

33
OAK
STREET



Location

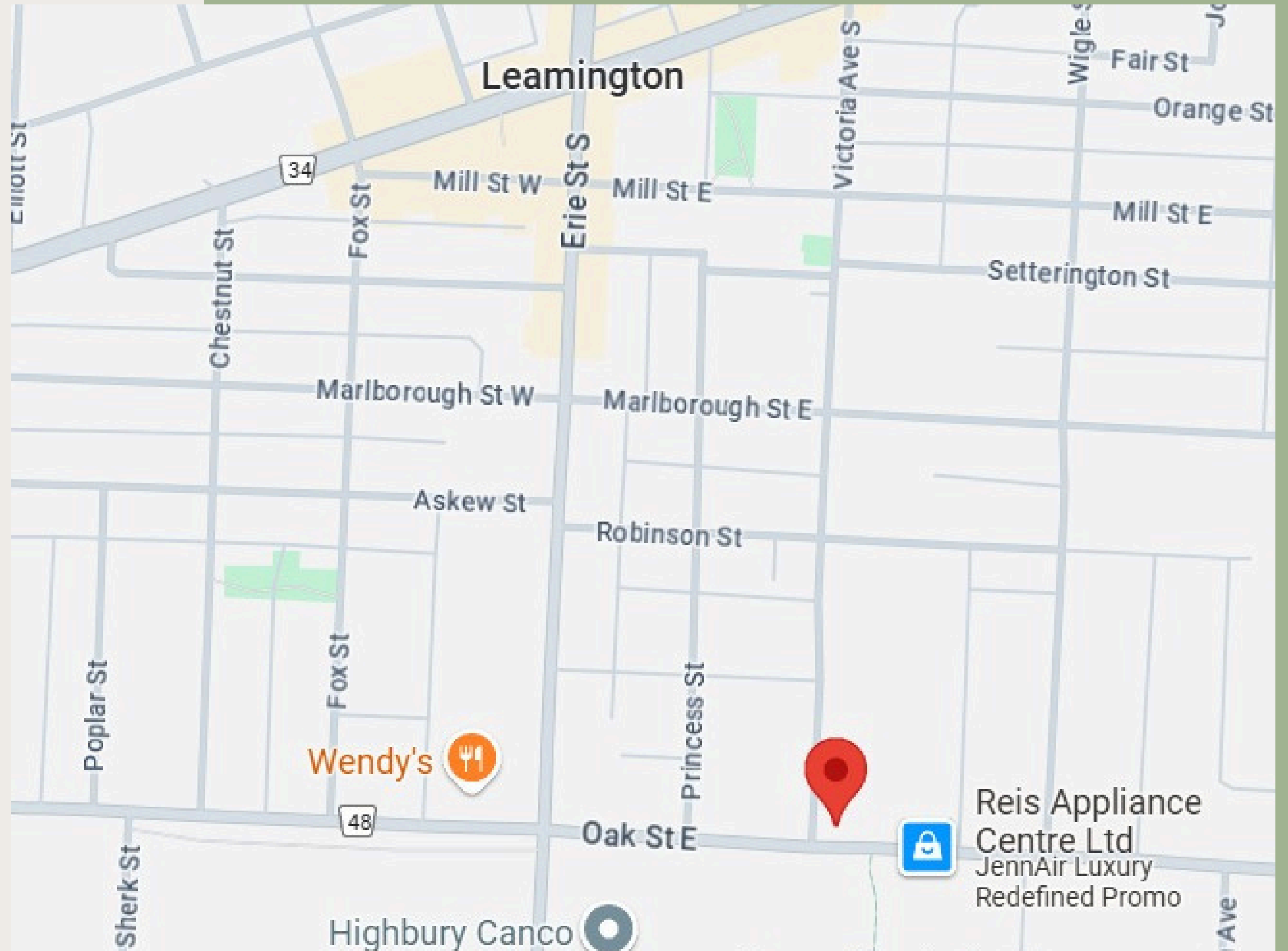
Find us at the intersection of Oak Street East and Victoria

Formerly known as:
Esso Gas Station



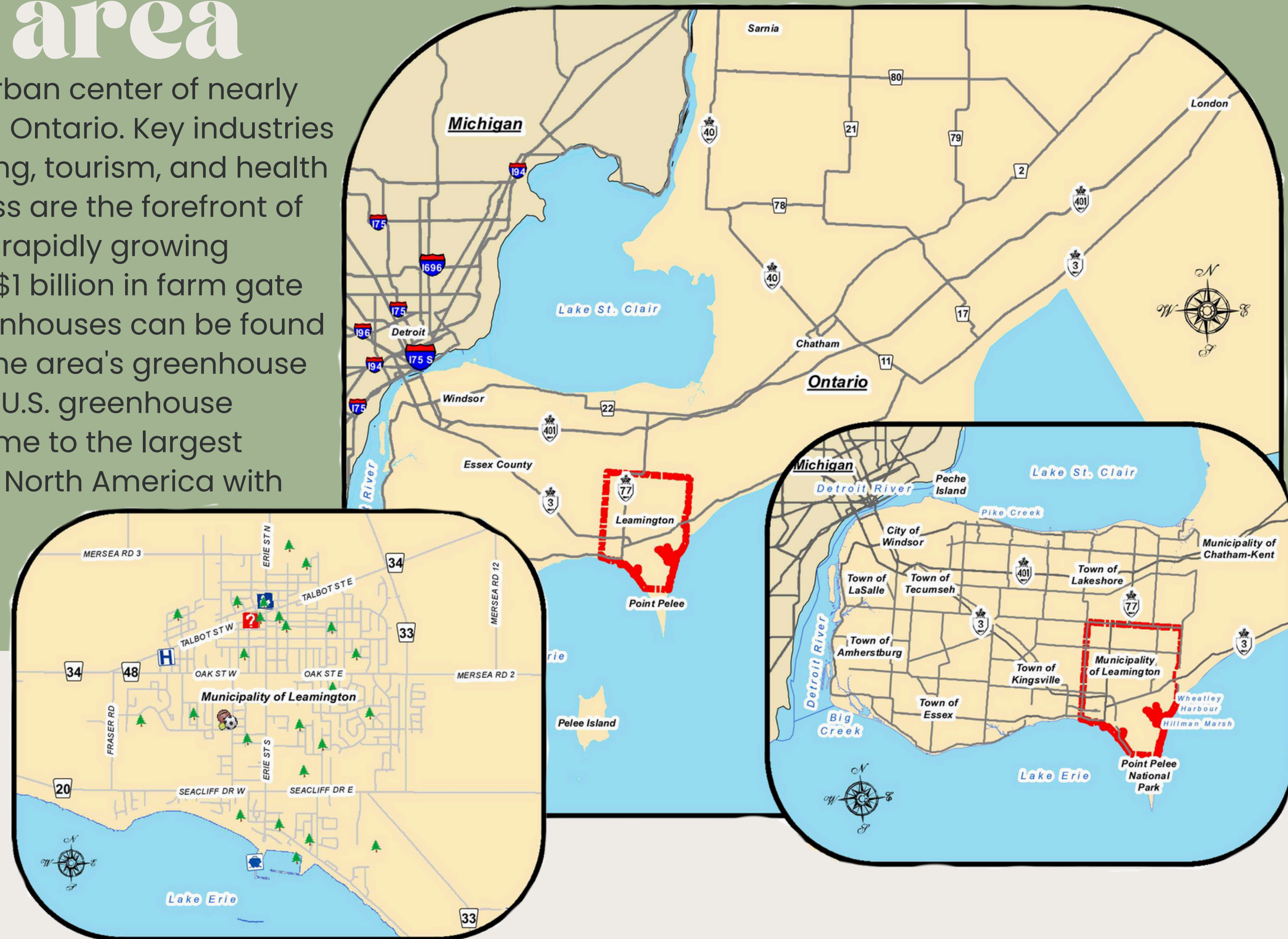
33 Oak Street East Leamington,
ON N8H 2C3

Excellent location near downtown core Leamington Ontario. Located across the street from a large 6 bay, car wash and vacuums, that's open 24hrs. Along with a perfect mix of residential and commercial business including Dwaynes Auto Repair and Kal Tire.

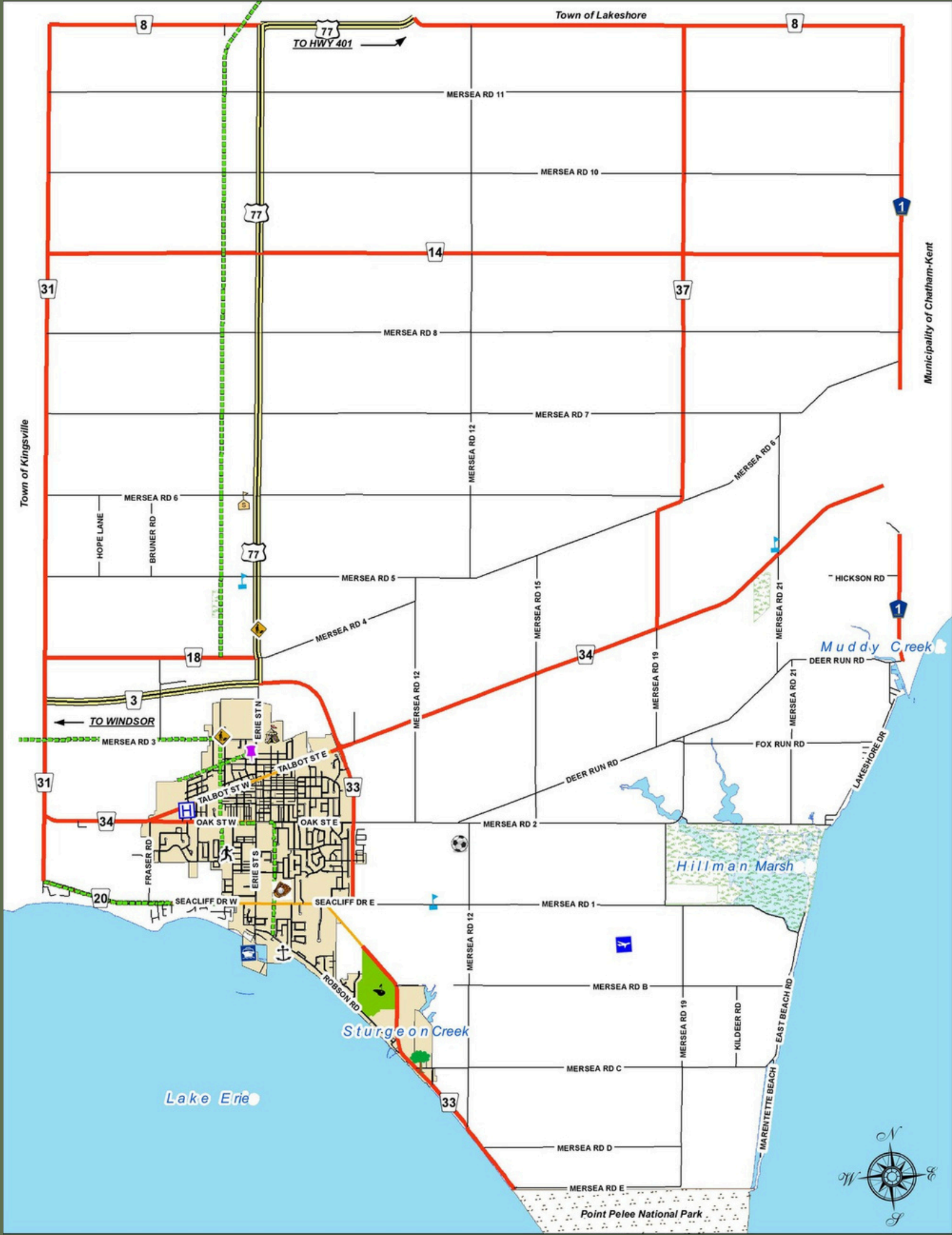
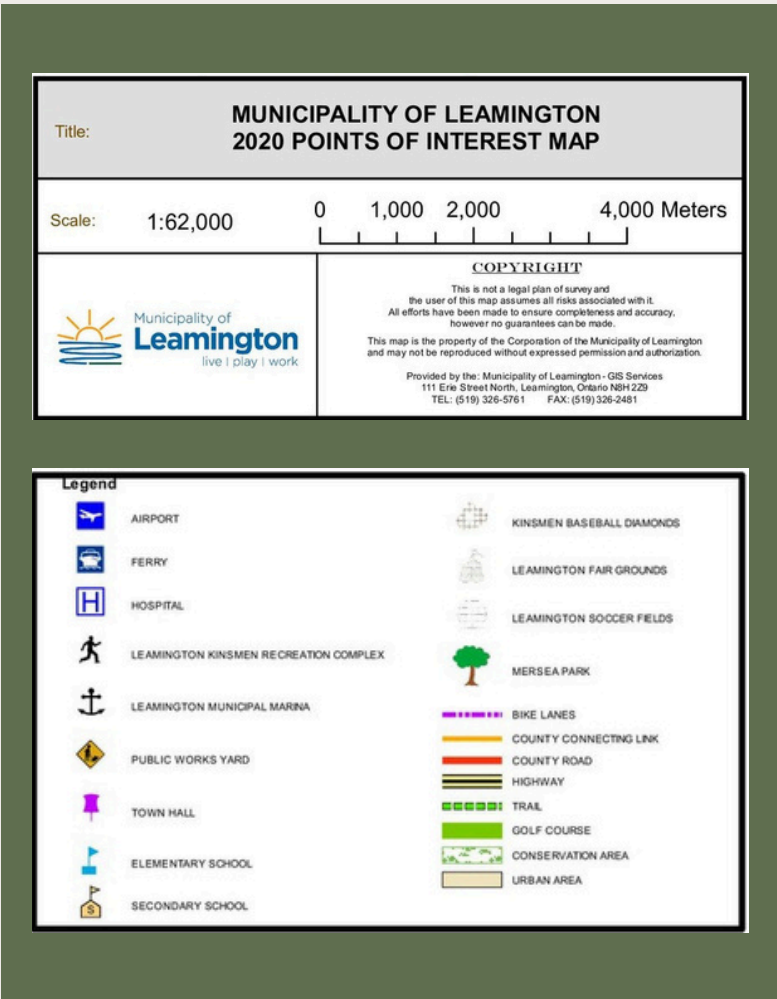


About the area

Leamington is a modern small urban center of nearly 30,000, in Essex County, Southern Ontario. Key industries include agriculture, manufacturing, tourism, and health care. Agriculture and agribusiness are the forefront of Leamington's economy, with the rapidly growing greenhouse industry represents \$1 billion in farm gate value. Over 60% of Ontario's greenhouses can be found in the Leamington area. In fact, the area's greenhouse acreage is larger than the entire U.S. greenhouse industry combined, making it home to the largest concentration of greenhouses in North America with nearly 2000 acres "under cover".



Located on the 42nd parallel, Leamington is in line with Northern California, the French Riviera, and Rome, Italy. Leamington is a day trip from London, Kitchener-Waterloo, northeastern Ohio, and southeastern Michigan. Our community is known for its exceptional outdoor experiences, including the famous Point Pelee National Park and the newly constructed Seacliff Beach Waterfront Amphitheatre. Leamington is a popular destination for festival and event goers, birders, cyclists and motorcyclists, and nature lovers. Leamington has a diverse base of tourism-related businesses, ranging from restaurants to experience providers. Visit Onthe42.com for a full picture of Leamington's vibrant tourism sector.





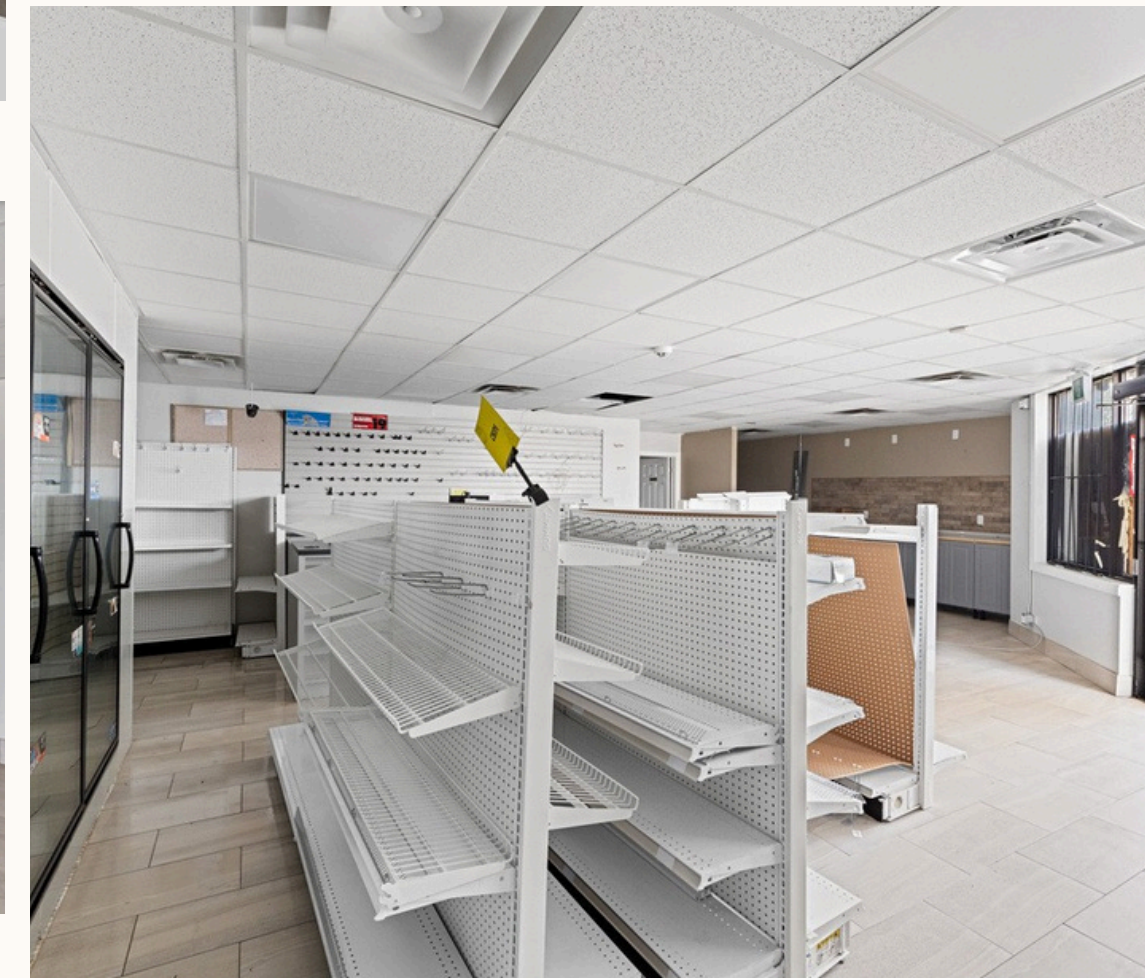
Property Details:

This site is strategically located on a busy road. Its visibility can attract customers looking for fuel or convenience items. Since there are no contracts in place, the station can be reopened under Esso or any other fuel brand. This flexibility allows for potentially better business deals. The site can also operate as a non-branded fuel station. This could appeal to price-sensitive customers looking for cheaper fuel options.



Property Features:

- 6 Fuel Technology Synergy Pumps, 3 tanks, (2 regular, 1 super).
- Corner lot with 86ft frontage.
- 3 tanks each 25,000 Liters. 1 premium, 2 regular. All double wall fiberglass.
- Three high performance pumps.
- 1290 sq/ft convenience retail building.
- Room for restaurant/coffee shop as food partner.





Property facts:

- Sale Type: Investment, Owner Operator
- Sale Condition: Land, Building and all equipment
- Property Subtype: Gas Station with Retail, 1290sq/ft (approx)
- Building Class: C
- Year Built: 2020
- Price: \$1,800,000.00 (interest included)
- Building Height: 1 Storey
- Land: Corner lot, 106.97ft x 87.22ft (.235 AC)
- Zoning: C1 (Commercial)
- The Sellers are offering a VTB option, (Vendor Take Back) mortgage, offering 3.5% to hold a mortgage for the entire purchase price, less \$110k down payment.



Note:

This property is under Power of Sale.

VTB interest rate is negotiable for qualified Buyers.



We invite you to get in touch and arrange a tour. This gives you the chance to view the property and amenities in person. Touring the property provides you with a clearer understanding of the layout and ambiance. It helps you picture yourself owning the space. The Sellers are presenting a VTB option. This Vendor Take Back mortgage comes with a competitive interest rate of 3.5% less \$110k down payment.

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