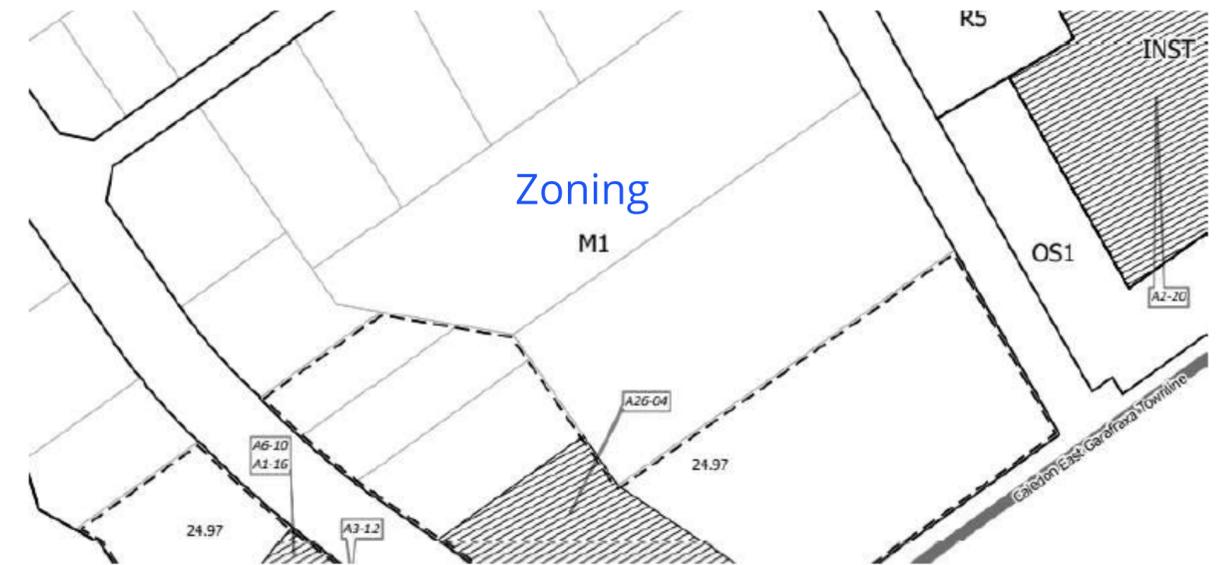
## Amenities & Corporate Partners

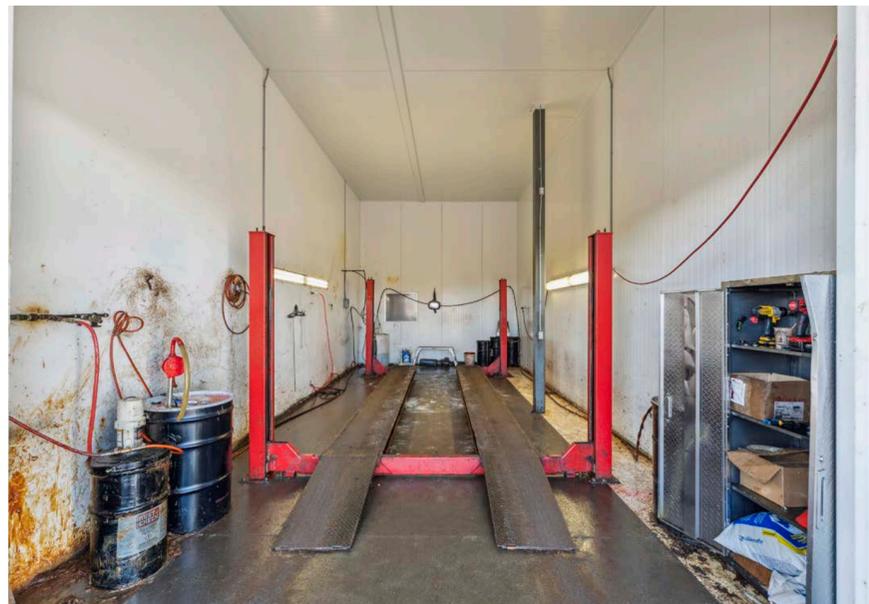
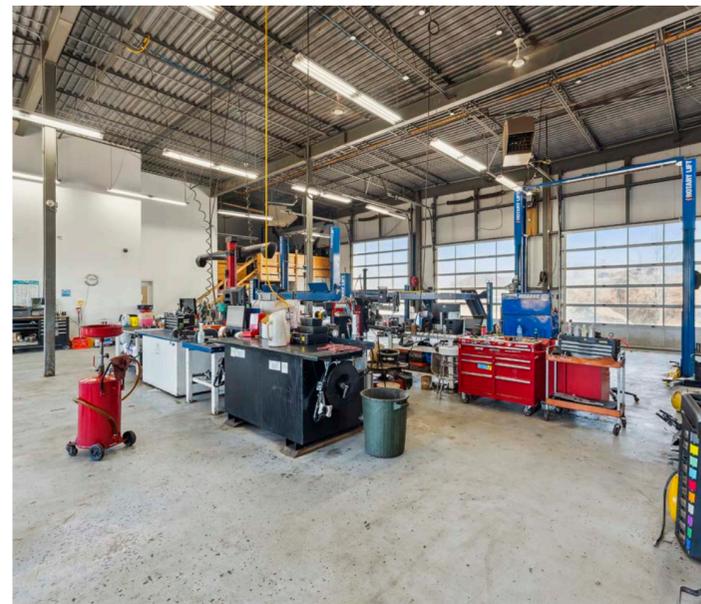
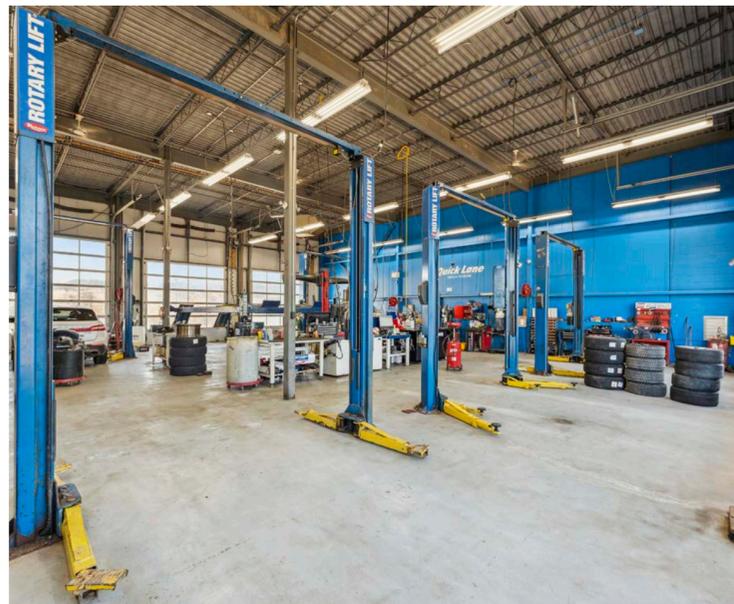
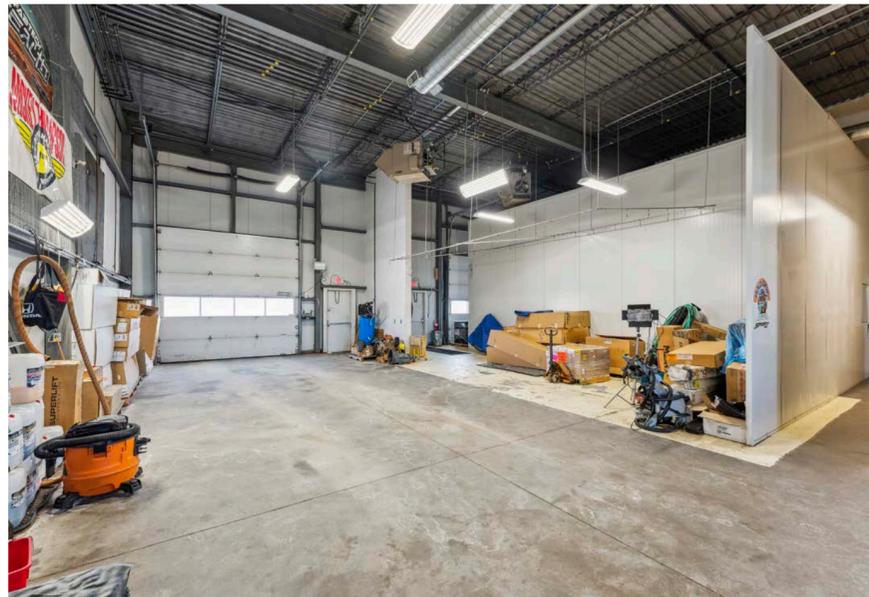
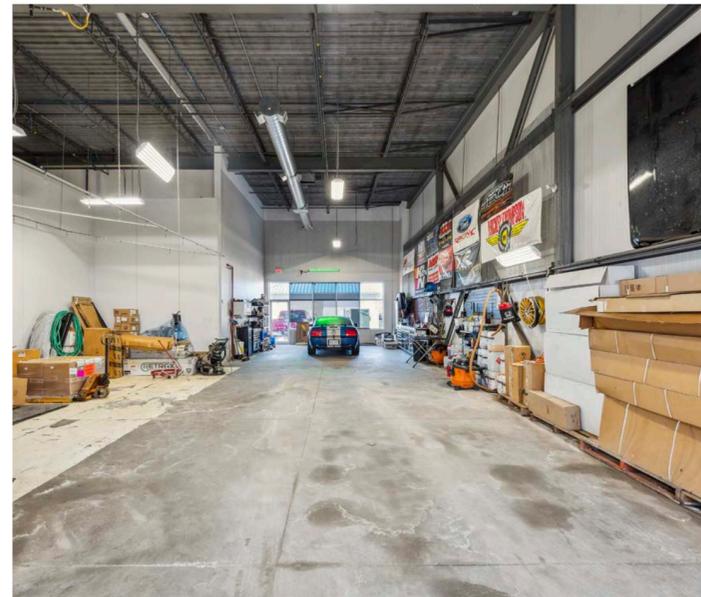


# Permitted Uses & Zoning

## Permitted Uses

- Assembly hall
- Automotive use
- Bulk-fuel storage establishment
- Professional office or business, including an information processing use
- Caterers' establishment
- Communications and broadcasting establishment
- Contractor or tradesman establishment
- Hotel or motel
- Industrial use
- Lumber yard
- Machine shop
- Nursery school with no outdoor play area
- Public storage unit
- Recreational establishment
- Recycling depot
- Repair and service establishment, (excluding an automotive use and a personal service shop)
- A research and development use
- Restaurant
- Training facility
- Truck or bus storage terminal
- A vehicle storage facility
- Welding shop
- An accessory use including office and open storage uses
- Retail store or service establishment as an accessory use on the same lot and occupying less than 20% of the main level floor area of the premises occupied by the primary use



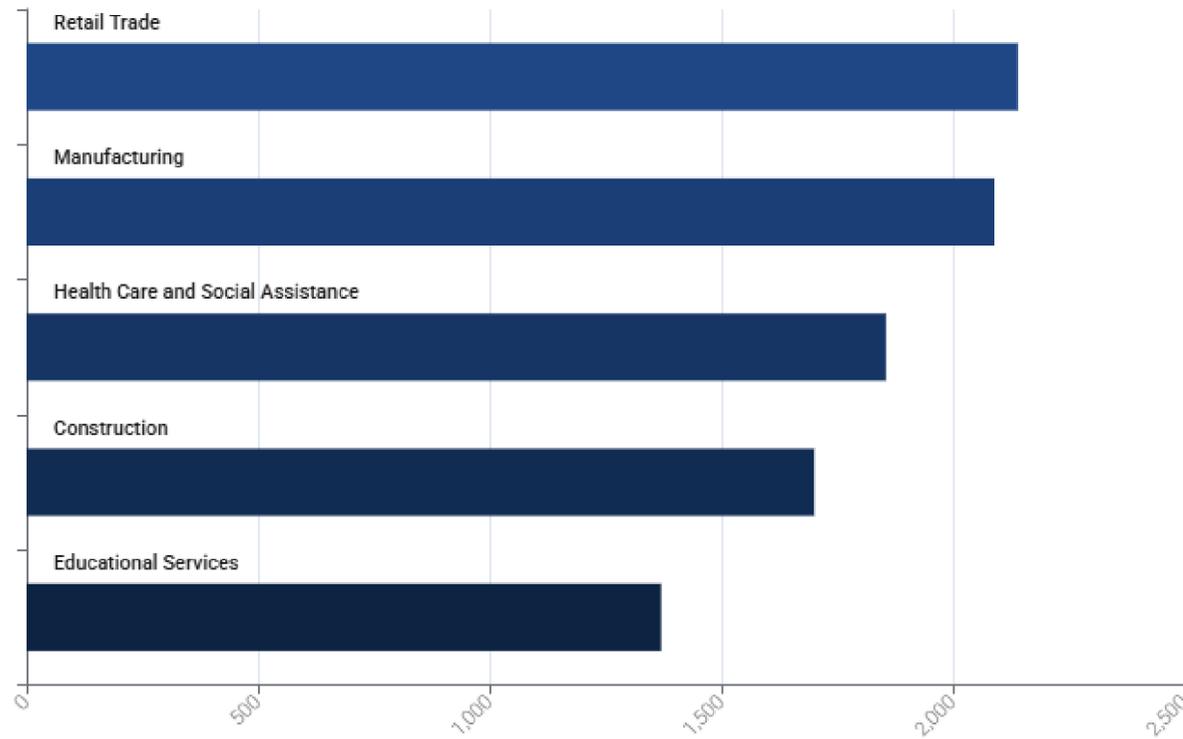


# Area Demographics

## Orangeville Overview

Orangeville is a vibrant community that offers diverse opportunities for new and growing businesses. Centrally located just 45 minutes from the Greater Toronto Area (GTA), Orangeville provides access to key markets and connections. The Town's small-town charm and big city amenities create a balanced lifestyle that appeals to both workers and entrepreneurs. If you are looking to start or expand your business, we invite you to consider Orangeville and all of its opportunities.

Situated on the northwest edge of the GTA, Orangeville is less than an hour (80 kilometres) from Toronto and offers easy access to regional, domestic, and international markets. Orangeville sits at the intersection of two major thoroughfares - County Road 109 and Highway 10 - and is within 30 minutes of Ontario's major 400 series highways.



Source: <https://www.orangeville.ca/en/economic-development/demographics.aspx>



**Current Population**  
32.0K



**Median Household Income**  
\$111.1K



**Labour Force Participation**  
68.5 %



10 km
Population \$45,991
Average Household Income \$148,286
Labour Force Population \$26,373

20 km
Population \$79,474
Average Household Income \$156,882
Labour Force Population \$45,927

30 km
Population \$217,732
Average Household Income \$157,395
Labour Force Population \$123,879



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