



可亿地产  
CORE ELITE PROPERTIES

Asking Price: \$4.5M

📍 Brantford

**Esso**

with **Mr Sub, Country Style, Urban**

**Express**

(CE2025035A)



**80 Colborne St W, Brantford**

TENANTS



FIRST CLASS  
Real Estate Brokerage



## BRANTFORD GAS STATION

### Community

The 2016 CMA Census revealed Brantford's population at 130,000, marking it as a mid-sized Canadian city. The gas station, positioned on the main thoroughfare, sees a high daily footfall from locals and visitors alike. Located in downtown, it attracts many commuters. Notably, Elements Casino Brantford, the only nearby casino with table games, draws numerous residents. Additionally, the Brantford campuses of Laurier University and Conestoga College are just 500 meters away, creating a significant influx of students and staff traveling between campuses.

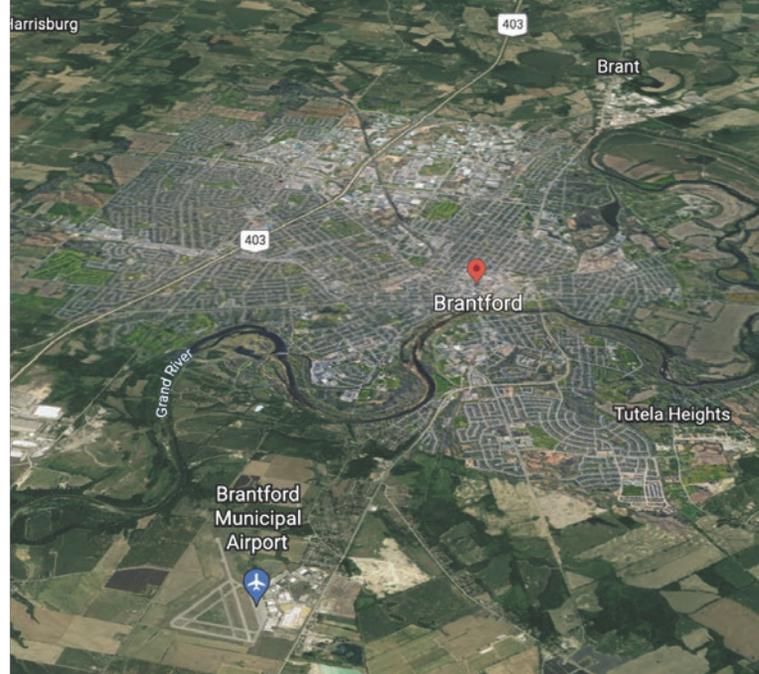


## Location

Brantford, situated 30 kilometers west of Hamilton, Ontario, boasts a university and a casino, ensuring vibrant foot traffic. The gas station, located on Colborne Street—downtown's main thoroughfare—is just 200 meters from Brant Ave, highlighting its strategic appeal. Remember, in real estate, location reigns supreme, making this property one not to overlook.

## Facilities

The Esso gas station on Colborne Street in Brantford spans 0.21 acres and boasts 1,850 square feet indoors. It features three new gas pumps, a high-speed diesel pump, a modern canopy, a standalone convenience store, Country Style coffee, and Mr. Sub. Completed in 2019, it offers new facilities and reduced maintenance worries.



RENT



CONVENIENCE



GAS



## Estimate Sales

The gas station sells about 4.5 million liters of fuel yearly, enjoying a favorable Esso rebate. The convenience store's sales are around \$1 million, while Mr. Sub and Country Style yield \$40,000 in rent annually.

Recently, affluent Chinese investors in North America are pivoting from real estate to gas stations. While these investments demand significant capital, they promise remarkable profits. Embrace this chance to fast-track your wealth with a legacy business and property!