



NEWLY BUILT, SINGLE-TENANT NNN LEASED INVESTMENT PROPERTY

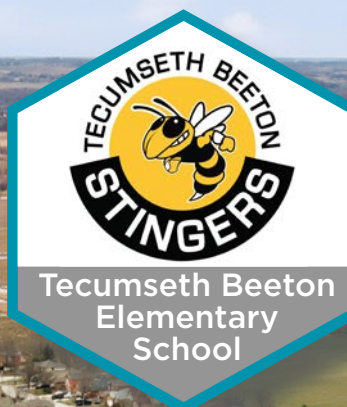
SALE-LEASEBACK

# Investment Opportunity

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FOR SALE: 5 PATTERSON STREET NORTH, BEETON

5 PATTERSON STREET NORTH



SUBJECT PROPERTY



PATTERSON ST N

MAIN ST E

## OFFERING AT A GLANCE

We are pleased to present the opportunity to acquire **5 Patterson Street North, Beeton, ON** (the “Property”). Sitting on a 0.59-acre corner lot, the Property features a newly constructed (2020) retail building benefiting from a drive-thru and 23 parking spaces. Located at the gateway of Beeton’s primary retail node, the Property is surrounded by other AAA national anchors and benefits from strong demographics and consumer traffic.

The Property is currently owner-occupied and operating as a Tim Hortons, one of Canada’s most recognized quick-service restaurant brands. Entering into a triple-net (“NNN”) lease with the vendor on closing provides buyers with a rare opportunity to secure immediate and passive, management-free income from an established operator in a high-growth market within Southern Simcoe County.



## INVESTMENT HIGHLIGHTS



### Newly Built

Freestanding, newly constructed 2,695 SF single-tenant building situated on a 0.59-acre corner site, offering effectively zero near-term capital expenditure requirements.



### National QSR Tenant

Tim Hortons is one of Canada’s most recognized quick-service restaurant brands, providing secure, long-term income with no competing drive-thru QSR’s within the immediate trade area.



### Sale-Leaseback

Vendor to execute a new NNN long-term lease at closing. Provides stable income with minimal landlord responsibilities and renewal options for continued cash flow visibility.



### Strategic Location

Prominently located at the signalized intersection of Patterson Street North and Main Street East within Beeton’s primary retail node, benefiting from strong surrounding anchors, drive-thru traffic, and future residential growth.

## BRAND HIGHLIGHT



Tim Hortons is Canada’s leading quick-service restaurant brand, serving millions of guests daily with a broad offering of coffee, baked goods, and prepared food. Founded in 1964 and headquartered in Toronto, Tim Hortons operates over 4,000 locations across Canada and more than 6,000 locations globally, making it one of the largest restaurant chains in the country.

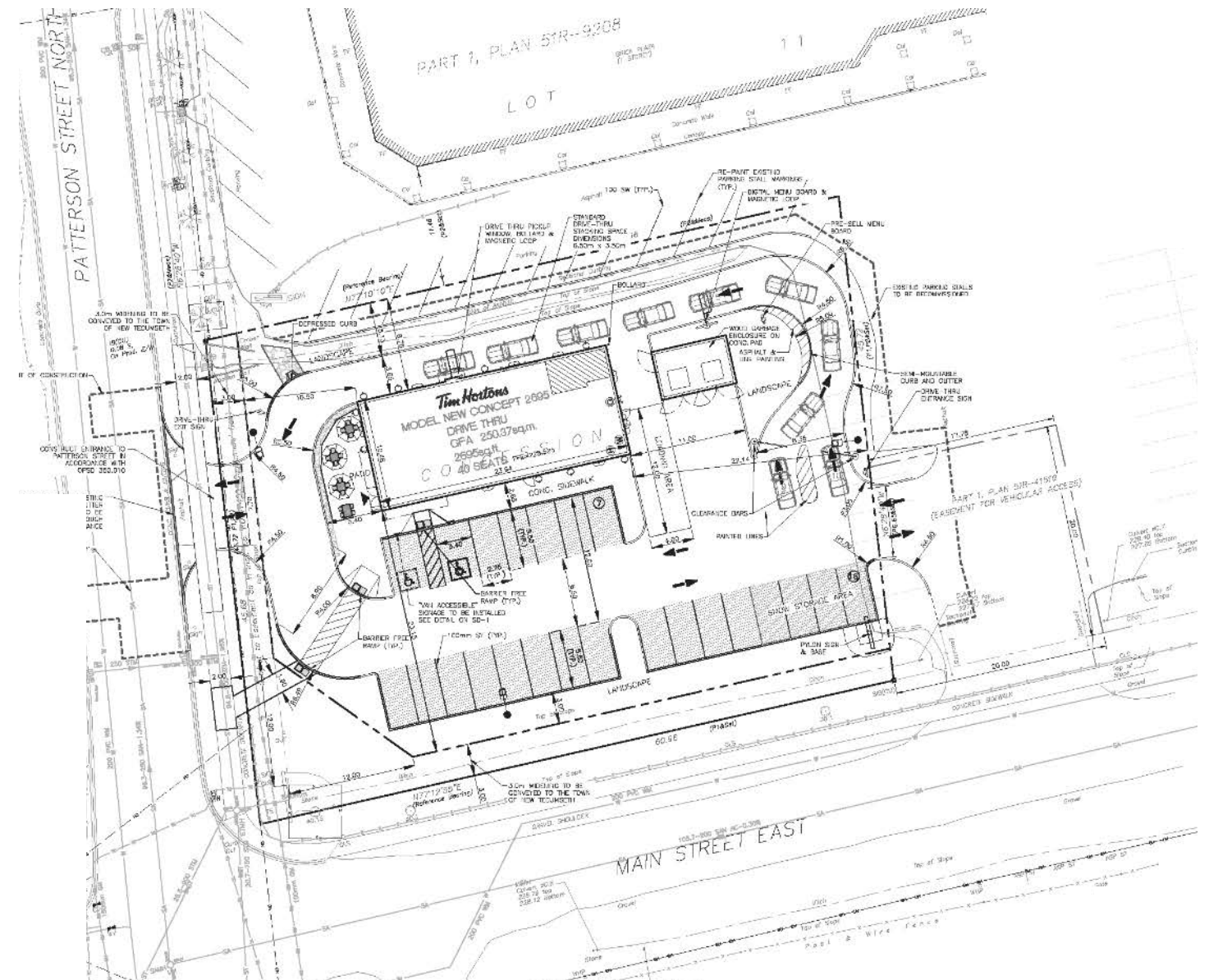
As a subsidiary of Restaurant Brands International, Tim Hortons benefits from strong corporate backing and proven operational performance. The brand continues to expand its footprint through both urban and suburban markets, with a particular focus on drive-thru formats that generate high-volume, consistent sales, reinforcing its position as a stable and defensive retail tenant.

## PROPERTY DETAILS

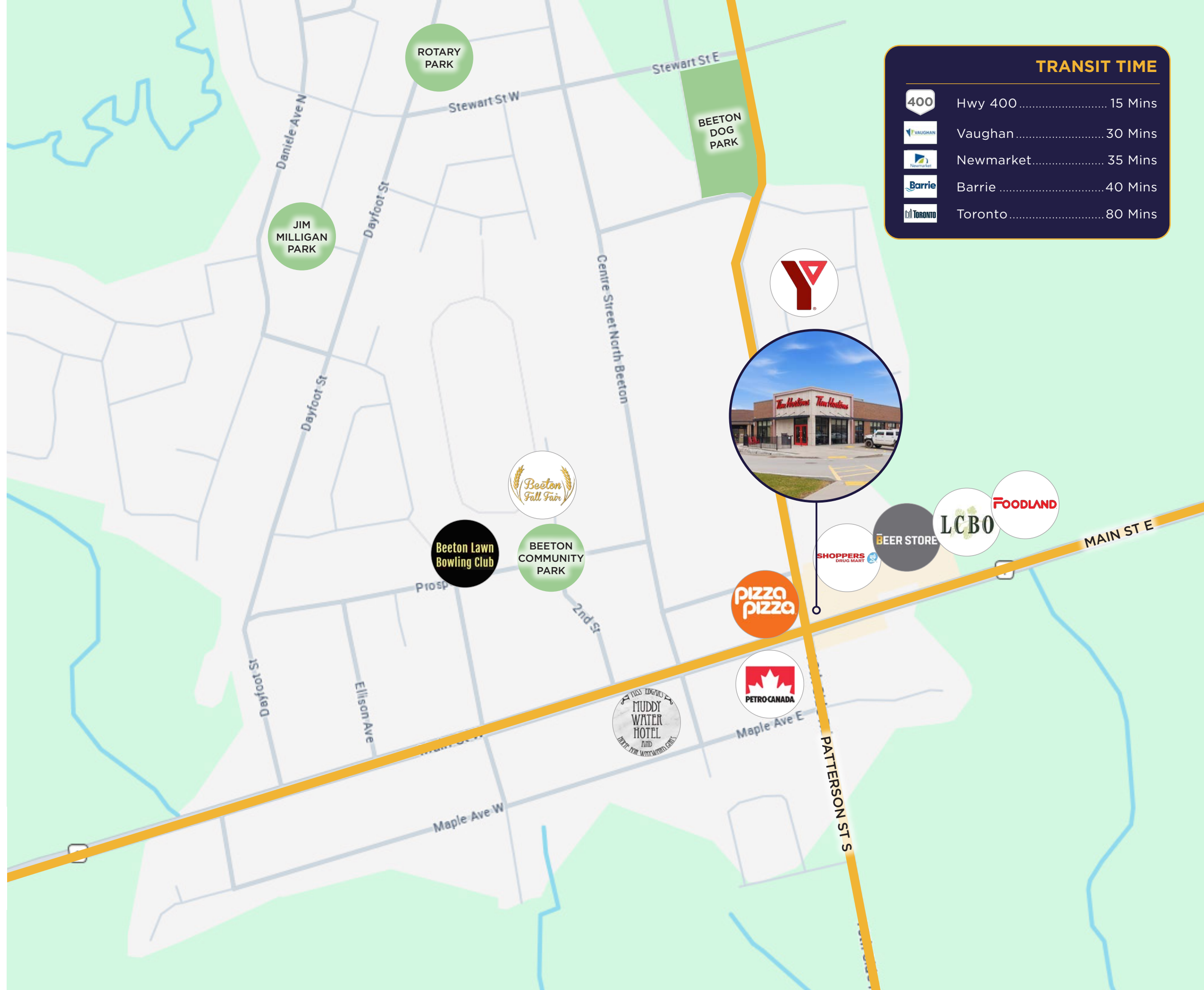
<b>Address</b>	5 Patterson Street North, Beeton
<b>PIN</b>	581580360
<b>Legal Description</b>	PART LOT 11 CONCESSION 8 TECUMSETH, BEING PART 1 PLAN 51R42526 TOGETHER WITH AN EASEMENT OVER PART 1 PLAN 51R41519 AS IN SC1510803 TOWN OF NEW TECUMSETH
<b>Land Area</b>	25,704 SF
<b>Frontage</b>	+/- 150.60 ft
<b>Building Area</b>	2,695 SF
<b>Zoning</b>	CC Corridor Commercial
<b>Lease Term</b>	TBD
<b>Tenant</b>	Tim Hortons
<b>Construction Year</b>	2020
<b>Drive-Thru</b>	Yes
<b>Parking</b>	23



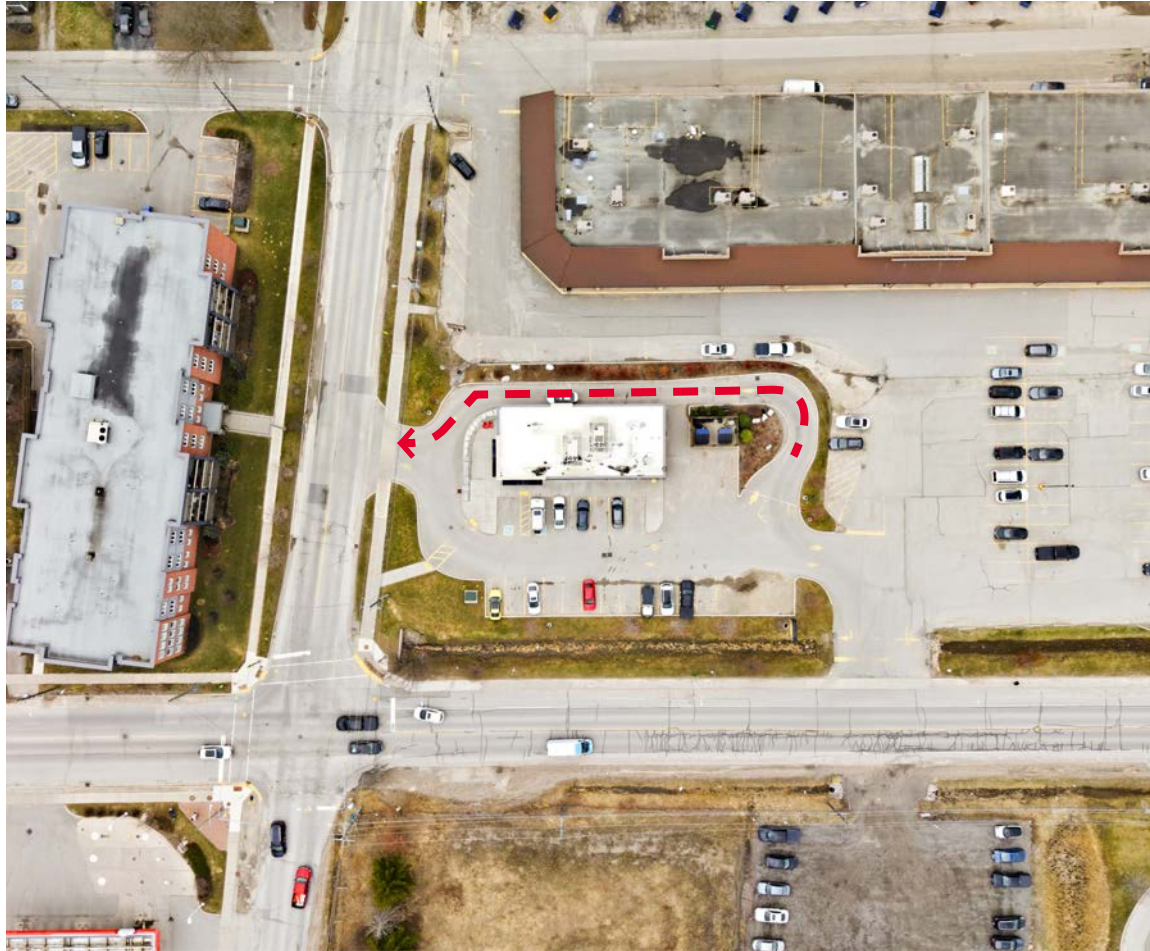
## SITE PLAN



//// Location Overview



GALLERY



# BEETON

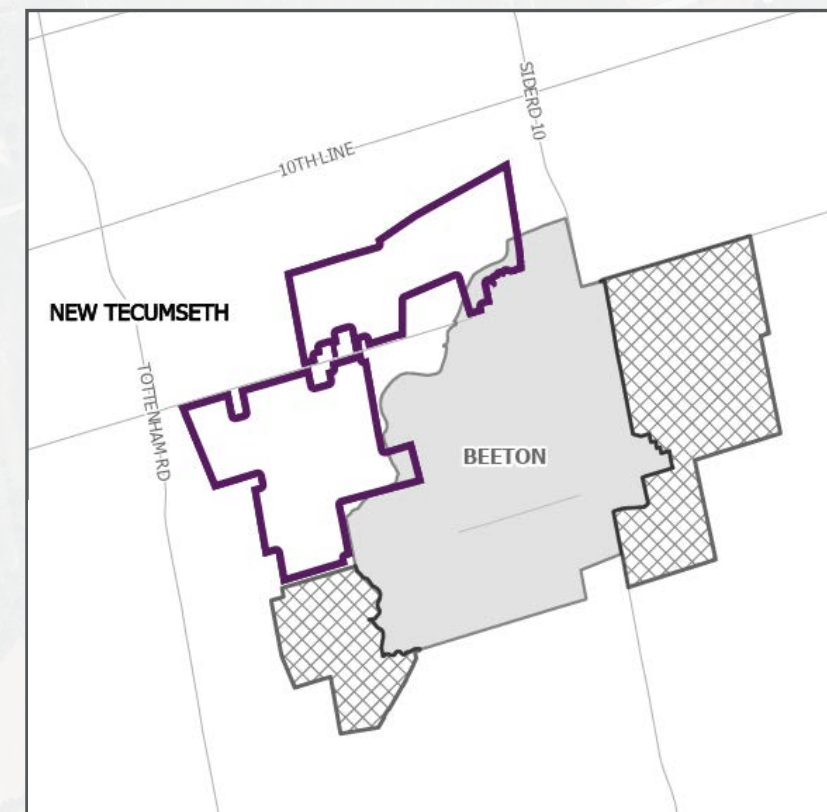
Beeton is emerging as a growing residential community within New Tecumseth. By 2051, Beeton is expected to grow by over 7,000 new residents, driven by a balanced combination of approved developments (4,150 people) and strategic boundary expansions (3,025 people).

A key driver of this expansion is the addition of 165 hectares of new land, including approximately 78.7 hectares of developable area. Planned at a target of 55 people and jobs per hectare, these lands will introduce complete, livable neighbourhoods which will blend housing, local services, and community amenities. Approximately 70% of land is allocated to housing, with the remaining 30% dedicated to roads, parks, and essential infrastructure, reinforcing a high-quality urban environment. Beeton will capture

17.2% of all new expansion growth in the Town of New Tecumseth with its role being focused on growing residential hubs complemented by local commercial and employment uses. This positions Beeton as an expanding alternative to larger centres, offering growth without congestion.

The Land Needs Assessment initiated by the Town of Tecumseth identified a need for between 488 and 498 hectares of developable community land which includes residential and supporting uses such as schools, libraries, recreation facilities, parks and commercial opportunities. Future growth within Beeton will help in achieving the Town's planned minimum population growth of approximately 81,000, and over 31,000 total jobs by 2051.

The Province of Ontario officially approved Simcoe County's Official Plan Amendment No. 7 (OPA 7) on April 7, 2026, establishing a binding, non-appealable framework for further long-term growth to 2051. The proposed priority project would add approximately 26,750 new residents (10,700 homes), and 500 jobs.



**Legend**

- - Municipal Boundary line
- █ Proposed Priority Project
- ▨ New Tecumseth Planned Growth Boundary
- █ Settlement Areas

**Land Size:** 251.7 hectares  
**Potential Land Use:** residential, community amenities, employment.  
**Development Potential:** Approximately 10,700 homes and 500 jobs

## SUBMISSION GUIDELINES

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the disposition of 5 Patterson Street North, Beeton, Ontario. Interested purchasers will be required to execute and submit the Vendor’s form of Confidentiality Agreement (“CA”) prior to receiving detailed information on the Offering which may be accessed by an online data room. Submission of offers will be reviewed on an as received basis.

## ASKING PRICE

The Property is offered for sale at a price of **\$4,420,000**.

## DISCLAIMER

The information on which this brochure is based has been obtained from various sources considered reliable. Neither the Vendor nor the Advisor make any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Vendor and Advisor expressly disclaim any and all liability for any errors or omissions in the brochure or any other written or oral communication transmitted or made available to prospective purchasers. Prospective purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax and engineering advice as necessary.

## INDEMNIFICATION

In exchange for good and valuable consideration provided by the Vendor and the Advisor, including without limitation, the delivery of this brochure, the receipt and sufficiency of which is hereby acknowledged by the prospective purchasers, prospective purchasers hereby agree to indemnify the Vendor and the Advisor, and their affiliates against any compensation, liability or expense (including attorneys’ fees), arising from claims by any other party the purchaser had dealings with (excluding the Advisor) in connection with the sale of the Property, or in connection with a breach by the prospective purchaser of its obligations as described herein. In no event shall any prospective purchaser or any of its agents or contractors contact any governmental authorities concerning the Property, or make any physical inspection or testing of the Property, without the prior written consent of the Vendor.

## SUBMISSIONS

Offers are to be submitted to the listing team at:

### Amir Nourbakhsh & Jesse Roth

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# National Capital Markets Group



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