

📍 Downtown  
**Ultramar**



## Prime Location For Business And Convenience

Saint-Frère-André  
Catholic Secondary...

Gas Station



- ▶ Toronto DT double main street corner prime location
- ▶ Ultramar brand gas station
- ▶ Area available for rent
- ▶ Convenient transportation

1762 Dundas St W, Toronto

## LOCATION

Located at the corner of two busiest main streets, Dundas and College, in downtown Toronto.

This gas station is strategically located near the Gardiner Expressway to the west and overlooking Etobicoke Valley to the west, with CN Tower to the east. Nearby is also Toronto's famous High Park.

Regardless of the season, there is a sufficient consumer base, and this gas station provides convenient refueling options for these customers.

The geographical location of the gas station makes it a primary refueling and rest stop for numerous vehicles. The location has convenient transportation, attracting many passing traffic and residents.



## COMMUNITY

Toronto is the capital of Ontario, Canada, and the largest city in Canada, located in the southern Ontario region on the northwest shore of Lake Ontario. According to the 2021 Canadian census, the population of Toronto is 2,794,356, making it the largest city in Canada.

Toronto is the core area of the Greater Toronto Area and is also part of the densely populated Southern Ontario region (known as the "Golden Horseshoe" area) of Ontario. With a metropolitan population of 6,202,225 residents, Toronto is a world-class city and one of the largest financial centers in the world.

Toronto's leading economic sectors include finance, business services, telecommunications, aerospace, transportation, media, arts, film, television production, publishing, software, pharmaceutical research, education, tourism, and sports.

The Toronto Stock Exchange is the world's seventh-largest stock exchange, headquartered in the city, with most Canadian companies listed here.

The city boasts a highly educated and skilled workforce, with several world-renowned universities and colleges producing top talent in various fields. This provides businesses with access to a pool of qualified employees.

These factors create opportunities for businesses to thrive and grow within their respective sectors.

## BRAND

Ultramar is a gasoline and home fuel retailer located in eastern Canada, headquartered in Montreal, Quebec. It is the largest petroleum brand in Quebec and operates gas stations and home fuel delivery services in Ontario, Quebec, and Atlantic Canada regions.

The Journie Rewards Program ("Program") is a loyalty rewards program operated by Parkland Corporation ("Parkland"). The program distributes and/or redeems Journie reward points ("points") solely through participating Pioneer, Fas Gas, Ultramar, Chevron, and On the Run gas stations, or other gas stations determined by Parkland from time to time (collectively referred to as "participating sites"), and/or businesses operated by third-party suppliers authorized by Parkland.



## 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.
- Area available for lease: separate entrance, individual space, potential tenants include small restaurants, small businesses, and shops.
- Convenience area: The gas station is equipped with vacuum equipment and air pump services, which can generate additional income for the gas station.
- The property also has a fully equipped convenience store, catering to the basic needs of every customer visiting the station. ATMs, coin-operated (with quick card swipe) vacuums, and air pumps can meet the expectations of any customer for a gas station.
- This property will introduce a brand new vape shop with high profitability and sales! Not only will it add extra profit to this property, but it will also attract a large number of customers to visit the property.

# PROFIT



RENTAL  
INCOME



CONVENIENCE  
STORE



OIL  
VOLUME

- ▶ Close to 6.5 million liters of fuel volume, with an average profit of 8 cents per liter!
- ▶ Annual turnover of \$1.35 million!
- ▶ The gas station also provides ATM and air pump services, with annual sales of \$25,000 each, bringing additional income to the gas station!
- ▶ Potential rental income! (\$36,000/year)



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