

Client Remarks: Very Profitable Gas Station at The Entrance of Hwy 60 Under 20 Years of Ownership. No Real Competition on Hwy 60 To Algonquin. Gas volume 4.0M is still increasing. Pre-COVID Sale Was 6.0Ml. Store sale +\$950K. Currently, the auto Carwash is out of order. All-new roof, HVAC. New Canopy and Pump Systems. Space (800 Sf) For Lease To an auto workshop / Dealer, an Incremental Income. Increasing Residential and Seasonal Populations.

Brokerage Remarks: Please contact La for a showing and further information package. Offer to info@haseebsheik.ca Pls Attach Schedule B and Form 801. Thanks for your cooperation!

Extras: Clean Phase II Report Available. All double-wall fibreglass tanks. Supply Agreement till July 2030 With A Discount Of 0.5 Cents Off Rack Price. 2 Cents Cross Lease. 3 Pump Islands And 10 Nozzles With 4 Diesel.