

An aerial photograph showing a gas station with a red canopy and a convenience store, situated next to a large, modern white building. The area is surrounded by green trees and a residential neighborhood in the background. The Colliers logo is in the top right corner.

Colliers

Investment Summary

Wasaga Beach Gas Station

568 River Road West, Wasaga Beach, ON

David Williams

Senior Vice President, Sales Representative
+1 416 643 3753
david.williams@colliers.com

Jake Arnoldi

Vice President, Sales Representative
+1 416 791 7205
jake.arnoldi@colliers.com

Accelerating success.

Introduction

Colliers is pleased to offer a new-build gas station located at 568 River Road West in Wasaga Beach, Ontario (the "Property") for sale.

Built in 2022, the Property operates under the Petro Canada banner and is already showing high performance through strong fuel sale volume. It also houses a Burger King drive-thru, convenience store brand, and on-site car wash.

Located in Wasaga Beach, a popular retirement and tourist destination in Ontario, the Property is ideally positioned along the town's major thoroughfare with great streetfront visibility.

Buyers have the opportunity to acquire a brand new, turn-key & high performing gas station in a quality Ontario market.

Offering Summary

Property Type	Gas Station with Convenience Store, QSR with Drive-Thru & Car Wash
Occupancy	Petro Canada (Owner Operated) Burger King (Tenant)
Site Area	1.56 acres
List Price	\$9,100,000

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



New Build Gas Station

Property was built in 2022 and will require minimal to no major capex for the foreseeable future



Complementary High Traffic Offerings

Burger King Drive-Thru and Wasaga Car Wash both drawing additional customer traffic to the Property



Great Location & Street Visibility

Property is located along the major thoroughfare in Wasaga Beach with excellent street visibility



Strong Revenue Stream

Strong and growing fuel volumes and quality ancillary revenue streams point to long term high performance for future operators

Area Overview



Wasaga Beach

Wasaga Beach is a popular tourist destination located on the southern end of Ontario's Georgian Bay. It is situated along the longest freshwater beach in the world, spanning over 14 kilometers along Nottawasaga Bay.

Wasaga Beach is renowned for its sandy shoreline and clear waters, making it a favorite spot for beach goers during the summer months. The beach is divided into different sections, each offering various amenities and atmospheres. Beyond sunbathing and swimming, Wasaga Beach offers opportunities for hiking, cycling, and water sports such as kayaking and paddle boarding. The area is home to diverse wildlife and natural habitats with several parks and conservation areas nearby, offering opportunities for nature walks and birdwatching. The Nottawasaga River is also popular for fishing.

The area has a rich history dating back centuries, with Indigenous peoples using the land for trade and settlement. European settlers arrived in the early 1800s, and the beach area began to develop as a recreational destination in the early 20th century. The town of Wasaga Beach itself has a range of amenities including restaurants, shops, accommodations, and recreational facilities to cater to visitors. Wasaga Beach hosts various events throughout the year, including music festivals, car shows, and sporting events. These events attract visitors from across Ontario and beyond.

Overall, Wasaga Beach combines natural beauty with recreational opportunities, making it a popular destination for both locals and tourists seeking outdoor activities and relaxation by the water.



Market Overview



55.7

Total Population
Median Age



\$97,387

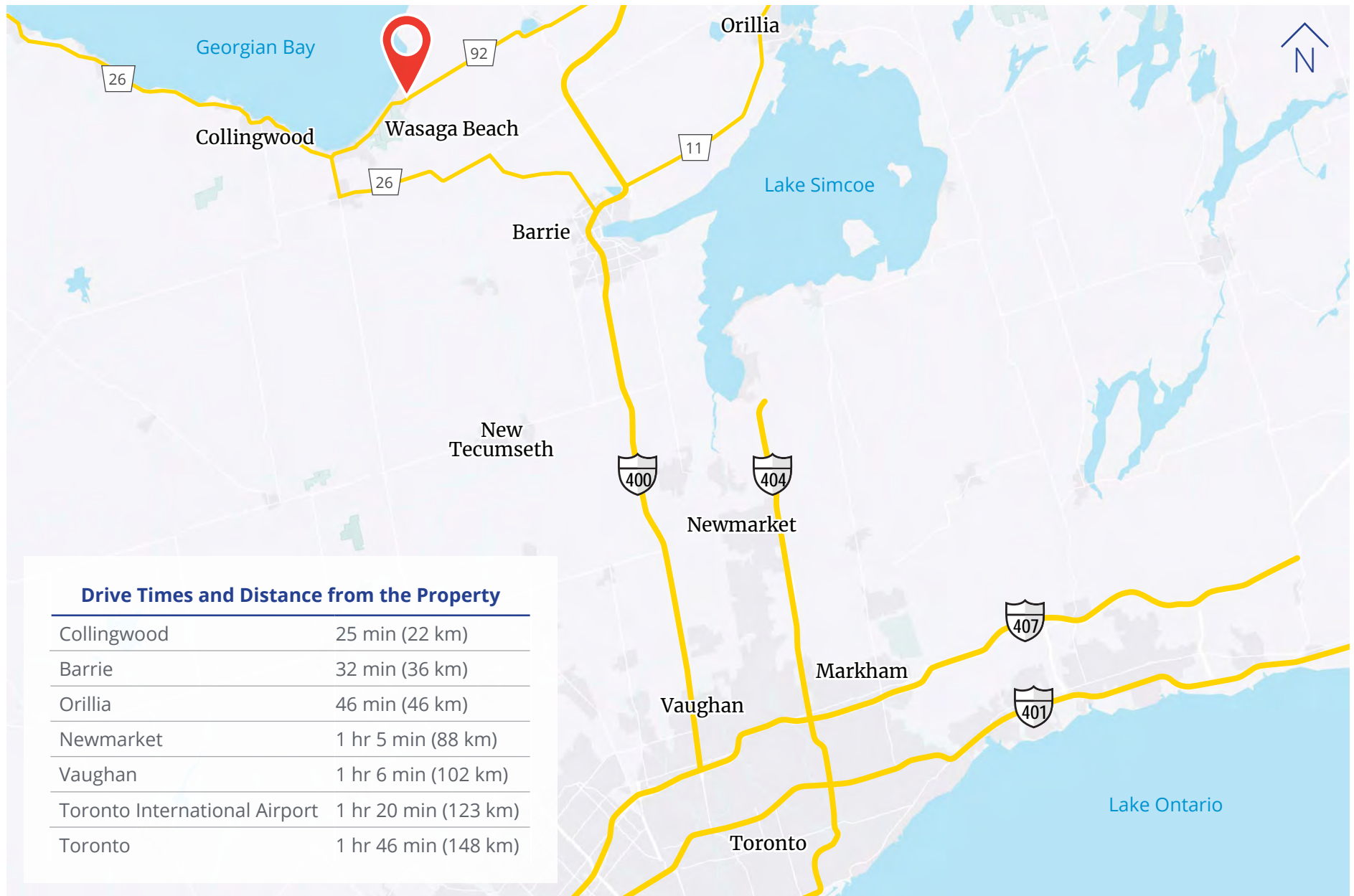
Household
Average Income



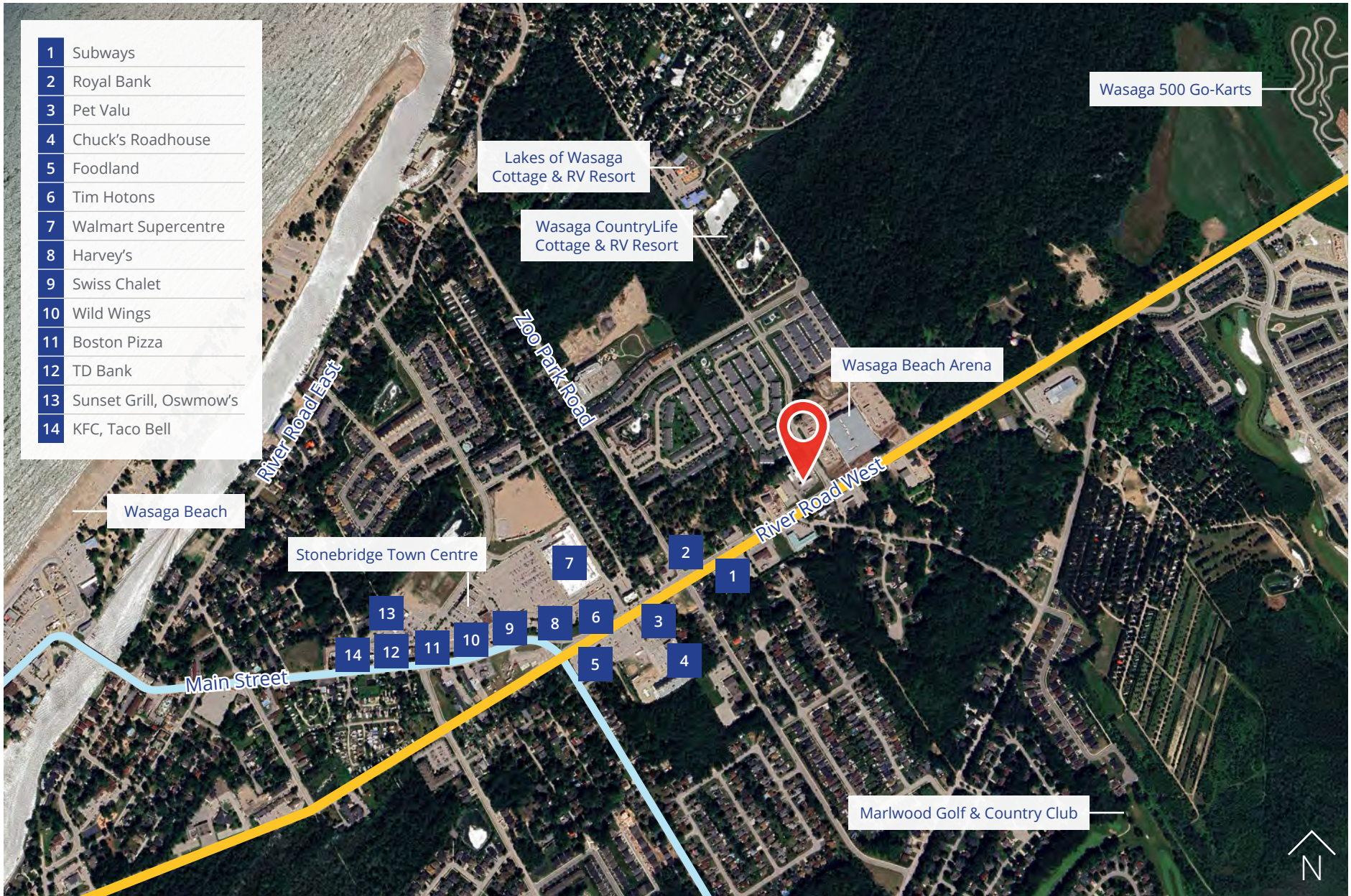
89.4%

Labour
Employment Rate

Location Map



Local Area Map



- 1 Subways
- 2 Royal Bank
- 3 Pet Valu
- 4 Chuck's Roadhouse
- 5 Foodland
- 6 Tim Hotons
- 7 Walmart Supercentre
- 8 Harvey's
- 9 Swiss Chalet
- 10 Wild Wings
- 11 Boston Pizza
- 12 TD Bank
- 13 Sunset Grill, Oswmow's
- 14 KFC, Taco Bell

Property Overview

Salient Facts

Municipal Address 568 River Road West, Wasaga Beach

Legal Description PT S PT LT 25 CON 9 FLOS PT 2 51R31653; T/W EASEMENT OVER PT 2 51R32290 AS IN SC418707; S/T EASEMENT OVER PT 3 PL 51R32290 AS IN SC429319; WASAGA BEACH

Property Type Gas Station with Convenience Store, QSR with Drive-Thru & Car Wash

Site Area 1.56 acres

Site Dimensions 221.54 feet x 306.73 feet irregular lot

Building Area	Service station canopy	2,161 SF
	Convenience store	682 SF
	QSR Drive-Thru	2,696 SF
	Car wash	1,556 SF
	Total	7,095 SF

Fuel Tanks Installed 2021

No. of Gas Pumps 8

Year Built 2022

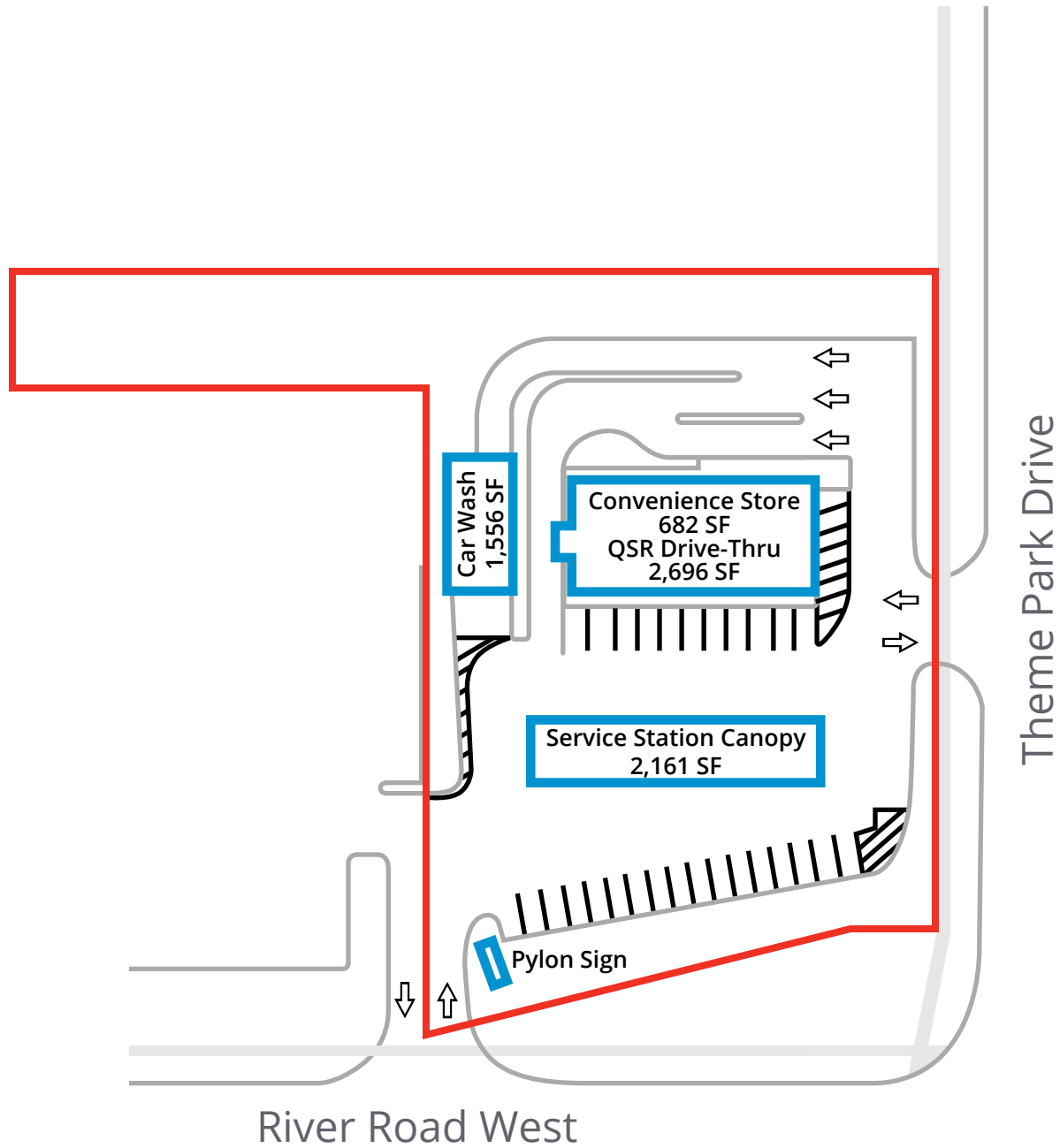
Zoning C

1 access point along River Road West and
1 along Theme Park Drive

Property Taxes \$31,499.17 (2023)



Site Plan



Aerial View







568 River Road West, Wasaga Beach, ON



Please contact the listing team for more details

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