

**AVISON
YOUNG**

675-705 Remembrance Road

Brampton, ON

For Sale by Court-appointed Receiver

RETAIL/OFFICE/SERVICE STATION INVESTMENT PROPERTY



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Platinum member

The Opportunity

Avison Young Commercial Real Estate Services, LP (the “Advisor”) has been retained by MNP Ltd., in its capacity as Court-appointed Receiver (the “Receiver”), to advise on the sale of 675–705 Remembrance Road, Brampton, ON (the “Property”).

This offering provides investors and gas station operators, with the opportunity to acquire a fully occupied, multi-tenanted commercial asset comprising two commercial buildings, plus a freestanding automated car wash building, located in a high-growth residential corridor of Northwest Brampton. Situated on a 1.43-acre site, this recently built property is improved with:

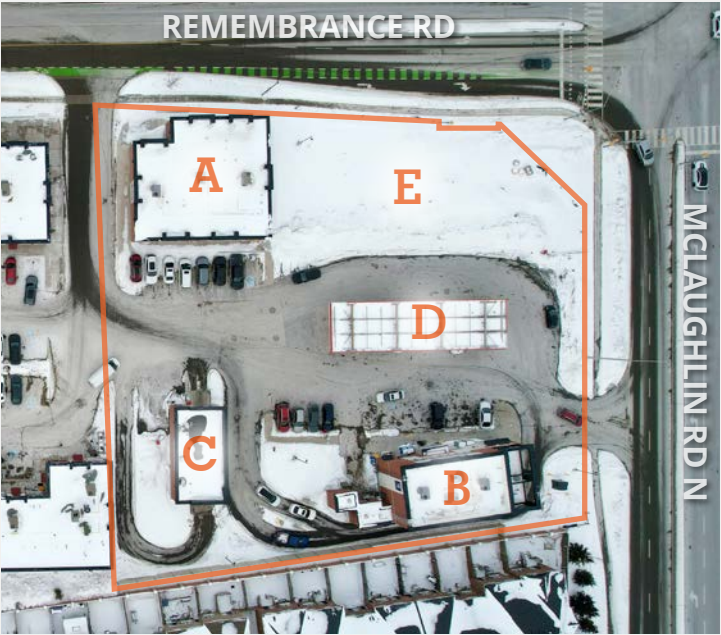
- A) A single-storey commercial building with two medical tenants = 4,116 sf
- B) A 2-storey retail/office building containing a Tim Horton’s franchise (including drive-thru); C-store for the gas station operations; second floor real estate office = 4,475 sf
- C) A freestanding automated car wash building = 1,300 sf
- D) An operating gas station (under the Esso brand), with four islands (8 pumps) under a covered canopy. The Receiver is currently overseeing the gas station operations until Closing.
- E) Surplus land, intended for a 2-storey commercial building totalling 6,025 sf.

The Property is well connected by Brampton Transit routes operating along Remembrance Road and McLaughlin Road with a bus stop at the Property’s frontage, and regional rail access via Mount Pleasant and Bramalea GO Stations on the Kitchener Line. Further enhancing long-term accessibility, the Hazel McCallion (Hurontario) LRT will strengthen north–south connectivity across Peel Region through its terminus at Brampton Gateway Terminal. Centred within a large residential catchment area, the Property is in close proximity to schools, parks, and community facilities which contribute to the area’s livability and appeal. Within a 3 km radius, ~1,700 residential units are planned signifying continued growth. The Property is being sold on an “as is, where is” basis, under a Court approved Stalking Horse Bid Sale Process.

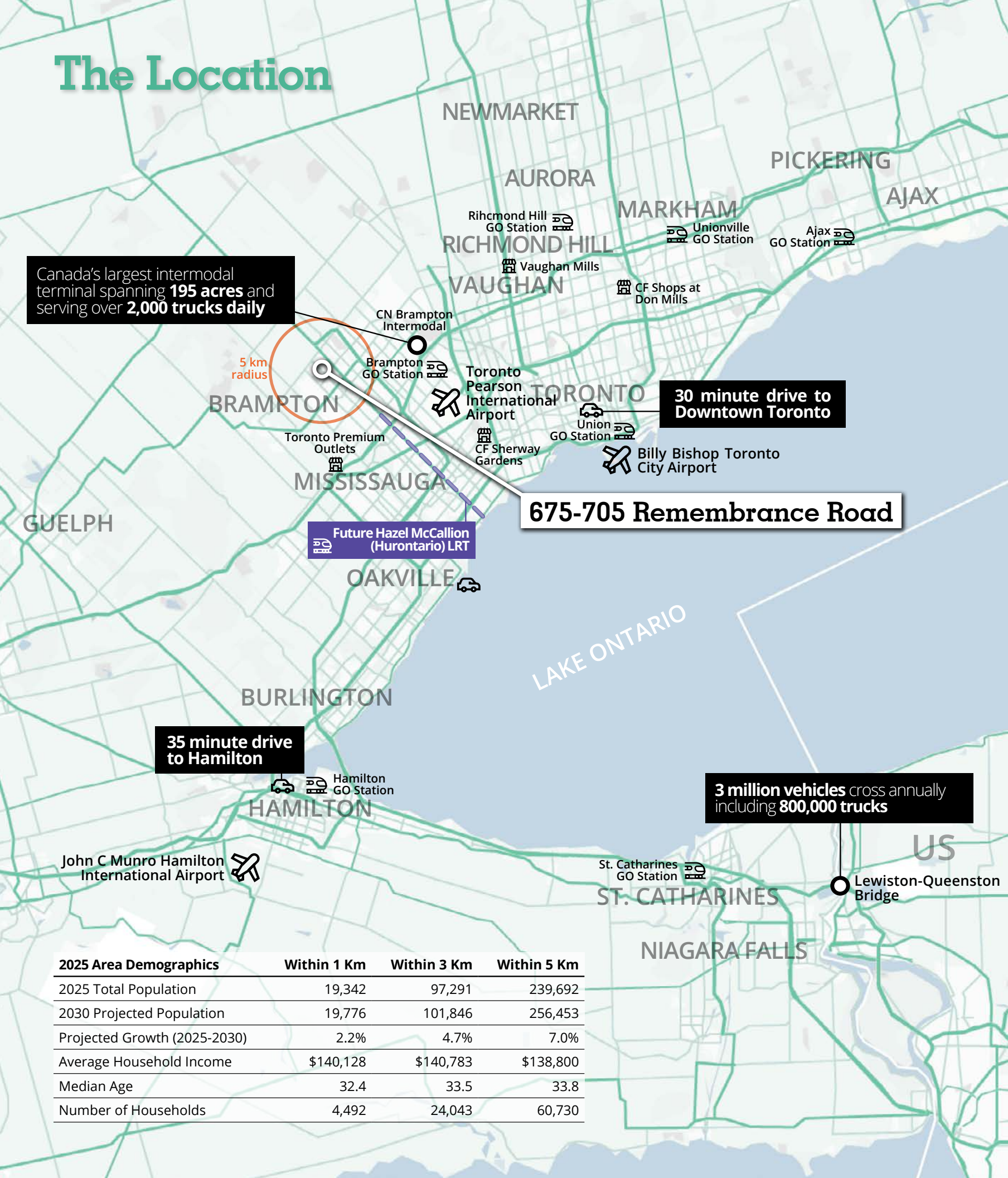


Property Details

Lot Size 1.43 acres	Building Area 8,591 sf (excl. car wash)
Tenancy Type Multi-Tenanted	Occupancy 100%
Minimum Bid Price \$11,110,000	Parking Stalls ~20



The Location



Site Details & Land Use

Site area

1.43 acres

Frontage on Remembrance Road

215 ft

Frontage on McLaughlin Road

175 ft

PIN: 142512999

Legal Description: BLOCK 133, PLAN 43M1969 TOGETHER WITH AN EASEMENT OVER PART 8, 43R-37926 AS IN PR3559232 SUBJECT TO AN EASEMENT OVER PART 7, 43R-37926 IN FAVOUR OF BLOCK 132, PLAN 43M1969 AS IN PR3559233 CITY OF BRAMPTON

Brampton Official Plan Designation

Residential

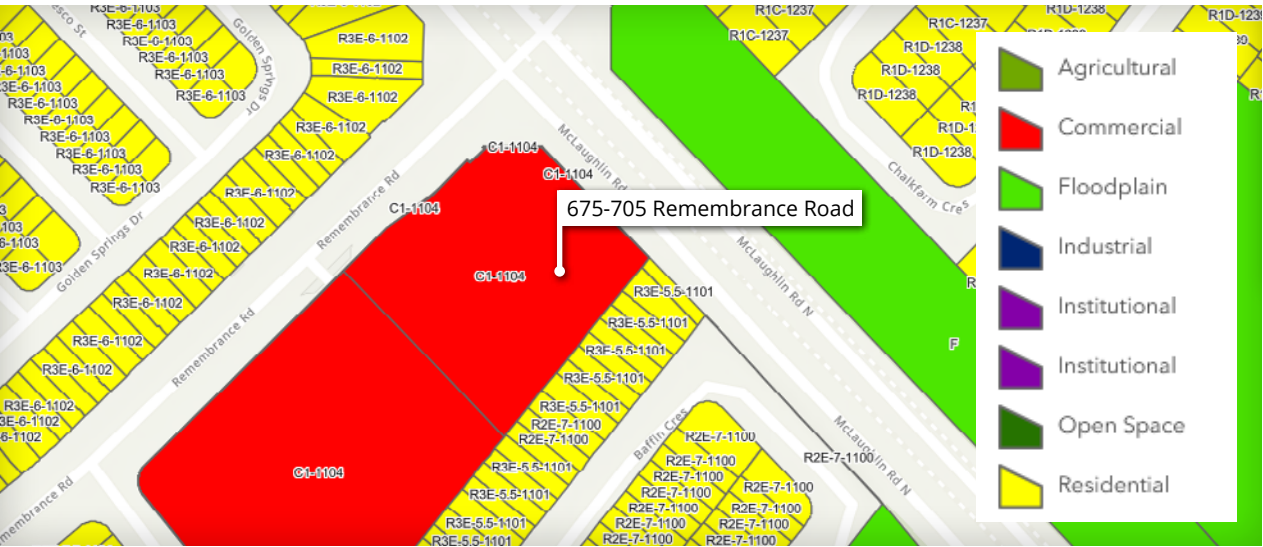
Brampton Zoning Designation

Commercial C1-1104

Permitted Uses*

Animal Hospital and or Veterinary Clinic; Bank, Trust Company, or Finance Company with or without drive-through facility; Commercial School; Convenience Store; Dining Room Restaurant, a Convenience Restaurant, a Take-out Restaurant; Dry Cleaning Establishment and Laundry Distribution Station; Grocery Store; Group Home Type 2; Laundromat; Library; An Office; Parking Lot; Personal Service Shop; Place of Worship; A Retail Establishment having no outside storage; Service Shop; Daycare Facility; Motor Vehicle Washing Establishment; Gas Bar; Drive-thru facilities accessory to a permitted use; Purposes accessory to the other permitted purposes.

**Section 1104 restricts the Property to these uses and not those listed under the C1 designation*



675-705 Remembrance Road

Brampton, ON



Minimum Bid Price*

\$11,110,000

*Stalking Horse Bid Sale Process and Offer Format

The Property is being sold by the Receiver through Court-approved, Stalking Horse Bid Sale Process, with a **Minimum Bid Threshold of \$11,110,000.**

All offers must be unconditional and on the Receiver's Stalking Horse APS Form, and must be submitted by **4:00 pm, Monday, March 30th, 2026.**

Further details of the Stalking Horse Bid Sale Process are outlined in the Offering Memorandum ("OM"), and data room, available upon execution of the Listing Broker's NDA form.

Data Room

Detailed information has been assembled by the Receiver and Advisor and is available to prospective purchasers. Access to the electronic data room will be provided upon receipt of an executed confidentiality agreement. The Receiver and Advisor do not provide any assurances of any kind as to the accuracy or completeness of any information provided. Prospective purchasers are required to complete their own due diligence and investigation prior to submitting an offer.