

477

Main Street E

North Bay, Ontario



Lennard: Retail Investment Opportunity

The Offering

Lennard Commercial Realty, Brokerage (the “Advisor”) has been retained to offer for sale a 100% freehold interest in the single-tenant property located at 477 Main Street East, North Bay, Ontario (the “Property”).

The offering represents a rare opportunity to acquire a freestanding retail asset fully leased to GoodLife Fitness, Canada’s largest and most recognized health club operator with over 450 locations nationwide and approximately 1.5 million members. The Property comprises 21,432 square feet and is situated on a 0.84-acre parcel along one of North Bay’s primary commercial corridors.

The asset is secured by a long-term corporate triple net lease expiring November 30, 2034, with two (2) additional 10-year renewal options, providing long-term income stability and tenancy security. The lease structure is fully net to the landlord, offering investors a passive investment with no day-to-day operational responsibilities.

This location represents the only GoodLife Fitness branded club in the City of North Bay, establishing the Property as a true destination fitness facility within the trade area. Supported by a strong national covenant and long-term lease commitment, the North Bay GoodLife presents a secure investment opportunity within a stable Northern Ontario market.



Asking Price:

\$5,275,000

Offering Process

Proponents are invited to submit their offers to the Advisor at any time. Offers will be reviewed as received.

Investment Highlights



Single Tenant Property with GoodLife Fitness on a Long Term Lease



100% leased to GoodLife Fitness



21,432 SF freestanding building on 0.84 acres



Corporate covenant with 400+ locations across Canada



NNN lease structure with no day-to-day management



Only GoodLife banner location in North Bay (Open 24 hours)



Long term lease commitment with expiry in 2034



Destination location along Main Street with consistent daily traffic



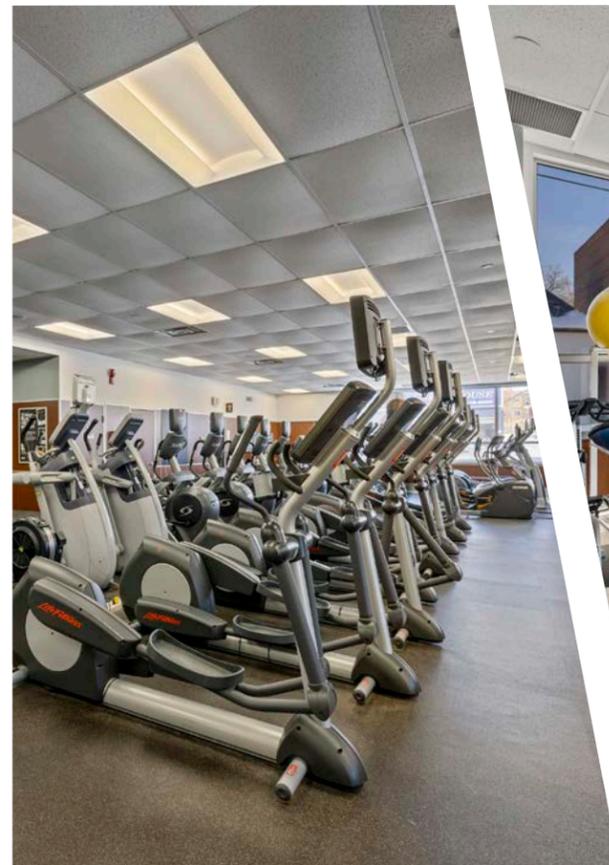
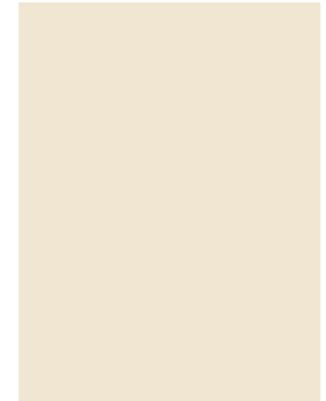
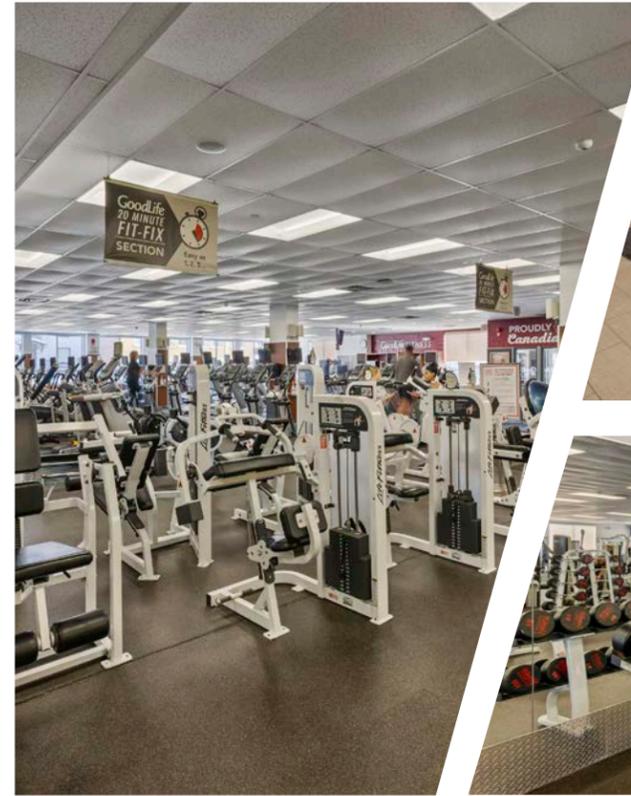
Canada's most recognized fitness brand with 1.5 million members



Recent investment from Apollo Global further enhancing institutional confidence

GoodLife Fitness

Largest health club company in Canada with 450+ locations, 1.5 million members, and more than 11,500 associates



North Bay's Only GoodLife Fitness Open 24 Hours





Delaney Bay

Average Joe's
EATERY & PATIO BAR

FRESH CO
Lowering food prices
CIRCLE K
Tim Hortons

food Basics
SHOPPERS DRUG MART
BEER STORE
BMO

Independent TD
Your Independent Grocer

NORTHGATE SHOPPING CENTER
Walmart
BEST BUY
URBAN PLANET
SEPHORA
Scotiabank
Bell
carter's
ES GAMES
PEOPLES
ROGERS

Pete Palangio Arena

canadore college

Chippewa Secondary School

École secondaire catholique Algonquin

SOURCE FOR SPORTS
Rexall

KALTIRE

RONA
CHEVROLET
Burger World
Tim Hortons
MR.SUB

THE HOME DEPOT
Quality
Holiday Inn
HONDA

17

Trans-Canada Highway

11

Sobeys
HOMESENSE
Staples
MONTANA'S
LCBO
Mark's
DOLLARAMA
SUBWAY
Starbucks
Michael's
TOYOTA
Tahini's
Wendy's
COBS BREAD
HARVEY'S
GIANT TIGER
petvalu

Casey's
PINE BAR
GAS+
KFC

Comfort INN

St. Joseph-Scollard Hall CSS

Alliance Public School

Mother St. Bride Elementary School

Tim Hortons

Cassells Street

BOART LONGYEAR
4,000+ Seat Arena
OHL Hockey

gd2go
Islands
CASHIER FREE

HOMEWOOD SUITES
Hilton

Days Inn

TWIGGS
COFFEE ROASTERS
LA CROIX DE MARIE
Scotiabank
CIRCLE K
DAVE'S
Green PAPAYA
ASIAN & CHINESE CUISINE

Arugula FRESH

TD
CIBC
Domino's
Waffle Bites
BMO
north bay museum
CAPITOL CENTRE
SUBWAY
PIZZA PIZZA
BLOCK
Public House

BETWEEN THE BUN
Indra's CURRY HOUSE

Fisher Street

Main Street E
McIntyre Street E

PARTNERS
TOTAL ENTERTAINMENT CENTRE

CIRCLE K
STATION
TAP HOUSE • STEAK CO.



477 Main Street E

Tim Hortons
Swan Pizza
Stacked
PANCAKE & BREAKFAST HOUSE

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