



For Sale

108 St. Philippe Street

Alfred, ON

Single Tenant Retail Investment Opportunity



Lennard:

Executive Summary

Opportunity

Lennard Commercial Realty, Brokerage (the “Advisor”) has been retained on an exclusive basis by the Vendor to offer for sale a 100% freehold interest in a new format single tenant retail property located at 108 St. Philippe Street, Alfred, ON (the “Property”).

The offering represents an exciting and rare opportunity to acquire a freestanding quick service restaurant asset fully leased to Tim Hortons (the “Tenant”). As Canada’s leading coffee chain, Tim Hortons has nearly 4,000 locations across the country. The Property was design built for Tim Hortons in 2016 and the tenant subsequently signed a 20-year corporate lease with multiple renewal options. The asset benefits from its strategic location along the heavily travelled Highway 17, a major east-west thoroughfare connecting to Highway 417 and leading to Quebec. The Property was built by a very reputable developer to modern Tim Hortons standards and offers a double lane drive-thru to accommodate the large in-flow of vehicular traffic. With a national corporate covenant on the head lease and attractive in-place financing, the Property provides for a stable and predictable long-term cash flow to any prospective investor.

Offering Price:
\$2,500,000



Offering Process:

The Property is being offered to the market on a priced basis and proponents are invited to submit their offers to the Advisor. Offers will be assessed and reviewed as received.



Located along Highway 17,
a Major Thoroughfare
Connecting Ottawa to Montreal





Investment Highlights



2,700 SF
Freestanding Building
on 1.26 acres



Single Tenant Property
Fully Leased to
Tim Hortons



New Format
Construction Completed
in 2016



Long Term Lease
with Nearly 13 Years
Remaining



Contractual Rental
Escalations every
5 Years



Corporate Location with
TDL Covenant



Strategic Highway 17
Location and only
Tim Hortons within
25 km



Attractive Assumable
In-Place Financing



Modern Tim Hortons with
Double Lane Drive-Thru

Area Overview

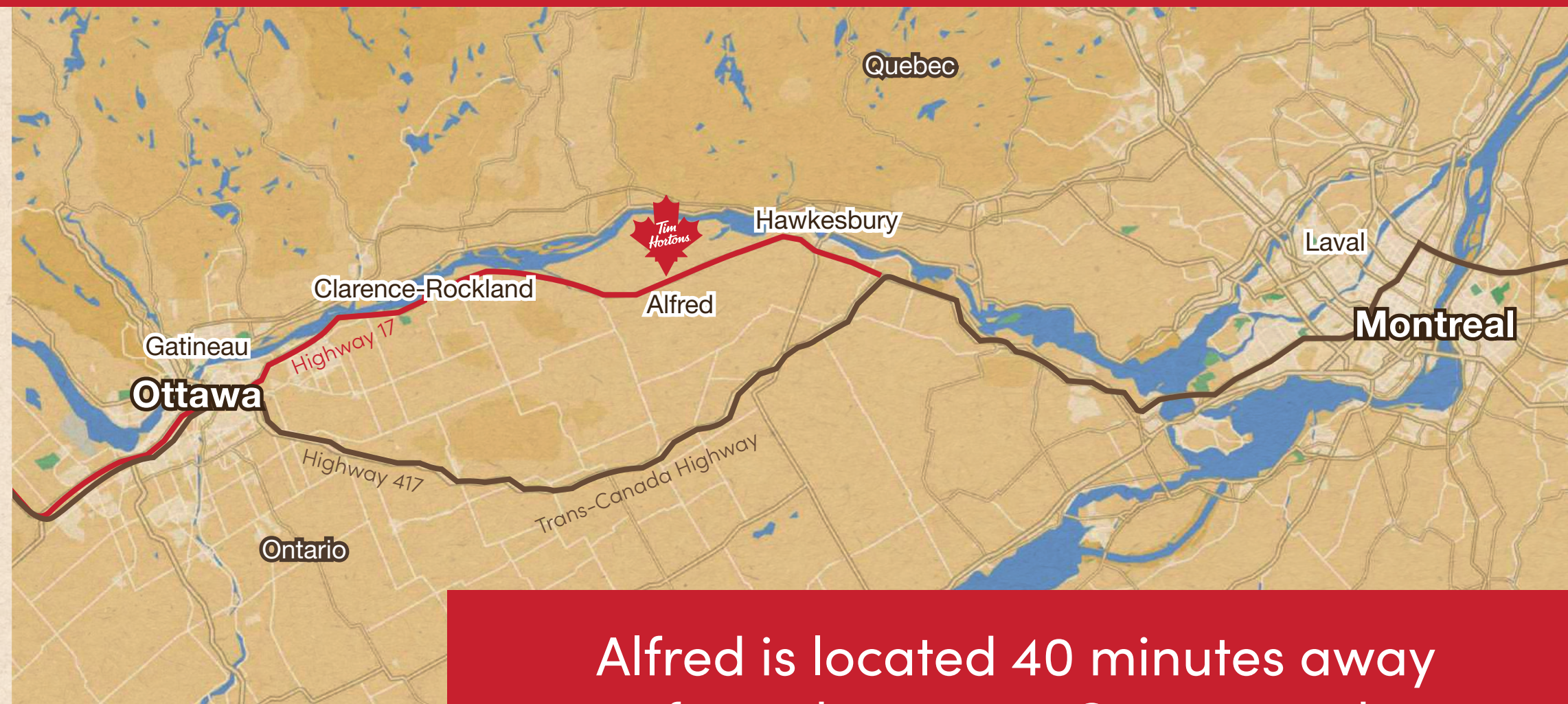
Alfred and Plantagenet is a township located within the United Counties of Prescott and Russell in eastern Ontario, and Alfred is located 40 minutes away from downtown Ottawa and 90 minutes from Montreal. The United Counties of Prescott and Russell is a diverse region with a population of over 95,000 residents, and the area has had a steady growth rate over the past decade.

The economy of the region is diverse, with employment opportunities spanning various sectors such as agriculture, manufacturing, healthcare, education, retail, and tourism. Agriculture remains an important industry, with many residents engaged in farming and related activities.

The region is located in Eastern Ontario, on the Quebec border, one hour from Montreal and Ottawa, bordered by the Ottawa River and close to the United States border.

The region is accessible by a provincial highway, the Ontario-Quebec Interprovincial Bridge (Long Sault) and its two ferries. The region is close to international airports and train stations in Ottawa and Montreal.

Overall, Alfred and Plantagenet offers a rural lifestyle with access to essential services and amenities, making it an attractive place to live for those seeking a slower pace of life within the picturesque countryside of eastern Ontario.



Alfred is located 40 minutes away from downtown Ottawa and 90 minutes from Montreal

Traffic Counts:



Along Highway 17

3,301 vehicles per day



Along County Road 15

3,091 vehicles per day





Lennard:

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Lennard Commercial Realty, Brokerage

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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility.
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