

FOR SALE

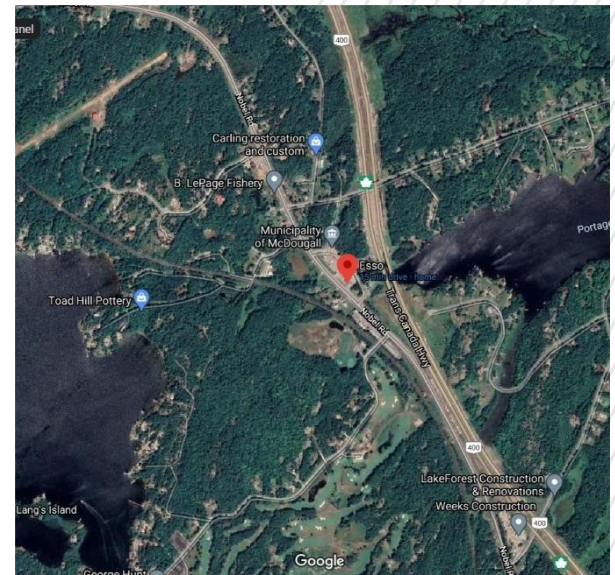
135-137 Nobel Road
McDougall, Ontario, Canada



PROPERTY HIGHLIGHTS

Parry Sound area, Nobel Road stand alone gas bar, located on busy secondary road. A 3.3 acre, level Commercial (C1) Zoned site with municipal water service. It's HIGHLY visible site 5 kilometers NORTH OF THE BUSY TOWN OF PARRY SOUND. It's the only fuel center available between Nobel and Pte au Baril just off the Trans Canada.

BUILDING SF	630	SIGNAGE TYPE	Pilon
LAND SF	144,236	1-MILE (POP.)	607
YEAR BUILT	1994 est.	3-MILE (POP.)	13,977
PARKING	6 Spaces	MED. INCOME	\$110,899
TRAFFIC COUNTS	13,800 VPD	SPACE USE	Retail/Office



JEFF SCHEIDEGGER

Account Contact
+1 314 384 8662
jeff.scheidegger@cushwake.com

MIKE TIMMINS

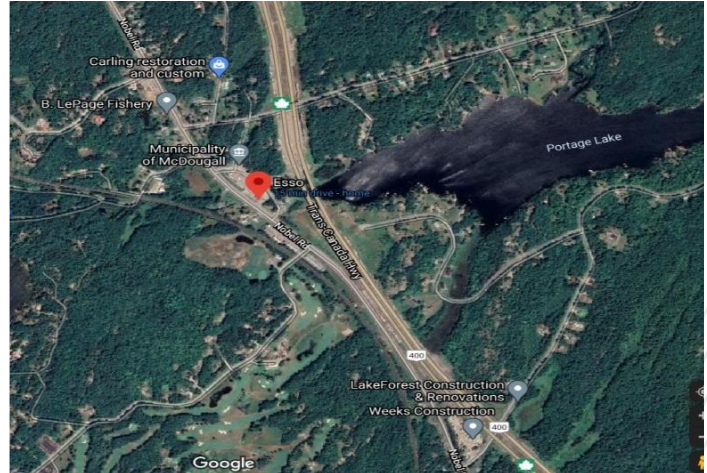
Broker
+1 705 746 0291
miketimmins@royallepage.ca

FOR SALE

135-137 Nobel Road
McDougall, Ontario, Canada

Property Information

Site would make an ideal automotive dealership site, Dryland Marina, Recreational Toy sales, etc. Growing area on a main thoroughfare to cottage country in the midst of prime residential/recreational community with new development on the go and in the works.



LEGAL INFORMATION

TAX PARCEL ID	493101001114500
2020 RE TAXES	\$2,572.24
ZONING	Commercial (C1) Zone



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

JEFF SCHEIDEGGER

Account Contact
+1 314 384 8662
jeff.scheidegger@cushwake.com

MIKE TIMMINS

Broker
+1 705 746 0291
miketimmings@royallepage.ca