



Oshawa  
**PetroCanada**  
with Burger King



## Prime Location For Business And Convenience



- ▶ Sole gas station along Oshawa's heavy industry bypass road
- ▶ 5 pump/12-gun gas bar
- ▶ 2500 sq ft convenience store
- ▶ Self-Serve car wash facility
- ▶ Planned partnership with Burger King

1002 Simcoe St S, Oshawa



# LOCATION



Situated as the sole gas station along Oshawa town's heavy industry bypass road, this site serves as a crucial access point for the heart of Oshawa Town. This station aims to establish a contemporary, multifaceted commercial gas station facility to cater to the diverse needs of both the local community and pass by.

The envisioned site includes a national-branded 5 pump/12-gun gas bar, providing 20 cents profitable diesel and premium gas options to meet various vehicle requirements. Complementing this, a 2500 sq ft national-branded convenience store will offer a range of essential goods and the daily needs of customers on the go.

A fully Self-Serve car wash facility stands as a rare offering in the region, meeting the demand for such services in Oshawa, where only one Self-car wash nearby.

Planning to accommodate a tenant for Famous food services Burger King in 2500 sq ft space, creating a convenient stop for refreshments. Teaming up with Burger King can offer several benefits for a gas station, such as heightened brand exposure, a wider array of menu choices, and improved customer satisfaction, ultimately resulting in increased foot traffic and revenue.

In addition to the GM factory, Oshawa is home to various commercial and industrial zones, where workers may need to refuel their vehicles during breaks or after work. Having a gas station nearby can cater to the needs of these workers and potentially generate consistent business.

Near 401, 5 mins to the 401 Highway. 45 Minutes away Downtown Toronto.  
Exposure to high traffic volume, easy accessibility, strategic location,  
opportunities for business growth.

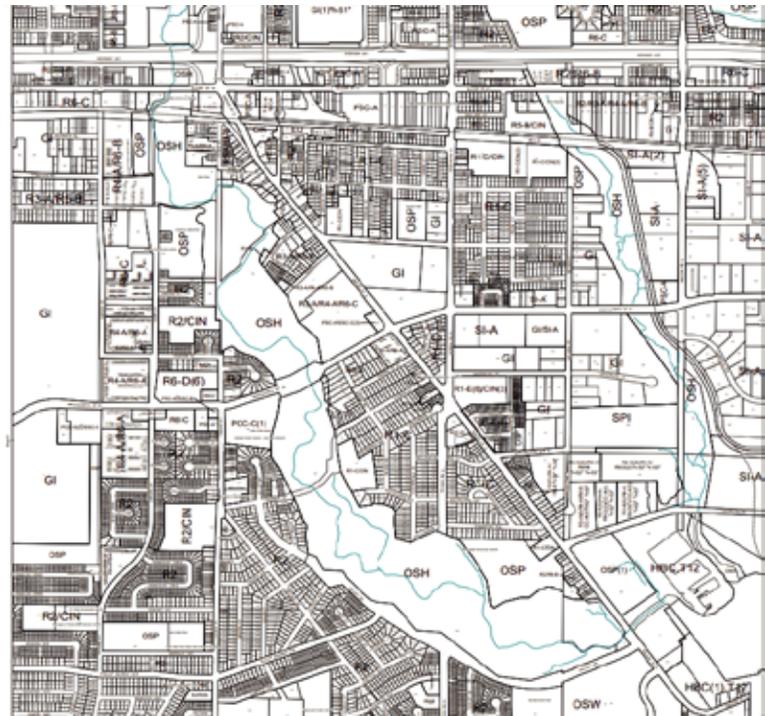
## DESCRIPTION

Located at the southeast corner of Wentworth Street West and Simcoe Street South Road, encompassing approximately 0.7 acres.

Positioned along a major regional traffic thoroughfare, this site stands as the exclusive gas station location on the town's bypass road.

According to Geowarehouse data it has a frontage of  $\pm 211.25$  feet along the east side of King Street South. The total computed land area is stated to be  $\pm 0.68$  acres.

The subject property is generally level in elevation. The subject enjoys two (2) points of ingress / egress from Simcoe St S and Wentworth West.

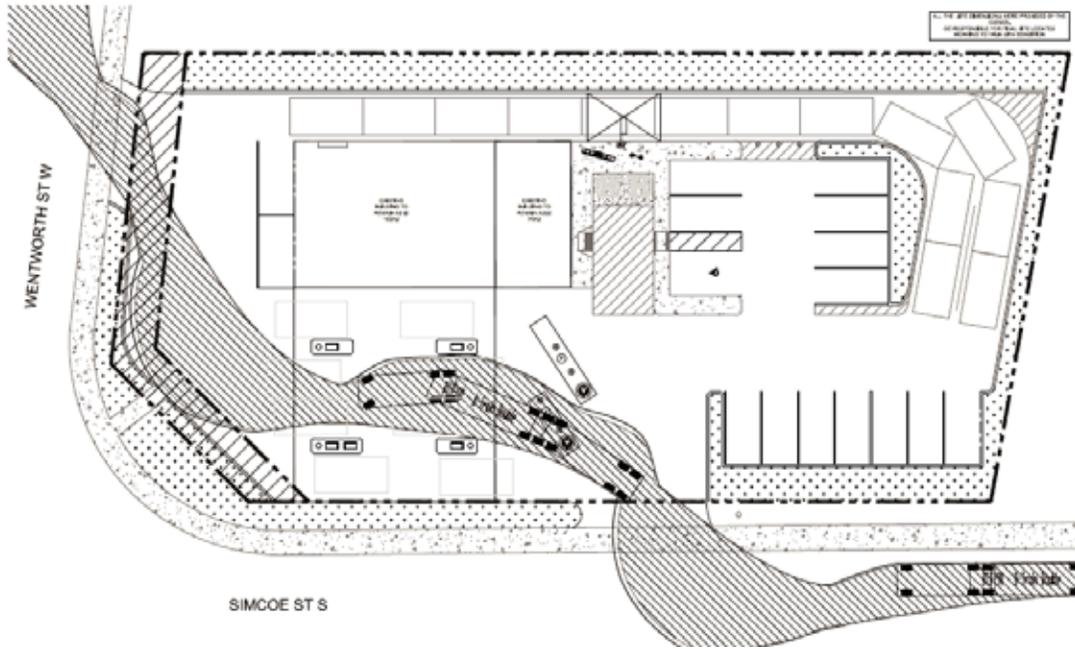


## COMMUNITY

Oshawa had a population of 175,383 as of 2021, with a Census Metropolitan Area (CMA) population of 415,311. Located approximately 60 km (37 mi) east of Downtown Toronto. It is often considered the eastern hub of the Greater Toronto Area and the Golden Horseshoe. As the largest municipality in the Regional Municipality of Durham, Oshawa serves as the headquarters for General Motors Canada, where extensive manufacturing and administrative operations are conducted, employing thousands of individuals directly and indirectly. Oshawa now holds the title of "Automotive Capital of Canada."

Although the company's significance in the local economy has waned over time, it remains the largest employer in the region. On 4 November 2020, GM revealed plans to resume pickup production at the Oshawa Assembly Plant, contingent upon the ratification of the 2020 agreement with Unifor. Immediate construction commenced, including the establishment of a new body shop and flexible assembly module, to meet the rising demand for GM's new line of pickup trucks. Pickup production officially recommenced at Oshawa on 10 November 2021, marking the completion of the first Canadian-made Silverado.

# FUTURE PLAN



**KEY PLAN**

**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST CANADIAN STANDARDS.
2. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS AND PHOTOGRAPHY OF THE SITE AND SURROUNDINGS TO VERIFY THE LOCATION AND DIMENSIONS OF THE PROPOSED BUILDING AND PARKING AREAS.
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**TRUCK DETAIL**

# POTENTIAL FOOD PARTNERS



📍 Oshawa

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