

**FOR SALE**



📍 Wasaga Beach Community

## **PIONEER GAS STATION**

with Food Partners

(CE2025030A)

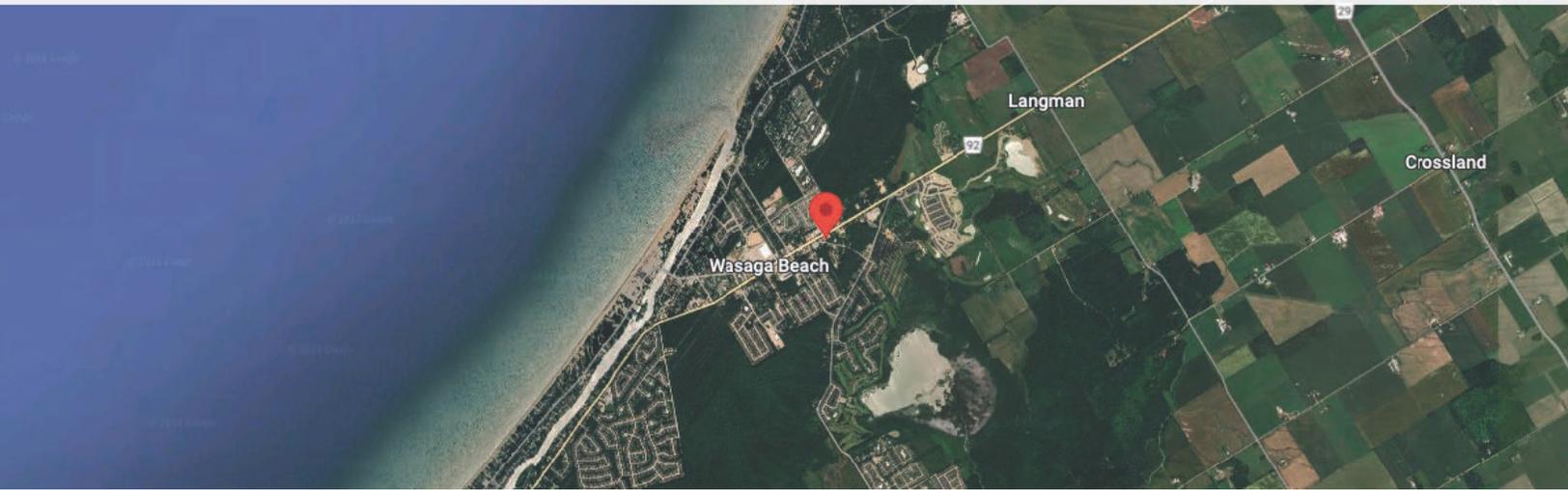
**WASAGA BEACH  
PRIME LOCATION**

- Pioneer brand gas station
- AAA Tenant
- Convenient transportation

Located at 535 River Road W, Wasaga Beach, Ontario.

# FOR SALE

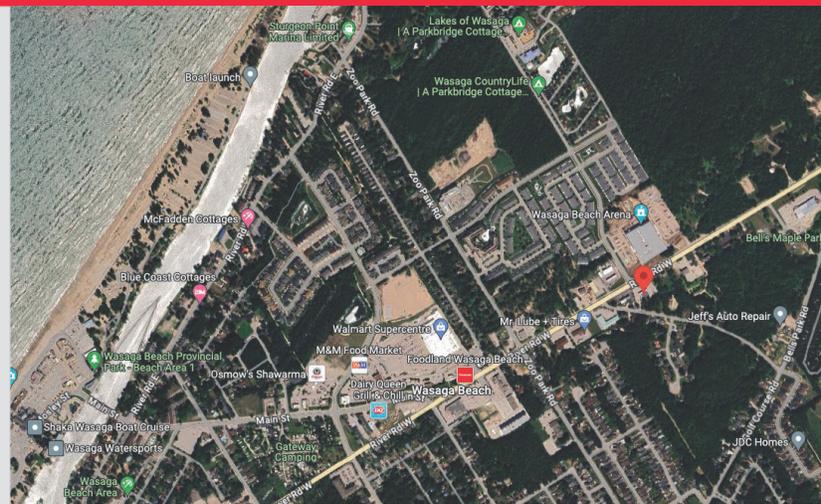
## LOCATION



This gas station is strategically situated in Wasaga Beach, known for its scenic views and recreational activities along Georgian Bay. It attracts both local residents and tourists throughout the year, providing convenient refueling options. The location benefits from its proximity to major roads and easy access to the beach area, making it a primary stop for various vehicles passing through or visiting the region.

## COMMUNITY

Wasaga Beach, situated on the southern end of Georgian Bay, is renowned for its picturesque landscapes and the longest freshwater beach in the world, spanning over 14 kilometers. This vibrant community is not only a favored destination for tourists but also offers a unique lifestyle for its residents.



## TOURISM AND RECREATION

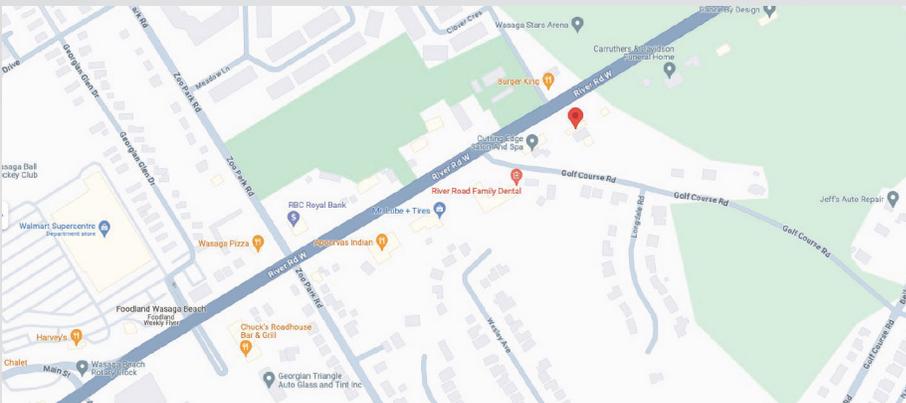
Tourism is the backbone of Wasaga Beach's economy, drawing visitors throughout the year, especially during the summer season. The beach itself is a major attraction, offering opportunities for swimming, sunbathing, and various water sports. The nearby provincial parks and conservation areas provide hiking trails, camping facilities, and wildlife viewing, adding to the area's natural allure.

535 River Road W, Wasaga Beach, Ontario.

# FOR SALE

## LOCAL ECONOMY

The local economy is supported by a diverse range of businesses catering to tourists and residents alike. Restaurants, cafes, and ice cream parlors line the beachfront and main streets, providing dining options with scenic views of the bay. Retail shops offer beachwear, souvenirs, and recreational equipment, enhancing the visitor experience.



## COMMUNITY SPIRIT

Wasaga Beach is known for its strong sense of community. Residents and visitors participate in numerous events and festivals held throughout the year, celebrating everything from arts and culture to sports and local heritage. The community fosters a welcoming atmosphere, making it a desirable place to live and visit.

## RESIDENTIAL AREA

Beyond the beachfront, Wasaga Beach has residential neighborhoods that blend modern living with the tranquility of a waterfront setting. The community values its natural environment and works actively to preserve the area's ecological balance while promoting sustainable development.

## EDUCATION AND SERVICES

The town provides essential services such as schools, healthcare facilities, and recreational centers to meet the needs of its residents. It offers a safe and family-friendly environment, attracting young families, retirees, and seasonal residents looking to enjoy a relaxed lifestyle by the water.

## FUTURE GROWTH

Wasaga Beach continues to evolve, with ongoing development projects aimed at enhancing infrastructure, promoting tourism, and supporting local businesses. The community strives to maintain its charm while embracing opportunities for economic growth and sustainable development.



535 River Road W, Wasaga Beach, Ontario.

# FOR SALE

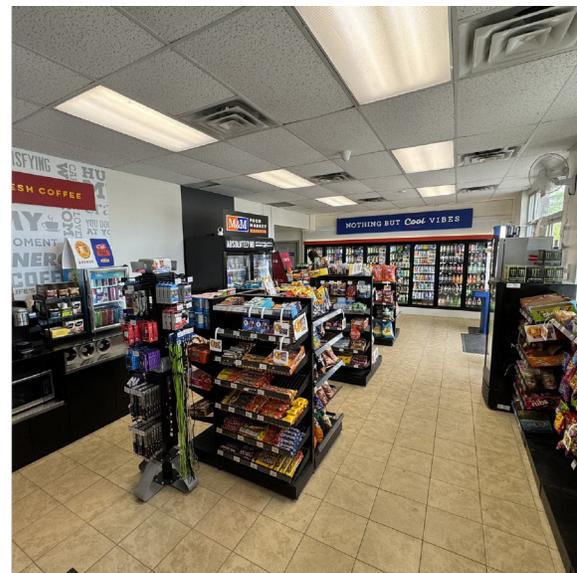
## BRAND

Pioneer is a gasoline and home fuel retailer located in eastern Canada, headquartered in Toronto, ON. Pioneer offers a range of gasoline and diesel fuels for vehicles. Their gas stations are equipped with modern fuel pumps, often featuring quick and convenient payment methods.

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.
- AAA Tenants: separate entrance, individual space, potential tenants include Jerk it up in the convenience store and Che Roba coffee shop.
- Convenience area: The gas station is equipped with 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) and air pumps can meet the expectations of any customer for a gas station.



## PROFIT

- Close to 5 million liters of fuel volume, with an average profit of 9 cents per liter!
- The gas station also provides ATM and air pump services, with annual sales of \$15,000 each, bringing additional income to the gas station!
- Excellent Rental income! (\$66,000/year)



535 River Road W, Wasaga Beach, Ontario.