



# 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
LAND SF	144,236
YEAR BUILT	1994 est.
PARKING	6 Spaces
TRAFFIC COUNTS	13,800 VPD

Pilon
607
13,977
\$110,899
Retail/Office



#### **JEFF SCHEIDEGGER**

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## **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 (CI) 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:

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