

Under Receivership

16605 Highway 12

Sunderland, ON



Asking Price
\$3,250,000

For Sale:

Gas Bar and Convenience Store
Owner-User or Investment Opportunity

Lennard:

CDNGLOBAL[®]
Commercial Real Estate Advisors

Property Summary

16605 Highway 12, Sunderland, Ontario is a gas bar and convenience store located on the outskirts of Sunderland, Ontario. This former Pioneer branded 0.92 acre site currently has 8 gas pump bays offering multiple fuel grades and diesel fuel as well as an approximately 1,100 square foot convenience store. The site benefits from high traffic volume along Highway 12 as the main thoroughfare to Peterborough / Lindsay. It also benefits from Highway 12 being median free thus allowing for ingress and egress from both north and southbound directions.

Building Information



Address

16605 Highway 12

Municipality

Sunderland, ON



Site Area

0.92 acres

Building Area

1,100 SF



Zoning

C4 Highway Commercial

Allows for gas bar and convenience store. The existing intended use is allowable under the current zoning.



Number of Gas Pumps

8 individual gas pump bays



Existing Fuel Supply Agreement

Expires January 13, 2030



Legal Description

PT LT 13, CON 7, BROCK, PTS 1 & 2, 40R10704;TOWNSHIP OF BROCK

Investment Highlights

- High Traffic Volume - Main thoroughfare to Peterborough / Lindsay.
- Modern infrastructure – newer generation gas pumps.
- Property is accessible from both north and south bound traffic.
- Large site - Site may be able to accommodate additional revenue generating sources.

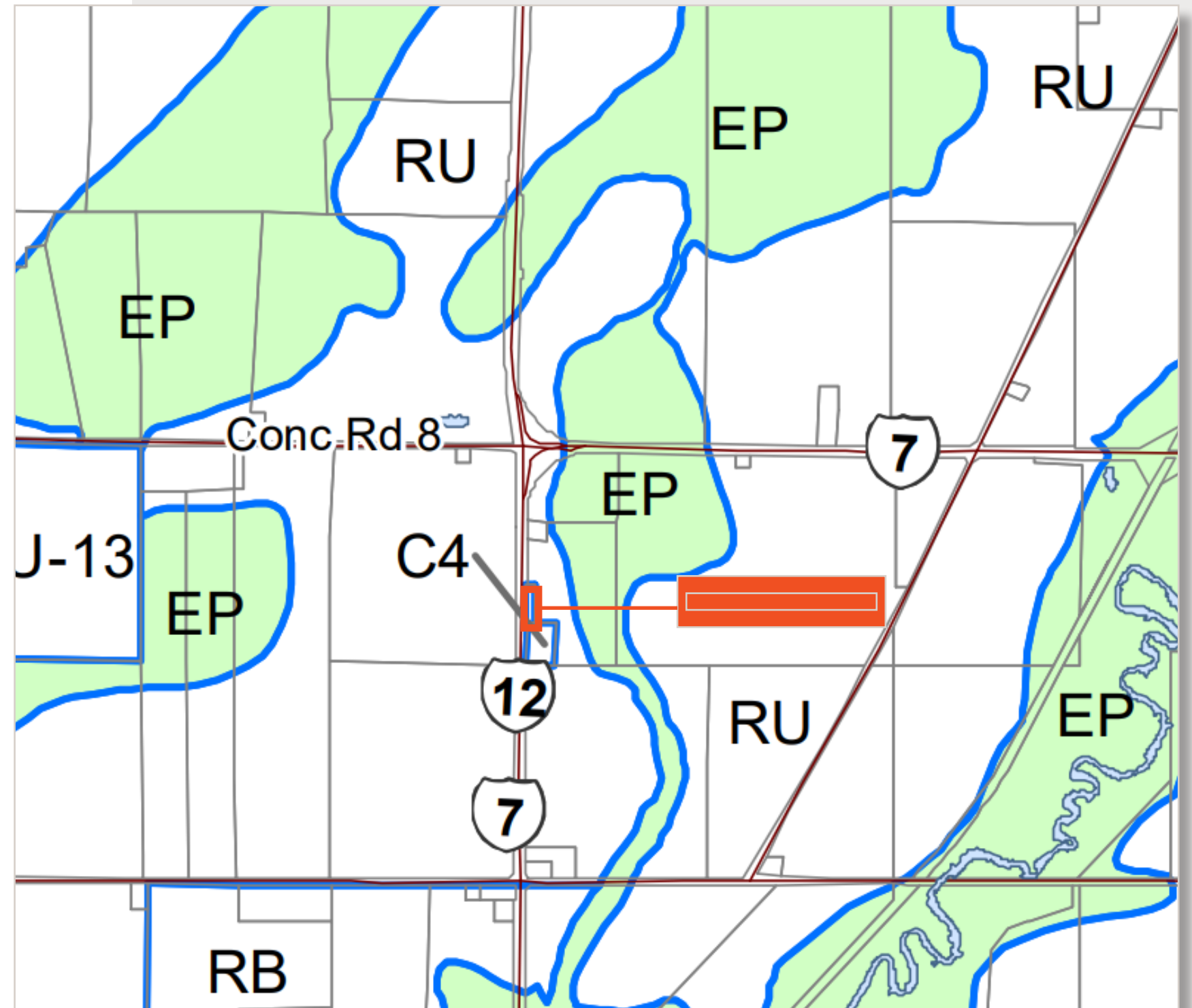


Zoning

C4 - Highway Commercial Zone

Permitted Uses

- Dwelling Units In Portion Of A Non-Residential Building
- Builder's Supply Dealer
- Business/Professional Offices
- Eating Establishment
- Eating Establishment, Drive-In
- Farm Implement Dealer
- Garden Centre
- Landscape Contractor
- Marine Sales & Service
- Motel
- Motor Vehicle -Dealership
- Motor Vehicle -Gasoline Bar
- Motor Vehicle -Repair Garage
- Motor Vehicle -Sales & Service
- Motor Vehicle -Service Station
- Public Use
- Veterinary Clinic



For more zoning information, please visit Township of Brock's Website:
<https://www.townshipofbrock.ca/building-and-business-development/planning-and-development/zoning/>

Survey



Location

16605 Highway 12 is strategically positioned to capture local motorists, regional travellers and cottage-bound traffic. The surrounding region's mix of waterfront communities, cottage resorts, provincial parks, golf courses and year-round attractions extends the potential customer base well beyond nearby residents. From everyday travel to weekend getaways and seasonal recreation, the location offers multiple opportunities to attract passing motorists and become a convenient stop for fuel, refreshments and travel essentials—supporting both fuel sales and complementary in-store revenue.

Nearby Developments

- 1

Village Green
- 2

52 King Street West
- 3

15-23 Main Street
- 4

Brock Herrema Condos
- 5

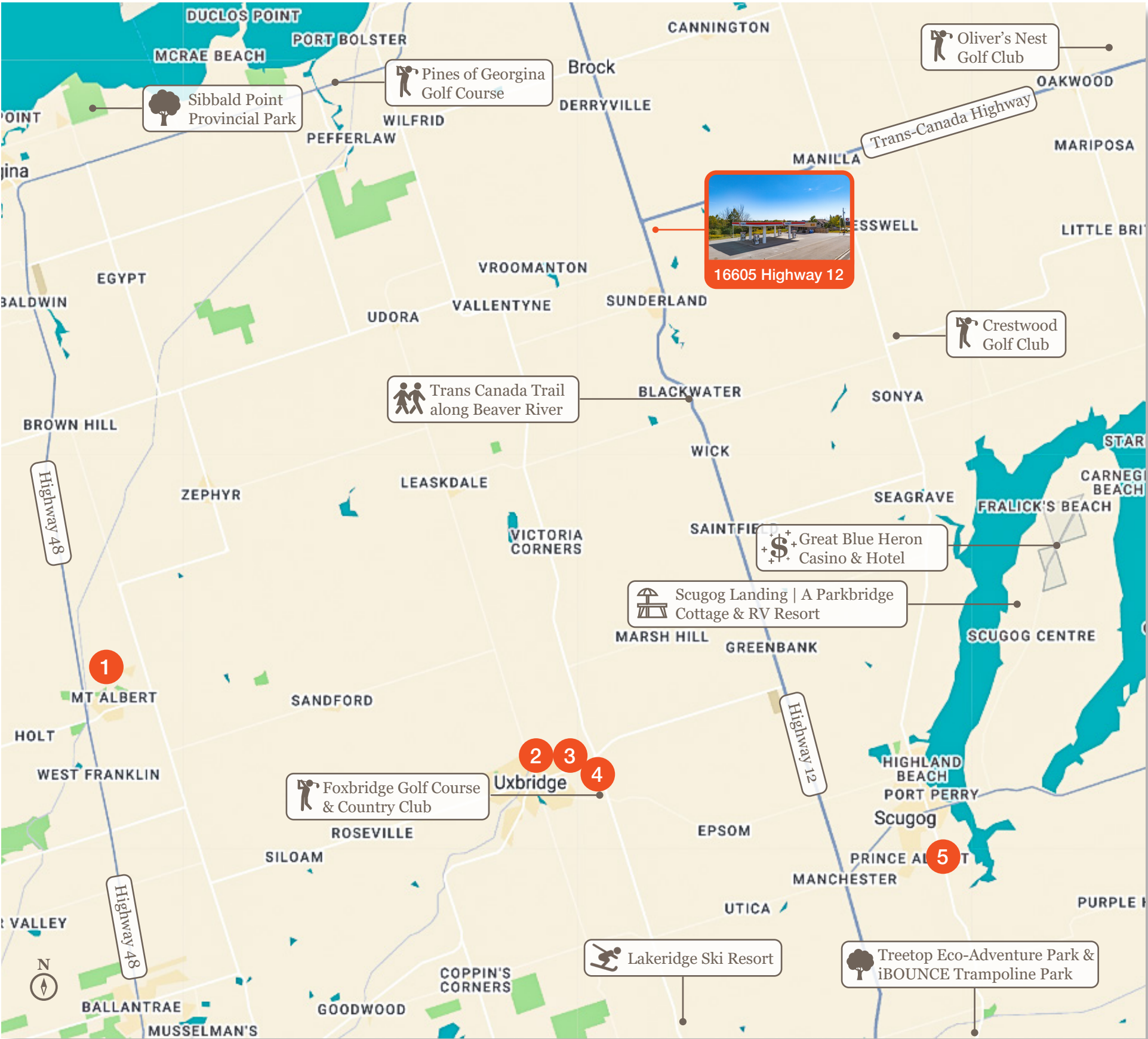
King's Landing

Neighbourhood Demographics

- Average household income of nearly \$122,000 within 5 km, approximately 25% above Brock, supports strong consumer spending power.
- Average annual household spending of over \$102,000 within 5 km highlights in-store revenue potential alongside fuel sales.
- An employment rate of 66.5% within 5 km, compared with 61.2% across Brock, points to an active local customer base.

Connectivity

- Direct Access to Highway 12 and Trans-Canada Highway
- 8 Minutes to Highway 48
- 12 Minutes to Lake Simcoe
- 15 Minutes to Lake Scugog
- 18 Minutes to Kawartha Lakes and Uxbridge



Exterior Photography



Interior Photography





Offering Process

Sale Conditions

The Property and all fixtures, chattels and equipment included therein are to be purchased on an “as is where is” basis and there are no expressed or implied warranties as to title, description, condition, cost, size, fitness for purpose, quantity or quality thereof. Any information related to the Property which has been obtained from the Advisor and/or vendor is solely for the convenience of the prospective purchaser and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale. Further information can be obtained by contacting the listing agents.

Sale Process

The Property is being offered at an asking price of \$3,250,000. Offers must be submitted on the vendor’s form of Agreement of Purchase and Sale which will be provided in the data room. Access to the dataroom shall only be provided once a vendor’s Non-Disclosure Agreement has been executed and approved by the vendor. The dataroom shall contain information to assist the prospective purchaser in their due diligence of the Property. Purchase terms shall be set out in the APS document.

Any offer shall be delivered to the Advisors electronically and/or directly by the Bid Date to be set. All offer deliveries should include a signed copy of the APS as well as a redline version of any changes made to the APS template provided.

The vendor reserves the right to not accept any of the offers and will base their decision on the overall merits of the offer, rather than price alone. Any sale is conditional upon Court approval.

Offering Details

Asking Price	\$3,250,000
Vendor	BDO Canada Limited, in its capacity as court appointed receiver of 2318258 Ontario Inc.
Address	16605 Highway 12
Legal Description	PT LT 13, CON 7, BROCK, PTS 1 & 2, 40R10704;TOWNSHIP OF BROCK
PIN	720080006

Data Room Contents

Those who have been approved for access to the dataroom will find the following folders:

- APS
- Fuel Volume Statistics
- Parcel Registry Report
- Parkland Agreements
- Property Tax
- Receivership Order
- Soil and Groundwater Reports

Please note that files may be added and/or updated during the sale process. For those who have been provided data room access, you shall be notified if an addition and/or update has occurred in the data room. As this is an ‘as is where is’ sale we strongly encourage the review of the data room contents before submitting an offer.

Disclaimer: The information contained in this offering memorandum contains selected information pertaining to the Property detailed herein and is based upon sources deemed to be accurate. It does not purport to be all-inclusive or to contain all of the information which a prospective purchaser may desire. Each potential purchaser is encouraged to verify the information contained herein as this transaction shall be an “as is where is” purchase. The offering memorandum is not a substitute for the buyer’s thorough due diligence investigation. Any verification, analysis or information contained herein are solely the responsibility of the recipient. The Advisors and Vendor make no guarantee, warranty or representation whatsoever about the accuracy or completeness of any of the information contained herein. The Advisors and Vendor expressly disclaim any responsibility for any incompleteness or inaccuracies herein.

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