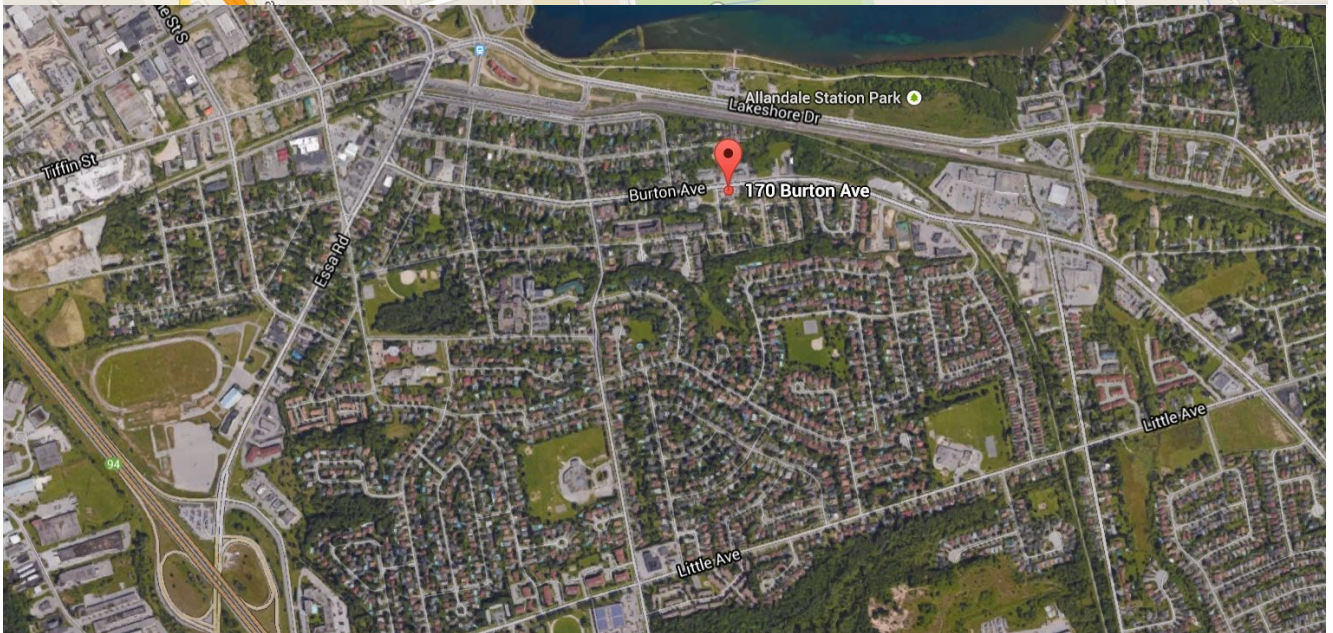
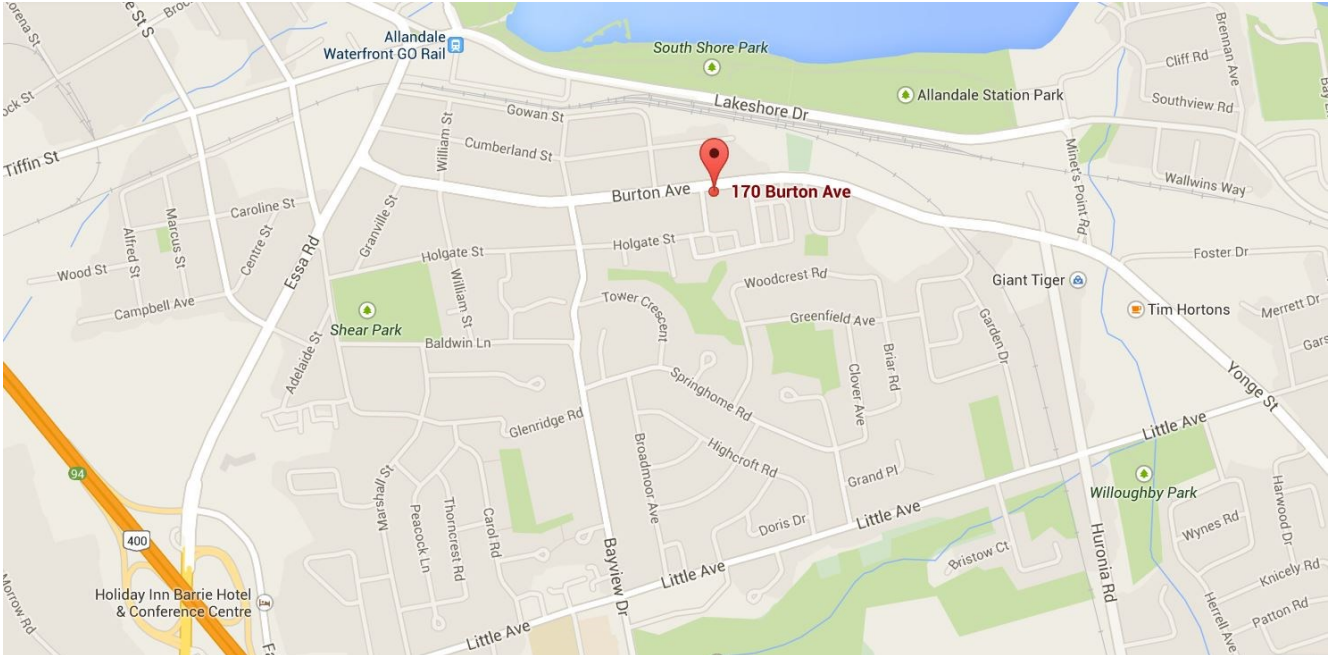
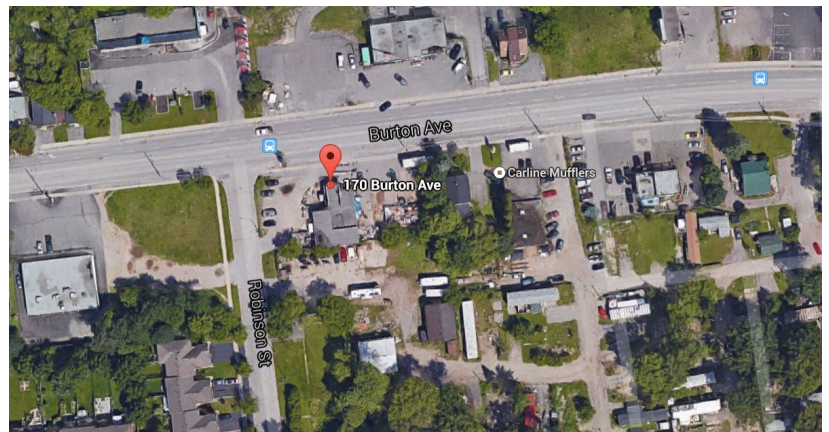


170 Burton Ave. Barrie



General Information

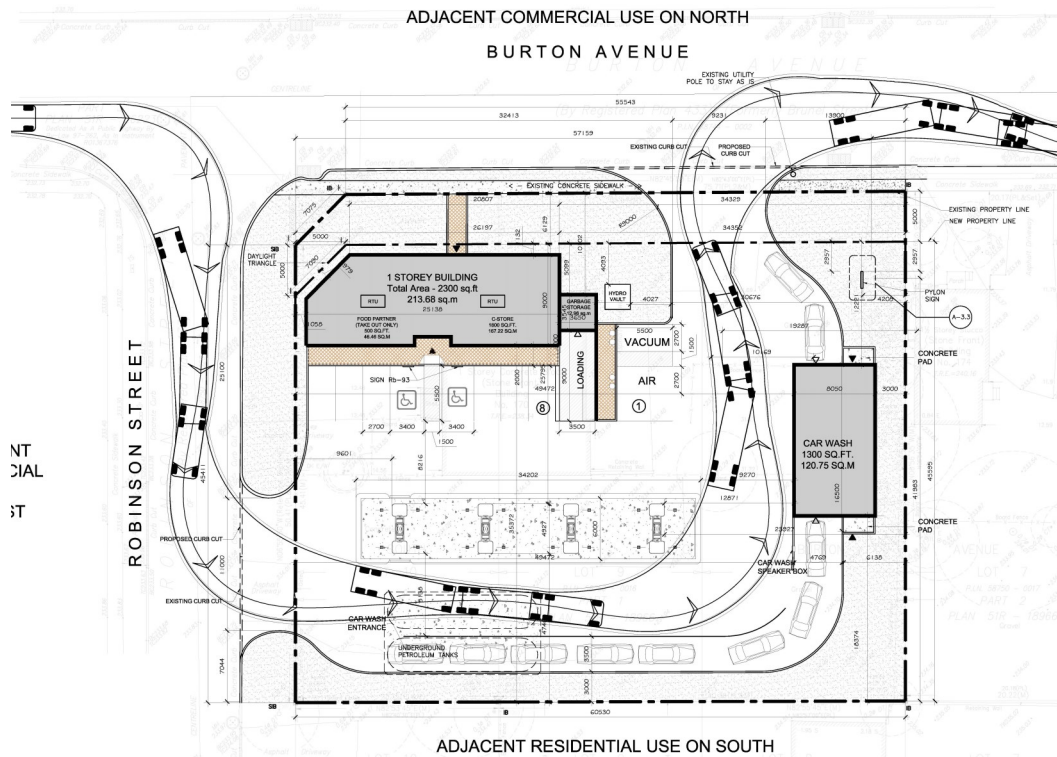
- Total Area 0.75 Acre (Corner Lot)
- C4 Zoning
- Traffic Count 13,691 ADT
- Petro Canada Gas Station 4 Pumps
- 1550 Sq Ft Convenience Store
- Up to 1000 Sq Ft Food Partner Area



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RAJAN BANWAIT—416-707-1293—rajanbanwait@gmail.com

Site Layout & Development



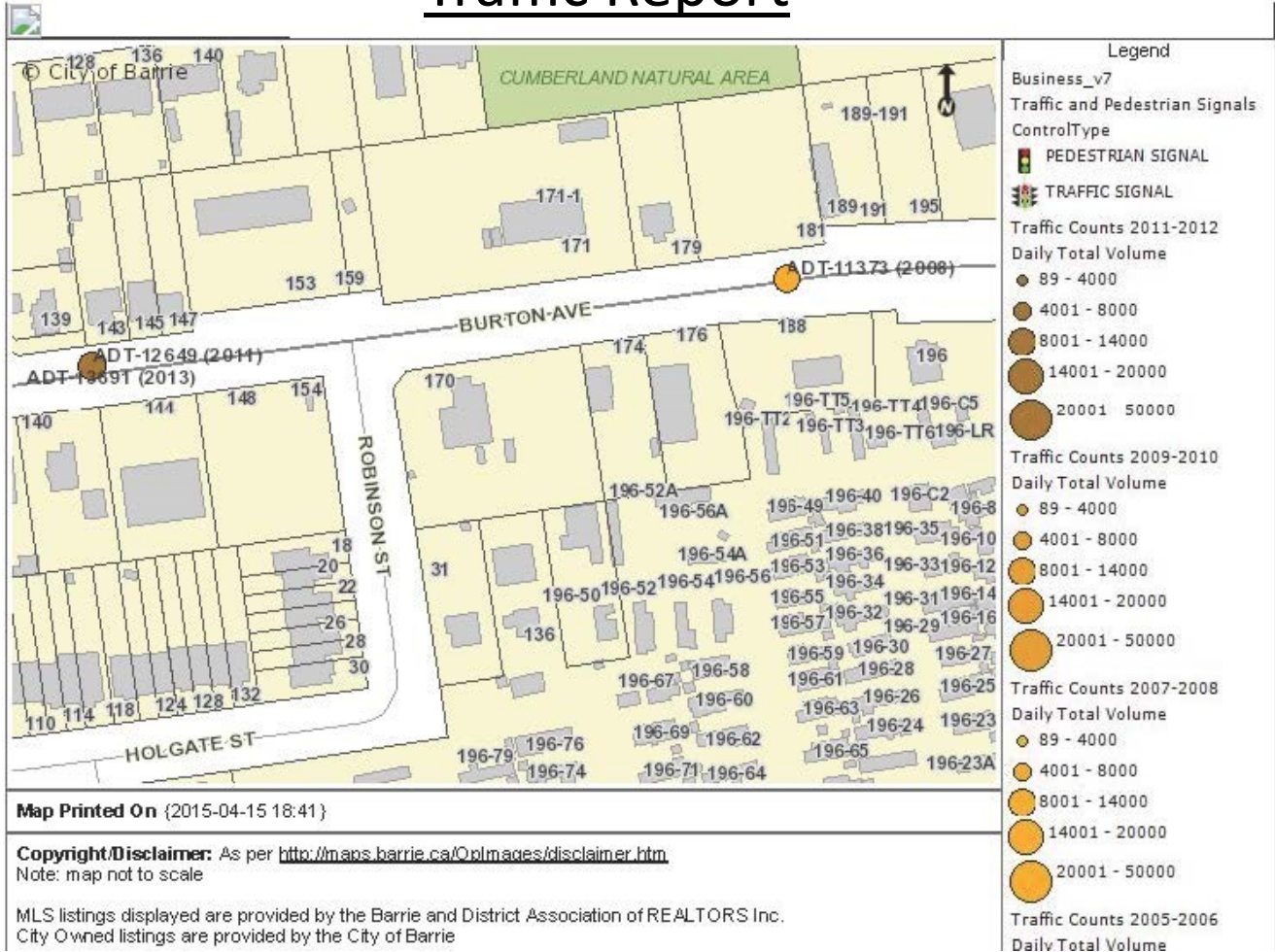
Top Rendering



Top North Rendering

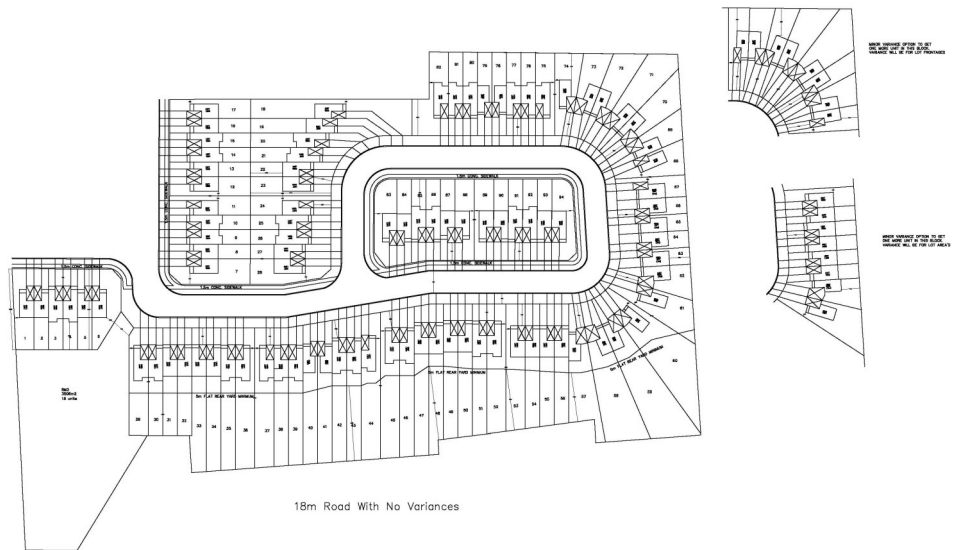


Traffic Report



13,691 ADT (2013)

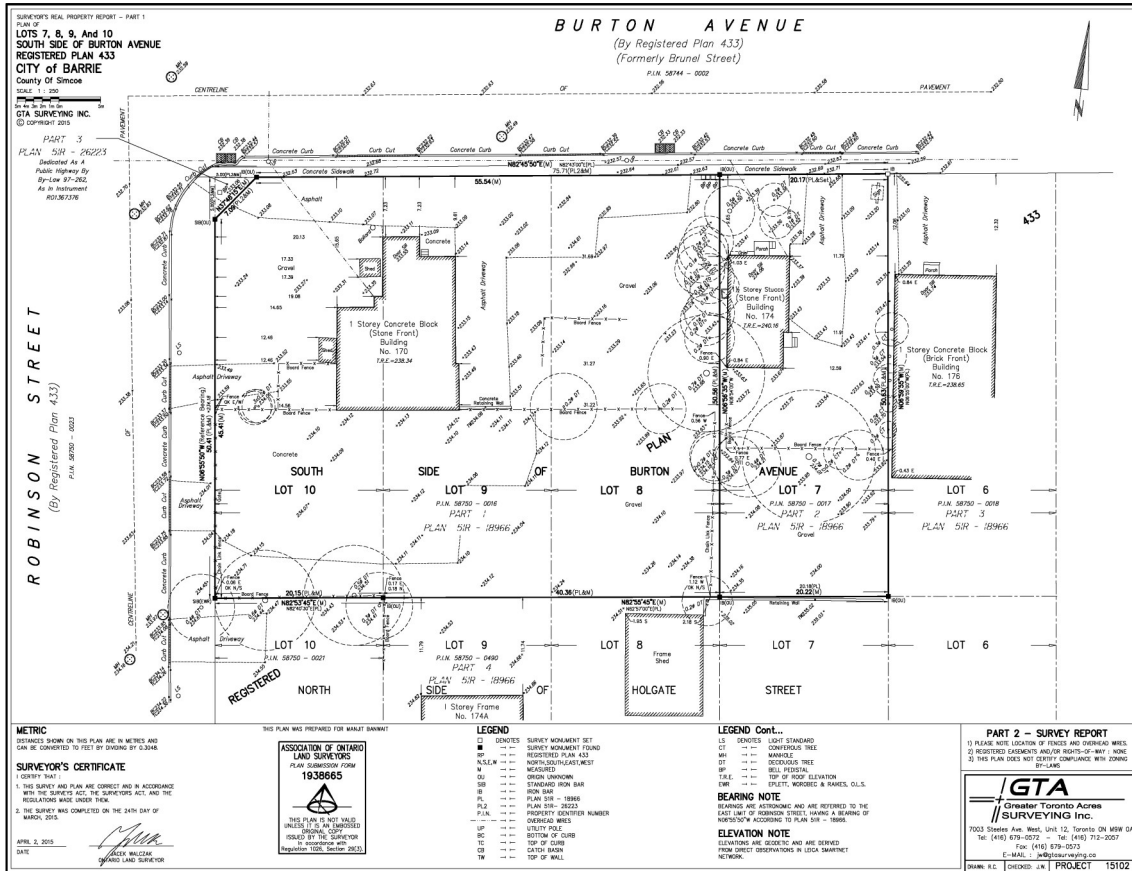
100 Freehold
Town Home
development
being built
directly behind
170 Burton
Ave.



MANJIT BAN

RAJAN BANWAIT—416-707-1293—rajanbanwait@gmail.com

Current Survey



MANJIT BANWAIT—416-283-1600—manjit@pcrealty.ca

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170 Burton Ave. Barrie Projections

				Estimated Value
	Million Litres	Cents		\$4,500,000.00
Gas Volume	5,000,000	@	0.040	\$200,000
Diesel	500,000		0.08	\$40,000
Cross Lease			0.015	\$82,500
Store annual sales	\$1,000,000.00	@	20.00%	\$200,000
Car Wash	\$140,000.00			\$140,000
Air and Vacuum	\$2,500.00			\$2,500
Little Caesars	\$100,000.00	@	50%	\$50,000
Gross Income				\$715,000
Expenses:				
	Comments			
Property tax				\$20,000
Insurance				\$7,000
Credit Card				\$85,000
C-Store Wages				\$85,000
Utilities				\$35,000
Car Wash Expense				\$15,000
Maintenance				\$5,000
Bank Charges				\$2,500
Professional Charges				\$2,500
Total Expenses:				\$257,000
Net Profit Before Debt				\$458,000
Cap Rate				10.2%
		Material	Comments	
Tank (Regular)	75,000	Double Wall Fiberglass		Brand New Subdivison of 100 Townhomes being constructed directly behind property
Tank (Premium)	25,000	Double Wall Fiberglass		
Tank (Diesel)	25,000	Double Wall Fiberglass		
Propane				
# of Pumps:				
Acres of Land	196.17 X 165 FT			
Hours of Operation				
<p>Note: All Figures Provided are Projections and are not to be verified by the Vendor. Property is Being Sold as is.</p>				