



📍 Campbellford
Shell
with McDonald's



Prime Location For Business And Convenience



- ▶ Campbellford prime location off the town main street
- ▶ Shell branded gas station
- ▶ 5 Star Food service tenant McDonald's
- ▶ Convenient transportation

452 Grand Rd, Campbellford

LOCATION

Located at Grand Road in Campbellford, the heart of the town, this property offers high visibility and accessibility to both residents and passing traffic. Situated on a main road, it is easily accessible for customers traveling through the area.

The property's strategic location positions it along key routes for travelers heading to popular destinations or commuting between cities. This makes it a preferred stopping point for travelers in need of fuel and refreshments. If the area experiences growth in population or tourism, the demand for services like gas stations and fast-food restaurants is likely to increase.

Being situated in a location with growth potential can position the gas station and McDonald's for long-term success and profitability.



COMMUNITY

Campbellford is a town in Northumberland County, Ontario, with a population that relies on convenient amenities like gas stations and fast-food restaurants.

Along the Trent-Severn Waterway, Campbellford boasts picturesque views of the river and surrounding natural landscapes. This scenic beauty attracts tourists and provides residents with opportunities for outdoor recreation such as boating, fishing, and hiking.

Campbellford has a welcoming small-town atmosphere with friendly residents and a tight-knit community feel. This creates a sense of belonging and fosters a supportive environment for residents and businesses alike.

While Campbellford maintains its small-town charm, it is also conveniently located near larger urban centers such as Peterborough and Belleville. This proximity allows residents to access additional amenities, entertainment options, and employment opportunities within a reasonable driving distance.

The Town hosts various community events and festivals throughout the year, bringing residents together for celebrations, entertainment, and socializing. These events contribute to the community's vibrancy and offer opportunities for residents to connect.

Having a combined gas station and McDonald's in this location can cater to the needs of the local population, providing essential services and dining options.

The town attracts tourists visiting nearby attractions such as Ferris Provincial Park and the Ranney Gorge Suspension Bridge. The nearby newly planned YMCA, along with the brand-new ice hockey arena and sports stadium, has brought additional opportunities and foot traffic to this property, complemented by the upscale new planned residential community.

BRAND

Shell is a multinational energy company renowned for its expertise in oil and gas exploration, production, refining, and distribution.

With a global presence spanning over 70 countries, Shell is recognized for its commitment to innovation, sustainability, and quality. The company is known for its extensive network of Shell-branded gas stations, offering motorists high-quality fuels, convenience store amenities, and loyalty rewards programs.

Shell is also actively involved in renewable energy projects and initiatives aimed at reducing its environmental impact. Shell invests in research and development to produce innovative fuel formulations aimed at improving engine performance and fuel efficiency.

Offering Shell-branded fuels can appeal to customers who prioritize fuel quality and performance.

Shell offers various loyalty programs such as the Shell Fuel Rewards program, such as CAA and Air Miles, which allow customers to earn rewards and discounts on fuel purchases. These programs can incentivize repeat business and encourage customer loyalty.

Overall, Shell is a trusted brand synonymous with reliability, performance, and environmental responsibility in the energy industry.

PROPERTY LAYOUT

- The gas station has double-walled fiberglass tanks
- There are 8 fuel pumps on-site, equipped with chip readers, providing quick and convenient payment methods. It can help you meet the refueling needs of different customer groups during any peak period. With the premium, high margin Diesel option, the station attracts local business customers and construction companies for day-to-day businesses.
- Convenience area: The gas station has extra parking spaces available, which enhances traffic flow and customer retention.
- Enhancing customer experience: Customers visiting the gas station may choose to dine at McDonald's, leading to longer stays and potentially higher spending. This can contribute to increased revenue for both the gas station and the restaurant. Combining a gas station with a McDonald's provides customers with added convenience. They can refuel their vehicles while grabbing a meal or snack, saving time and effort.
- The property also has a fully equipped convenience store, catering to the basic needs of every customer visiting the station. ATMs and the variety of the products can meet the expectations of any customer for a gas station.
- The Station features a full-sized Macdonald combined with Shell station, an opportunity you never want to miss.

PROFIT



RENTAL
INCOME

- ▶ Close to 4 million liters of fuel volume, with an average profit of 10 cents per liter!



CONVENIENCE
STORE

- ▶ Cross lease of 2.2 cents Per Liter!
- ▶ The gas station also provides ATM and air pump services, with annual sales of \$25,000 each, bringing additional income to the gas station!



OIL
VOLUME

- ▶ High Rental income! (\$105,000/year)



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