

Freestanding LCBO with Excess Land

Washago, Ontario



For Sale:

Retail Investment Opportunity

Lennard:

Executive Summary

The Opportunity

Lennard Commercial Realty, Brokerage (the "Advisor") has been retained by the Vendor to offer for sale a 100% freehold interest in a single tenant retail property located at 8409 County Road 169, Washago, ON (the "Property"). The Property is fully leased to LCBO and consists of an 8,031 SF freestanding building constructed in 2012 and situated on a prominent 1.82 acre parcel. Located at the convergence of two of Ontario's primary cottage country travel corridors (Hwy 11 and County Road 169), the Property serves a broad regional trade area while capturing substantial traffic travelling between the Greater Toronto Area and the province's renowned cottage and recreational markets.

The Property is leased under a long-term corporate net lease with approximately six years of remaining lease term, providing predictable cash flow backed by the LCBO, a Crown corporation of the Province of Ontario. The net lease structure offers passive ownership with limited management responsibilities and provides investors with a stable income stream from one of the province's strongest retail covenants.

The Property's strategic location supports a trade area extending well beyond the surrounding community, benefiting from thousands of commuters travelling to and from cottages and recreational destinations throughout Muskoka, Lake Simcoe, Lake Couchiching, the Severn River corridor and the greater Orillia area. With average daily traffic volume exceeding 40,000 vehicles, the Property is well positioned as a strategic retail destination along one of Ontario's busiest recreational corridors.

In addition to the in-place income, the 1.82-acre site also includes excess land providing an opportunity for future site intensification while continuing to benefit from the existing income stream.

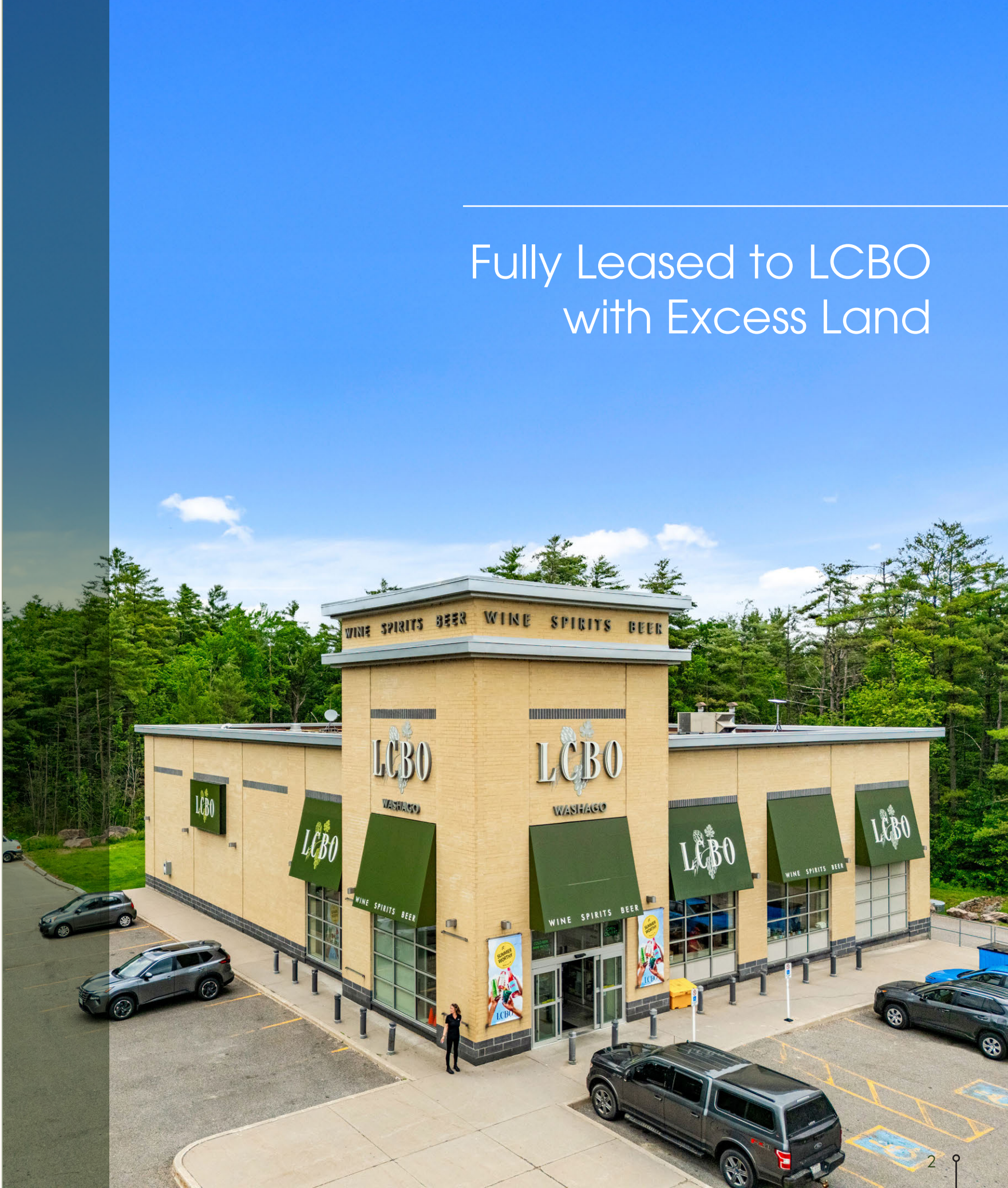
Fully Leased to LCBO
with Excess Land



Offering Price:
\$4,175,000



Offering Process:
The Property is being offered to the market on a priced basis and proponents are invited to submit their offers to the Advisor at any time. Offers will be assessed and reviewed as received.



Executive Summary



Investment Highlights



Fully Leased to LCBO

Modern 8,031 SF freestanding building constructed in 2012 on a 1.82-acre parcel and fully leased to the Liquor Control Board of Ontario (LCBO).



Corporate Net Lease

Long-term corporate net lease with approximately 6 years remaining, providing stable cash flow and passive ownership with limited day-to-day management responsibilities.



Excess Land

Opportunity for future site intensification while continuing to benefit from the existing income stream.



Gateway to Cottage Country

Strategically positioned between Muskoka and Lake Simcoe, capturing substantial year-round cottage traffic.



Prime Highway Exposure

Prominently located at the intersection of Hwy 11 and County Road 169, with exposure to approximately 40,500 vehicles during peak cottage and tourism seasons.



Essential Retail Destination

A well-established convenience retail destination serving permanent residents, seasonal cottagers and tourists along one of Ontario's premier recreational travel corridors.

Property Overview



Property Details

Property Address	8409 County Road 169, Washago, ON
Legal Description	PT ORILLIA ISLAND NORTH ORILLIA BEING PARTS 3 AND 4 ON PLAN 51R-37029, T/W PART 1 ON PLAN 51R-37029 AS IN RO1447488; TOWNSHIP OF SEVERN
Tenant	Liquor Control Board of Ontario (LCBO)
Building Area	8,031 SF
Site Area	1.82 Acres
Zoning	Downtown Commercial (C2) Zone
Renewal Options	2 x 5 Years
Financing	Assumable financing in place. Please see data room.

Essential Retail Destination in the Heart of Cottage Country

Property Location & Description

The Property consists of an 8,031 SF freestanding retail building purpose-built for the Liquor Control Board of Ontario in 2012 and situated on a generous 1.82-acre parcel. The site offers excellent visibility, dedicated points of ingress and egress, ample on-site parking and efficient vehicular circulation, providing a functional layout well suited for its long-term retail use.

Positioned at the intersection of Highway 11 and County Road 169, the Property occupies a strategic location within the community of Washago. Highway 11 serves as one of Ontario's principal north-south transportation routes connecting the Greater Toronto Area with Muskoka and Northern Ontario, while County Road 169 provides direct access to numerous lakes, cottage communities and recreational destinations throughout the surrounding region. The convergence of these two transportation corridors establishes the Property as a highly accessible regional retail destination.

The expansive 1.82-acre site also includes excess land capable of accommodating an additional building, subject to municipal approvals.



Area Overview

Gateway to Muskoka & Lake Simcoe Surrounded by Thousands of Cottages



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