

789 Murray St

WALLACEBURG, ONTARIO

POWER OF SALE - GAS BAR

Reduced Price - \$2,000,000 \$1,700,000



REALTY
ENERGY
GROUP

ROYAL LEPAGE
REALTY INC.

CBRE



The Location

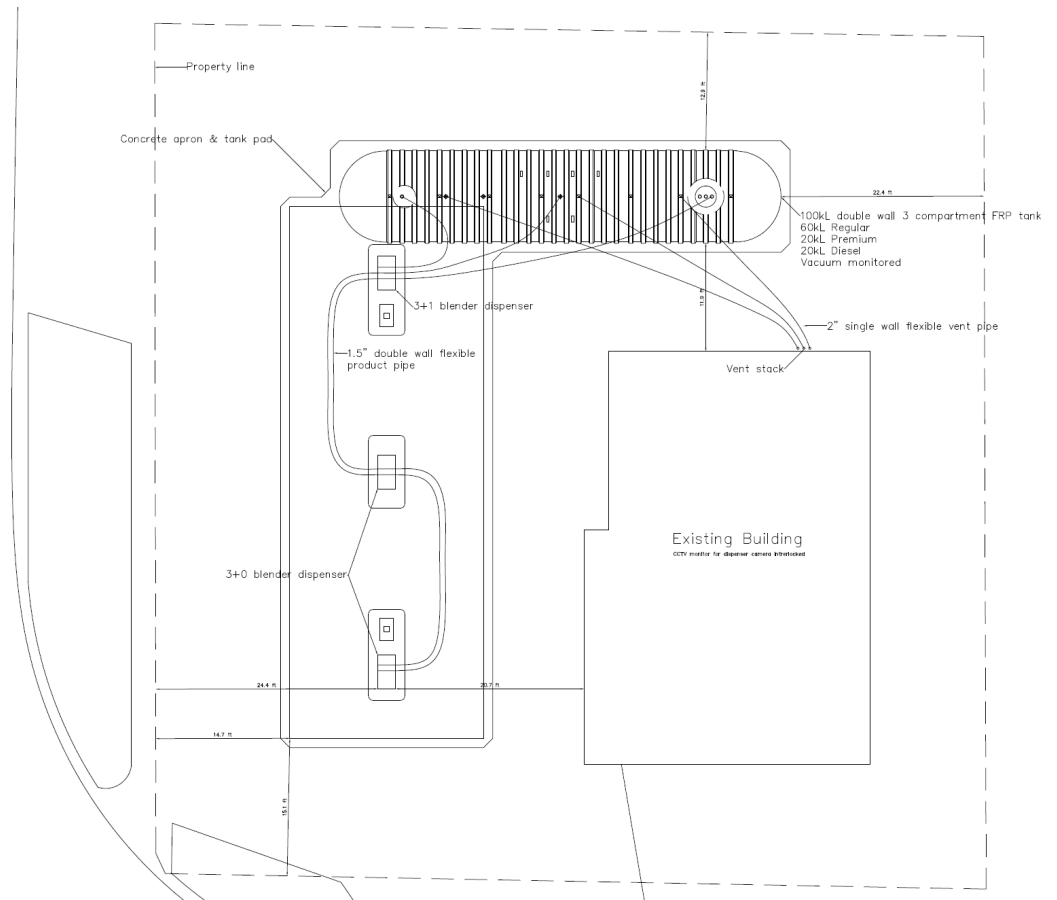
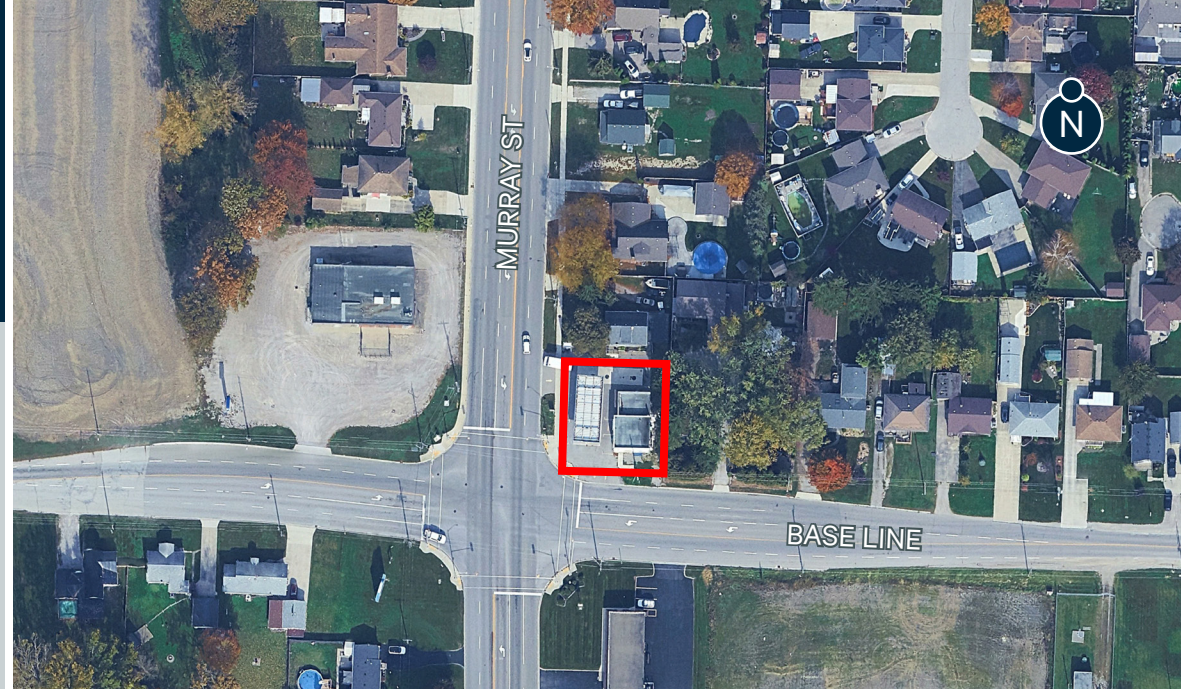
The gas bar is located at the corner of Murray Street (Hwy 40) and Base Line, capturing the traffic commuting along Hwy 40 between Wallaceburg and Chatham.

Wallaceburg, Ontario, is a vibrant community located in Chatham-Kent, known for its rich history and strong industrial base. The economy is driven primarily by manufacturing, agriculture, and service industries. Major employers in the area include large manufacturers and local businesses that contribute to the economic landscape.

Tourism in Wallaceburg is bolstered by its scenic waterfront, recreational opportunities, and cultural attractions, including the Wallaceburg and District Museum, which showcases the town's history. Nearby parks and trails attract visitors for outdoor activities, enhancing the area's appeal.

Property Details

- Asking Price: \$2,000,000
- **Reduced Price: \$1,700,000**
- Size: 8,923 Sq. Ft. (0.20 AC)
- Retail building: 1,356 Sq. Ft.
- Fuel dispensers: 3
- Underground fuel storage tank installed in 2019
- Canopy: 1,438 Sq. Ft.
- Asphalt paved
- PIN: 005540643
- Legal Description: PART OF LOT R, PLAN 418, DESIGNATED AS PART 3, 24R9300 SUBJECT TO AN EASEMENT OVER PART 4, 24R9477 IN FAVOUR OF PART OF LOT R, PLAN 418, DESIGNATED AS PART 2, 24R9300 AS IN CK87241 MUNICIPALITY CHATHAM-KENT



Demographic Snapshot



10 Minute Drive Time

13,825

POPULATION

5,854

OF HOUSEHOLDS

46.6

MEDIAN AGE

\$86,745

AVG. HOUSEHOLD
INCOME

1.3%

EXPECTED POPULATION
GROWTH (2024 - 2029)

\$17,899,148

TOTAL SPEND - GAS

\$3,085

AVG. HOUSEHOLD
SPEND - GAS

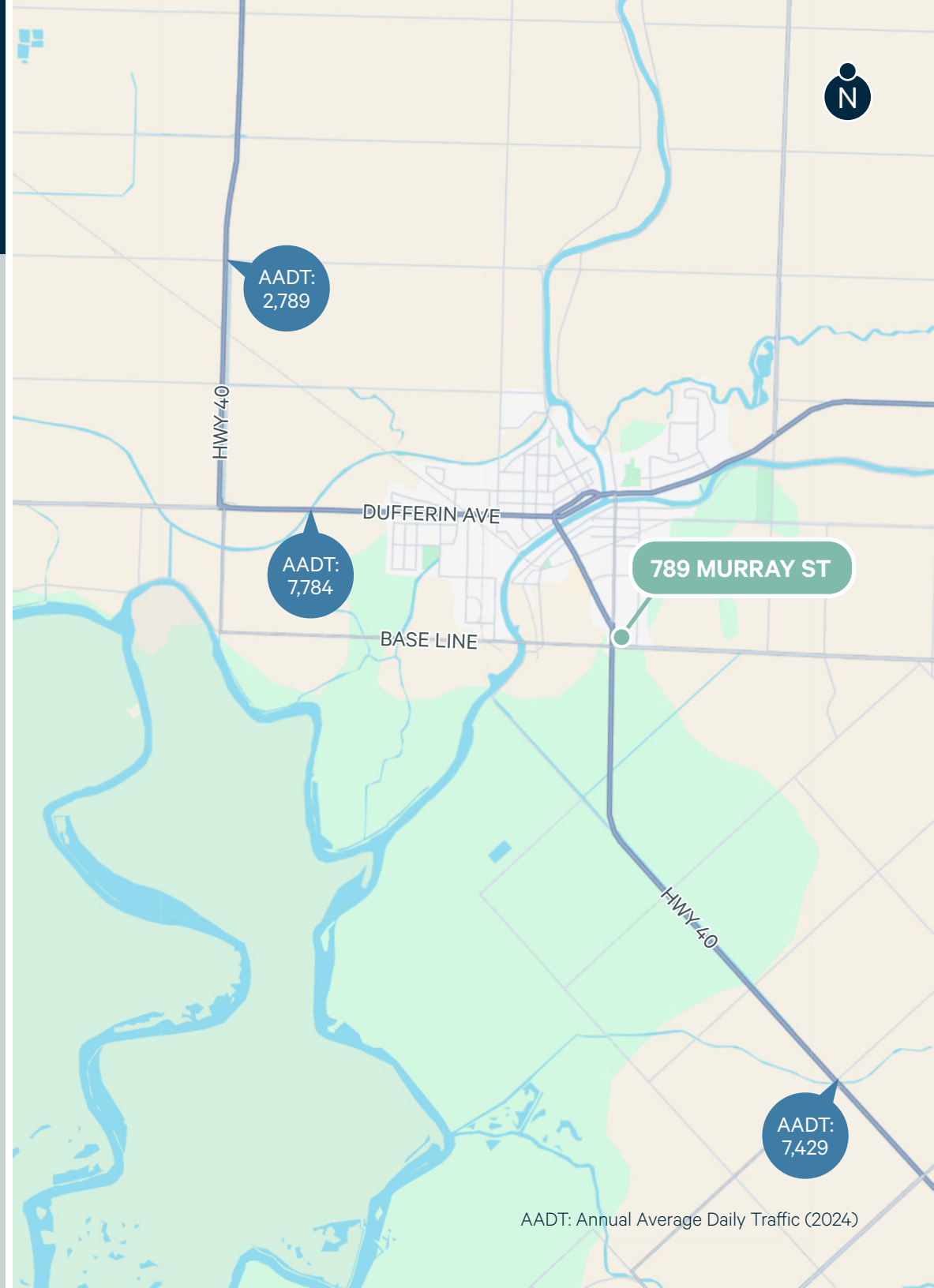
Zoning & AADT

UC(HC1)-1228 - Highway Commercial First Density

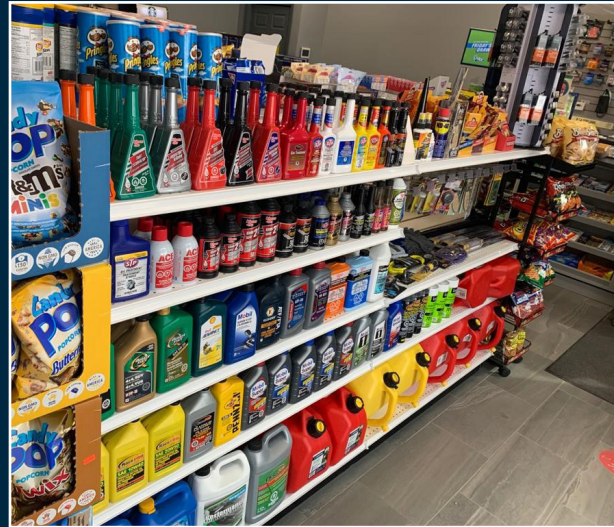
Some permitted uses include:

- Automobile Repair Shop
- Automobile Sales and Service Establishment
- Automobile Service Station
- Bank/Financial Institution
- Beer/Liquor Store
- Builder's Supply Yard
- Car Wash
- Clinic
- Commercial Entertainment
- Dry Cleaning Establishment
- Eating Establishment
- Gas Bar
- Hotel/Motel
- Laundromat
- Mixed Use Commercial/Residential Building
- Nursery
- Office
- Personal Service Establishment
- Retail Store
- Service or Repair Shop
- Service Trade Establishment

Note: Prospective purchaser must satisfy themselves as to whether their intended use complies with the Zoning By-law.



PropertyPhotos



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FOR MORE INFORMATION, PLEASE CONTACT



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Prospective buyers should contact listing agents for a schedule to be attached to all offers.

*Sales Representative **Broker | All outlines are approximate | CBRE Limited, Brokerage | 2005 Sheppard Ave E, Suite 800, Toronto, ON M2J 5B4 | www.cbre.ca | 425 McNaughton Ave W, Chatham, ON N7L 4K4 | www.royallepage.ca

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