

GAS STATION FOR SALE

NIAGARA REGION



KELLERWILLIAMS
ADVANTAGE REALTY
BROKERAGE INDEPENDENTLY OWNED & OPERATED

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Property Details

LOCATION:	NIAGARA REGION
LAND SIZE:	9.69 ACRES
OPERATIONS:	GAS STATION & CONVENIENCE STORE
CAP RATE:	8.5%
REVENUE STREAM:	FUEL & STORE SALES, LOTTERY TICKETS, ATM, COFFEE SECTION, U-HAUL, SOIL SALES, PROPANE CYLINDER EXCHANGE

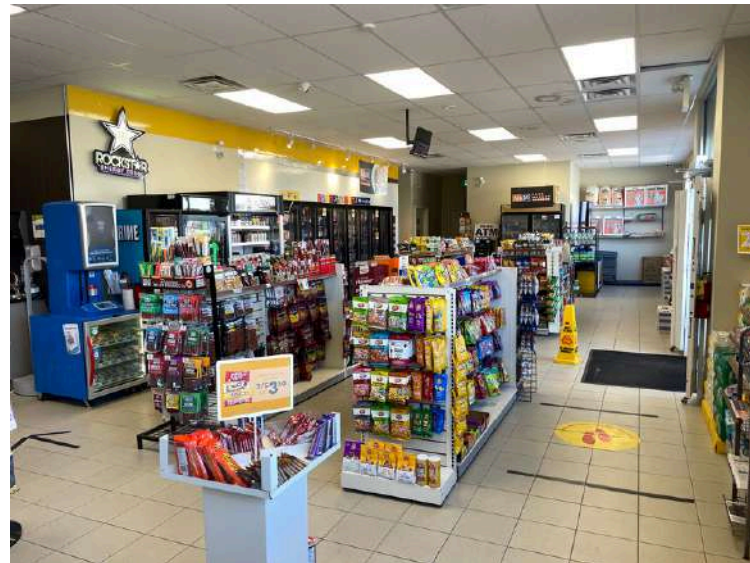


Property Highlights

Gas Station Details: The station features 8 fueling stations with 4 pumps, offering unleaded, mid-grade, premium, and diesel options. Tank capacity of 175,000 liters. The customer base includes local residents, visitors, tourists, and businesses taking advantage of a corporate discount program. Canopy area 2,534 sq.ft

Convenience Store: The on-site convenience store operates 24/7 and offers a range of products, including snacks, beverages, household essentials, Van Houtte coffee, and M&M Meats. Square footage of 1,987 sqft.

Land Development Potential: Situated on 9.69 acres of versatile land, this property offers extensive development opportunities, such as additional retail spaces, storage facilities, a restaurant, truck stop, or automotive services. Zoned A1, it is located in proximity to the affluent Fonhill community.



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Zoning - Permitted Uses

A - Agricultural zone

Permitted Use:

- a) Agricultural uses;
- b) Agri-tourism uses;
- c) Agricultural-related uses;
- d) Bed and breakfast establishments;
- e) Farm winery, brewery, distillery;
- f) Forestry and resource management;
- g) Hobby farm;
- h) Home industries;
- i) Home occupations;
- j) Kennels;
- k) On-farm diversified uses;
- l) Passive recreational trails and facilities owned by public authority;
- m) Seasonal or permanent farm help houses on farms larger than 10ha;
- n) Second dwelling units;
- o) Short term accommodations*
- p) Single detached dwellings;
- q) Wayside pits and quarries; and
- r) Uses, buildings and structures accessory to the foregoing uses.

A-109 - Agricultural zone, Exemption 109

Permitted Use:

In addition to the uses in the Specialty Agricultural Zone, this land may also be used for a vehicle fuel station (gas bar) and convenience retail store containing one accessory dwelling unit and the following special regulations apply:

Regulations for Motor Fuel Retail Outlet:

- Minimum Front Yard 5.0m
- Minimum Side Yard 30m from easterly and westerly zone lines
- Minimum Rear Yard 30m from northerly zone line

Regulations for Convenience Retail Store:

- Minimum Front Yard 5.4m
- Minimum Side Yard 30m from westerly zone line 27m from easterly zone line
- Minimum Rear Yard 30m from northerly zone line

For Sale

GAS STATION - NIAGARA REGION

Seize this rare opportunity to own a well-established gas station with a convenience store, strategically located on a major highway in Niagara Region and boasting 10 expansive acres of land. This property offers multiple revenue streams with immediate potential for expansion and development.

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