



INCOME GENERATING

INVESTMENT PROPERTY FOR SALE

 10075 SUNSET RD - ST. THOMAS



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**COMMERCIAL RE/MAX
TEAM IN ONTARIO**



**COMMERCIAL RE/MAX
TEAM WORLDWIDE**



INVESTMENT PROPERTY FOR SALE: GAS STATION, CONVENIENCE STORE, PIZZA PIZZA

10075 SUNSET RD, ST. THOMAS

- Grade A tenants - Pizza Pizza and Canco Gas station.
- Approx. 0.25 acres currently developed — Approx 2 acres available for future development.
- Ideal property for developers and Seasoned commercial investors.
- Strong CAP rate with stable, reliable rental income.
- Amazon Fulfilment Centre is under 5 km from this locations adding to the traffic.
- Volkswagen is building a large electric vehicle battery plant close by in St. Thomas
- Strong CAP rate with stable, reliable rental income.

Listing Price: \$2.49 Million

2.26 Acres

Strong Cash Flow

A-Grade Tenants

**Prime location with
exposure on Sunset Dr and
Talbotville Gore Rd**

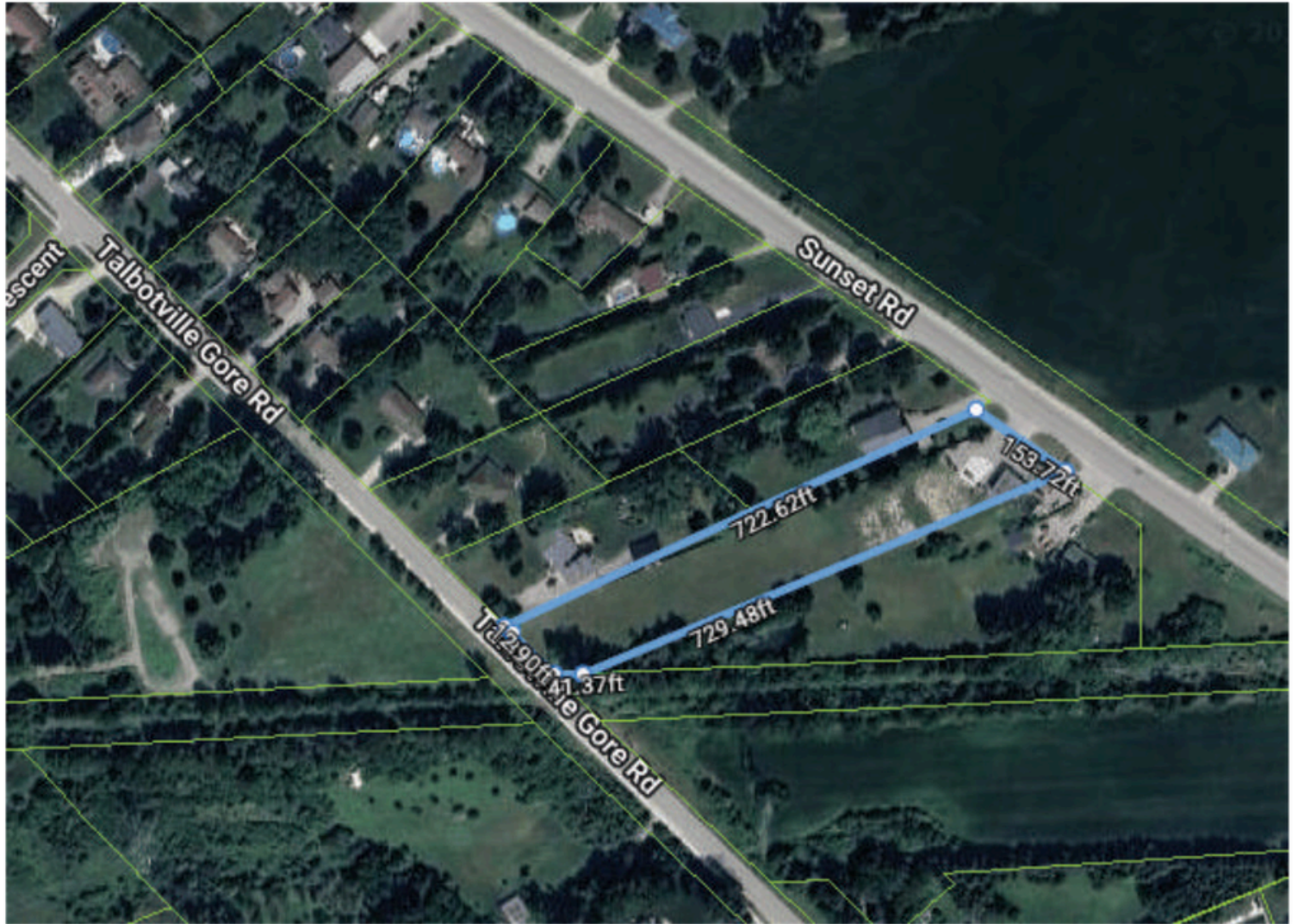
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Investment Summary

RENT ROLL & FINANCIALS

LISTING PRICE

\$2.49 Million

INCOME OVERVIEW

TENANT PROFILE	CANCO Gas Station & Convenience	Pizza Pizza
Sq. Ft. (approx)	1270 Sq.ft	730 Sq.ft
Lease Term	10 Years	5 Year
Renewal Option	10 Years	5 Year
Lease Start Date	1st May 2021	15th May 2020
Monthly Net Rent (\$) - 1st Renewal	7875	3000
Monthly TMI (\$)	381	548
Total Income (\$) - Monthly (Gross Rent: Net+TMI) - Approx	8256	3548
Total Income - Annual (Gross Rent: Net+TMI) - Approx	99072	42570

ANNUAL EXPENSES

Property Tax - 2025	9578
Grass Removal	4800
Insurance	9144
Accounting & Legal fees	1800
Common area Utilities	262
Banking Charges	482
Total Expense	26066

PERFORMANCE

NOI

115576

CAP RATE *

4.64

* Above Income is from Approx 0.25 Acres of land that is developed; 2 acres of developable land not included

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RENOVATION DETAILS



C-store renovated in **2018**



Tanks replaced in **2023**



SERVICE DETAILS



WATER

On site



HYDRO

On site



SEWAGE

Currently on septic tank.

City has finished sewage line to the property line in 2023.

Buyer to hook up the line.



SNOW REMOVAL

Tenant's responsibility



LANDSCAPING

Open land is landlord's responsibility



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