

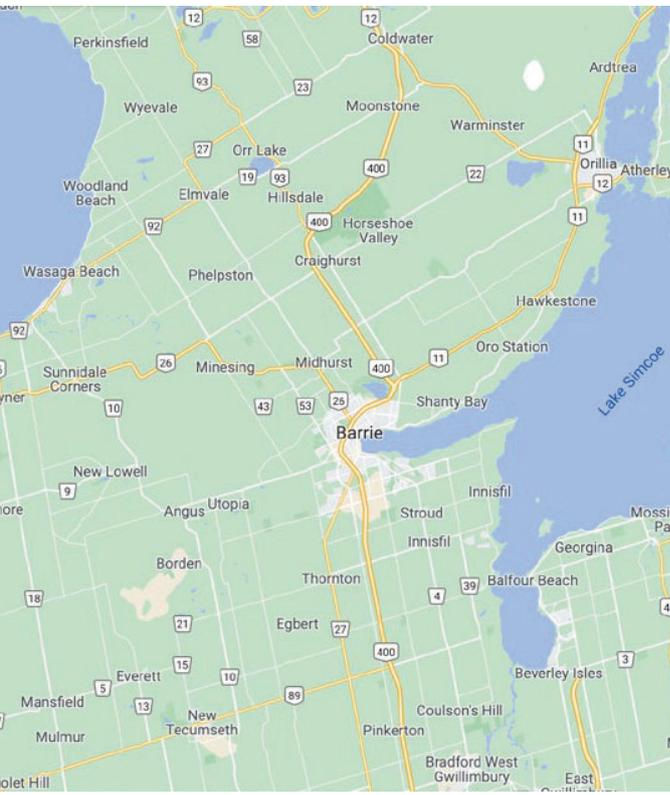


HWY 26 GAS STATION

PROPERTY

The brand benefits of Shell are higher than those of its competitors. In most regions, many drivers prefer to recognize and support Shell more than the other brands. The property covers a total area of 2.5 acres that include convenience stores, Tim Horton's and restaurant. This gas station contains 4 gasoline pumps and 10 refuelling nozzle, of which 2 of them are high-speed diesel nozzle and modern super large gas station ceiling. There are 8 main revenue sources in total, including gasoline, cross lease, convenience store, Tim Horton's, restaurant, propane, ATM and air Commission. The gas station benefits from its unique location. What is more, this is the only Shell gas station around and its V-power gasoline attracts lots high-end consumer. In addition, this gas station replaced with double wall fibre glass tank and pipelines to help you minimize the risk of environmental protection. The station has perfect supporting facilities and stable income sources. Furthermore, the 1 acre open land owned by the property could be used to introduce a full-size chain brand restaurant (such as Burger King). So far, this land provides unlimited potential and development space for this station.





LOCATION & COMMUNITY

Barrie is a city in Ontario, Canada. It is located on the shores of Kempenfelt Bay, the western arm of Lake Simcoe. It is a politically independent single-tier municipality within Simcoe County. Barrie is also part of the extended urban area in Southern Ontario known as the Greater Golden Horseshoe. As of the 2021 census, the population of Barrie is 156,130. The gas station introduced this time is less than 20 minutes' drive from Barrie and it is occupying the golden location. Additionally, the station is located on the only way to the two largest tourist resorts near GTA, blue mountain and Wasaga beach, which brings a stable passenger flow to the station all year round.



The area around the gas station is the eastern end of the aboriginal land transportation line between Simcoe lake and Georgian Bay, which is known as the "Nine Mile transportation line". Ontario highway 400 crosses Barrie from south to North and connects GTA to the south. It is the main highway in the city. Simultaneously, the stream of population also provides a considerable part of the drivers source for the station. Otherwise the station is only 5 minutes away from Stayner town and 5 minutes away from Wasaga beach town. It is located at the intersection of the only way that is the throat of the two urban areas. Our station is on the County Road 10, there is huge traffic across this road, agricultural vehicles, trucks, tour cars, etc.



A large community approximately 400 households will under construction is being built to the north of County Road 10, while a casino project under construction is to the south of Country Road 10. This gas station has become a mandatory gas station for citizens to go out of the city to refuel. It is worth mentioning that the Plaza of this station has a large national brand Tim Horton's. As the only way to be passed place in the middle of the two towns, the vehicles of Tim Horton's drive thru flow continuously. According to the golden rule of the property, location has incomparable importance to other factors of the property. This will be a perfect location that you do not want to miss.

REVENUE

According to the annual statistics, the station has the best profit in the surrounding areas. The station is expected to sell more than 7.5 million litres of gas annually, with a profit of 6 cents per litre. In addition, there are nearly 2 cents per litre of cross lease, the annual gross profit of gas sales can exceed \$600,000. The convenience store is expected to have an annual sales 1.3 million dollars and net profit is \$400,000. Tim Horton's is \$60,000, propane ATM and air Commission are \$85,000 in total. The total income is expected to be about 1.145 million dollars, with a net income of more than \$700,000 after deducting various expenses.

Nowadays, increasingly visionary investors have settled in North American immigrant countries, and they gradually shift their attention from the real estate market to the gas station business. As we all know, investing in gas stations is an investment project with high input amount but considerable profits and returns. As an intelligent and powerful investor, we must seize this rare opportunity to let you accumulate wealth and properties, which could be handed down from generation to generation!



\$60K+
RENT



\$400k+
CONVENIENCE



\$600K+
GAS



\$1.145M+
EXPECTED
INCOME

