



FOR SALE

160 ERIE ST N, LEAMINGTON

\$1,925,000

PETRO-CANADA

CAR WASH ~ CONVENIENCE STORE ~ QUIZNOS SUB ~ H-HAUL

6 Income Streams

1 Acre

Gas Station

Very Profitable Petro-Canada located in a AAA location on the main route into the booming Leamington ON, that offers an owner multiple income streams and impressive NOI on top of owner salaries.

High gas sales over 2 Million, Vacuum, ATM, Air, Car Wash, U-Haul rental, and Quiznos Sub all easy to run and contributing to the income.

Modern gas station with no required upgrades and long franchise agreement. Excellent opportunity for owners looking for solid income on top of salaries and a reliable investment.

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Broker and Founder

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carverestate.com

RE/MAX Ultimate Realty Inc., Brokerage
836 Dundas St W, Toronto, ON M6J 1V5

This document is not meant to solicit existing listings. (12.2002).

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ADDITIONAL INCOME STREAMS:



CAR WASH - AIR - VACUUM

- Modern Car Wash \$80,000 profit
- Easy to maintain
- Full service to customers
- Store has ATM, OLG, Retail +



U-HAUL

- U-Haul business with growing fleet
- Produces \$27,000 profit and growing
- Reliable income with AAA brand
- Easy to manage, automated system



QUIZNOS SUBS

- Quiznos Subs kiosk
- Run by attendant
- Solid sales and profit of \$54,000
- Low maintenance great addition

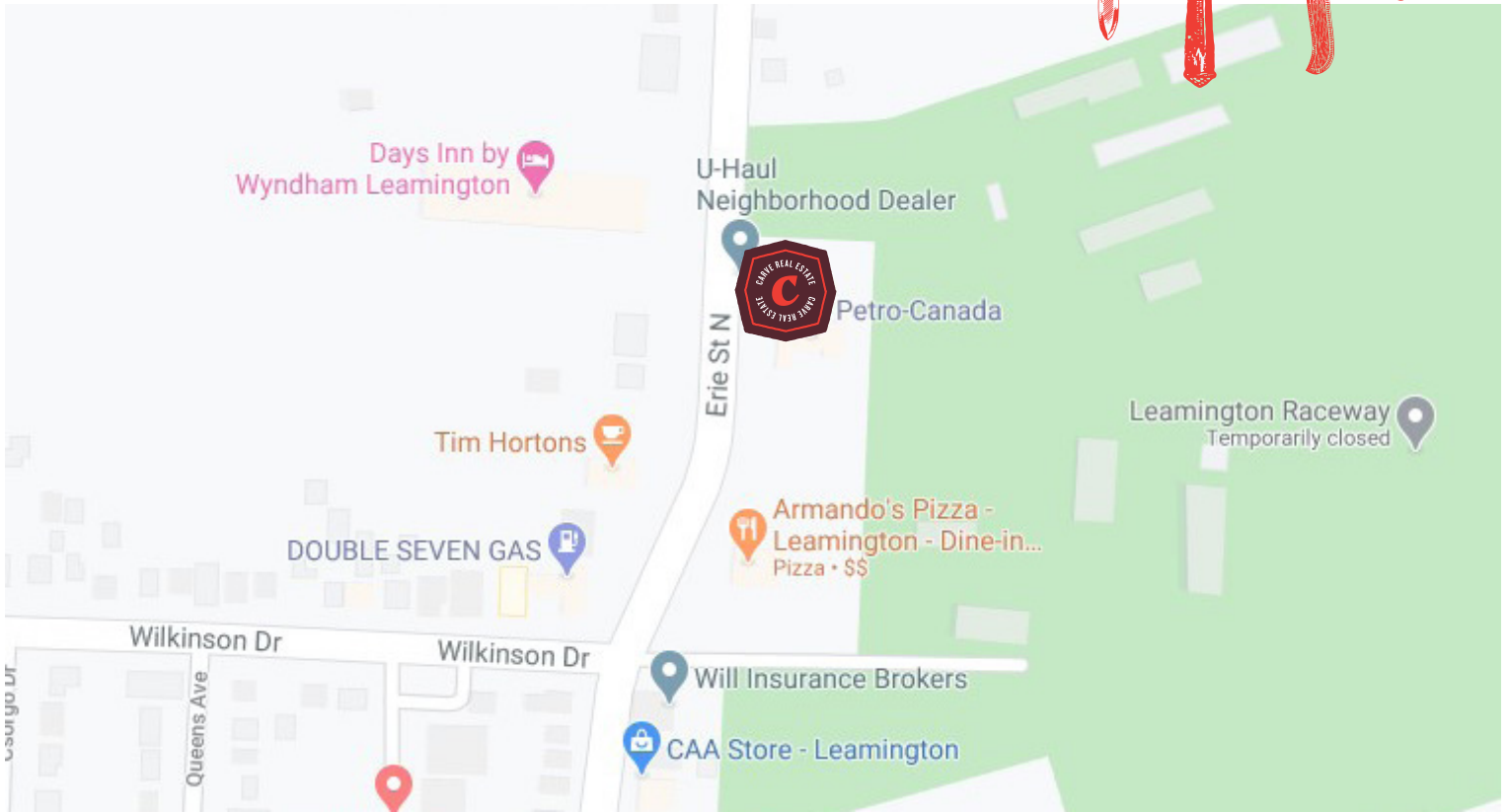




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BUILDING DETAILS

This multi-faceted business has an outstanding location on Erie Street North on the main road into Leamington. Tim Hortons, restaurants, the Leamington Speedway, and a hotel are the immediate neighbours, conveying the value of the location.

Leamington itself is one of Ontario's jewels, and has the largest concentration of commercial greenhouses in all of North America, with 1,969 acres (797 ha) of greenhouse vegetable production in the general area.

Property Details: This lot is very well maintained and features outstanding visibility, and the additional businesses of U-Haul and Quiznos have excellent signage. The owners care of the lot is evident and requires no immediate upgrades or repairs.

LOT SIZE

Frontage:

213.78 ft along Erie St N

Depth:

Approximately 200 ft

Raw Measurements:

214.72 ft x 200.88 ft x 214.72 ft x 200.88 ft

Total Area:

43,130.95 ft² (0.990 ac)



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