



FOR SALE

6100 4th Line Road,
South Glengarry, ON



ANNUAL
SALES

~\$1.4M



BUILDING
AREA

±2,100
square feet



EXCESS LAND
WITH CH ZONING

±7.0
acres



YEAR
BUILT

2021



Ernst & Young Inc., in its capacity as Court-Appointed Receiver of the assets of 2592765 Ontario Inc., is pleased to offer for sale **6100 4th Line Road** in South Glengarry, a strategically positioned commercial property in Eastern Ontario.



PROXIMITY TO HIGHWAY 401

Immediate access to Highway 401, benefiting from continuous commercial and passenger traffic, ~19,700 vehicles passing per day.



INCOME GROWTH POTENTIAL

Established and profitable Shell-branded gas station and cardlock operation with multiple revenue streams from fuel sales, cardlock services, convenience retail, and food service offerings.



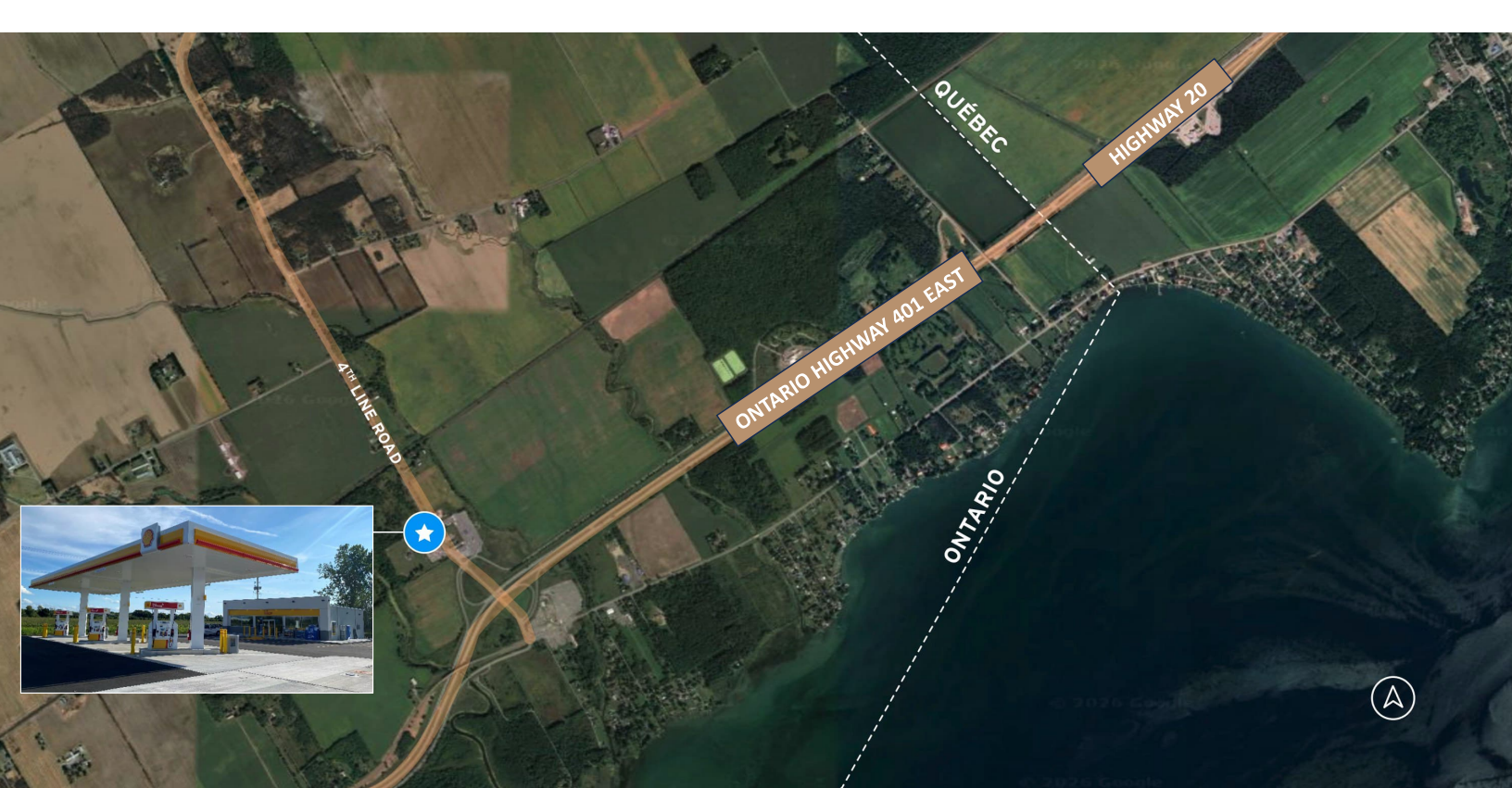
SIGNIFICANT COMMERCIAL LAND HOLDINGS

Comprising approximately of 16.1 acres, including a substantial commercial component and excess land with highway commercial zoning.



STRATEGIC EASTERN ONTARIO LOCATION

Strategically located between Ottawa and Montreal, offering excellent regional connectivity to major markets across Eastern Ontario and Quebec.



★ 6100 4TH LINE ROAD

ASSET TYPE	Petroleum Retail
NET RENTABLE AREA	±2,100 SF (Service Station)
VALUE ADD	3,395 SF Single Family residence included in the site to provide additional rental revenue - Convenience store and Petroleum sales operation
SITE AREA	±16.1 acres Commercial Lot Area ±15.0 acres Residential Lot Area ±1.1 acres
YEAR BUILT	2021 (Service Station)
PARKING	±34 Truck Parking Spaces plus additional passenger vehicle parking areas
OFFICIAL PLAN	Employment District
ZONING	Highway Commercial

For further information on the opportunity, disclaimers, conditions of sale and any requests, please refer to the Tender Information package document.

KEY CONTACTS



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