

**AVISON
YOUNG**

**3172 Highway 115, 35
Clarington, ON**



Gas Station & Convenience Store Property for Sale by Court-Appointed Receiver

INVESTMENT SUMMARY

**CANADA BEST
MANAGED
COMPANIES**

Platinum member

The Opportunity

Avison Young has been retained by Rosen Goldberg Inc. in its capacity as Court-appointed Receiver, to advise and manage the sale of 3172 Highway 115, 35, Clarington Ontario (the "Property"). This offering presents the opportunity to acquire a gas station with convenience store fronting a major thoroughfare. 3172 Highway 115, 35 is located in Clarington, Ontario.

The property is located west of Highway 35/115, north of Concession Road 3 in the Municipality of Clarington within the Regional Municipality of Durham in Ontario. The Subject Site is improved with an Esso branded gas station consisting of five islands with eight petrol and three diesel dispensers and a convenience store with a gross floor area of 1,483 square feet.

The property is presently non operational and vacant, however, the new owner can benefit from the unique opportunity to continue with the existing Esso brand, enhancing its appeal and market presence.

All sales are subject to court approval.



Property Details

TOTAL SITE AREA 0.862 acres	TOTAL AREA 3,283 SF	CONVENIENCE STORE 1,483 SF
OFFICIAL PLAN Prime Agricultural	FUEL PUMPS / DISPENSERS 8 Pumps (Petrol) 3 Pumps (Diesel)	Gas Station Canopy 1,800 SF
ZONING C6-9 Service Station Commercial	REALTY TAXES \$15,006.81	PRICE Speak to Listing Agents





Sale Process and Offer Format

All offers MUST be submitted on the Receiver's form of Agreement of Purchase and Sale ("APS"), available in the data room. Offers can be submitted at any time. Offers must indicate the names of the ultimate beneficial owners and their respective interest. Prospective purchasers should note that the Vendor is under no obligation to respond to or accept any APS. The Vendor reserves the right to remove the Offering from the market and to alter the offering process described above and timing thereof, at its sole discretion.

Data Room

Detailed information has been assembled by Avison Young and is available to prospective purchasers. Access to the electronic data room will be provided upon receipt of an executed confidentiality agreement.

For more information, please contact the listing agents:

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