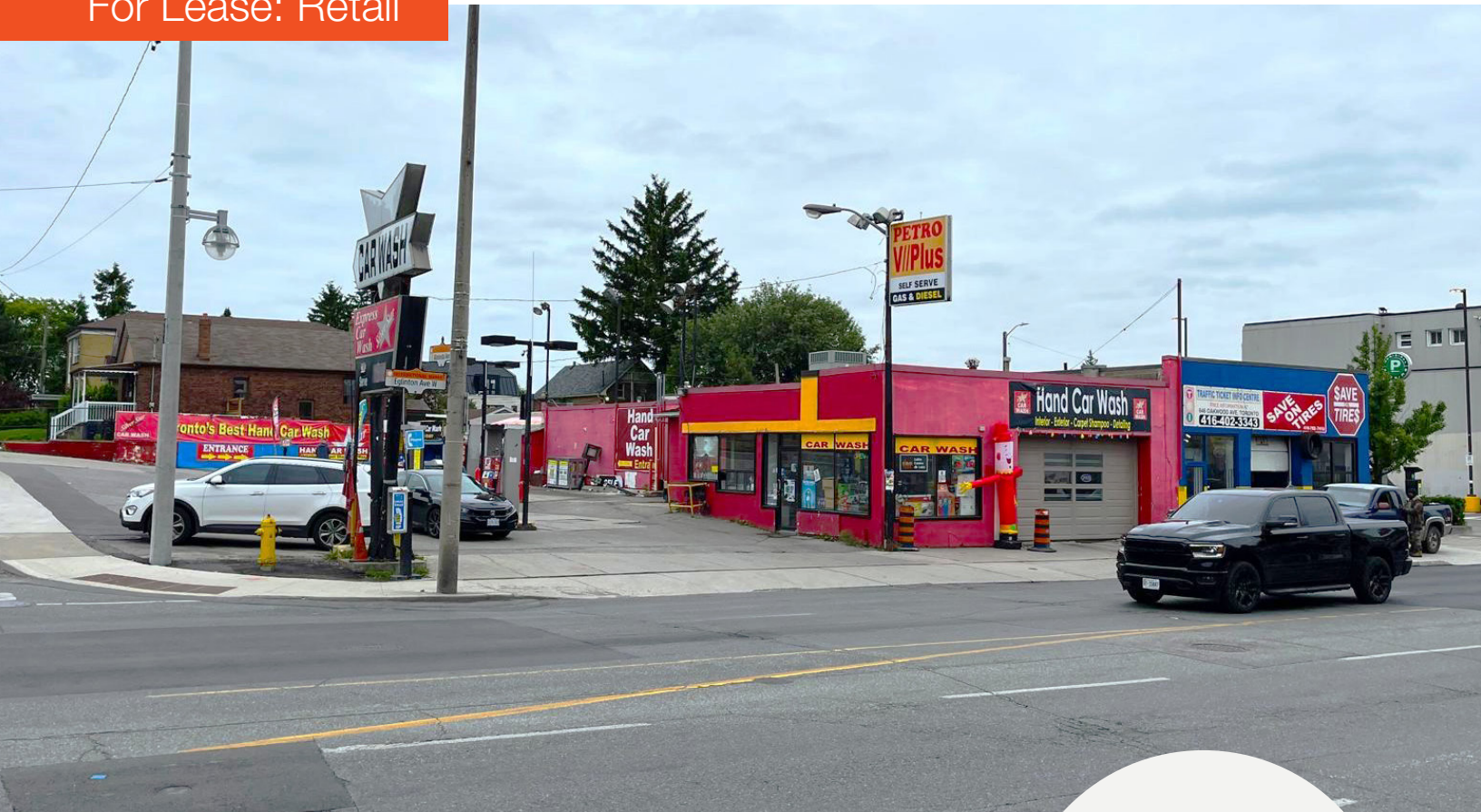


1525 Eglinton Avenue W

Outstanding Corner Automotive Opportunity

Gas Station and Car Wash for lease

For Lease: Retail



Discover the
Opportunities

Caroline Bouillet*

Vice President Retail Services

416.915.5132

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416.649.5920 • lennard.com

*Sales Representative

1525 Eglinton Avenue W





Site Details


Background: This vintage gas station, Convenience Store and Car Wash have been operating on this corner since 1952. The land has a clean recent Phase Two study and the landlord is ready to find the right operator to lease the premises and invest in the business. The Landlord is willing to participate in the investment, in a manner that provides both parties a fair rate of return.


This is the only urban gas station in the trade area that has not upgraded the facility to include a canopy and modern pumps. For the traffic traveling west on Eglinton, after Allan Road this is the first gas station. The site out positions the two nearest competitors, an Ultramar on Vaughan Road and a Shell on the corner of Marlee Ave. and Roselawn Ave. With a strong brand and a canopy, this site should be able to capture a significant volume of fuel sales. Furthermore, a strong gas brand and additional site traffic, plus a renovated and professionally merchandised small convenience kiosk, this site can sell a substantial volume of convenience product that will add to the bottom line.


The most exciting opportunity is to convert the hand car wash to an automatic car wash which should attract another significant revenue stream to the operator. These three revenue streams present an exciting opportunity to a business minded tenant with a passion for the automotive and convenience sector. Don't judge a book by its cover, with vision and execution this is a great opportunity to serve the York community and make a good profit.


 Address
1525 Eglinton Avenue W
Main Intersection
**Eglinton Avenue W
& Alameda Avenue**


 Size of Convenience Store
400-500 SF (approximately)
Size of CarWash
2,806-2,906 SF (approximately)

 Number of Pumps Number of Tanks
4 Pumps 3 Tanks
Number of Dispensers
8 Dispensers

 Products Sold
Regular, Extra, Supreme & Diesel

 Environmental Status
Good

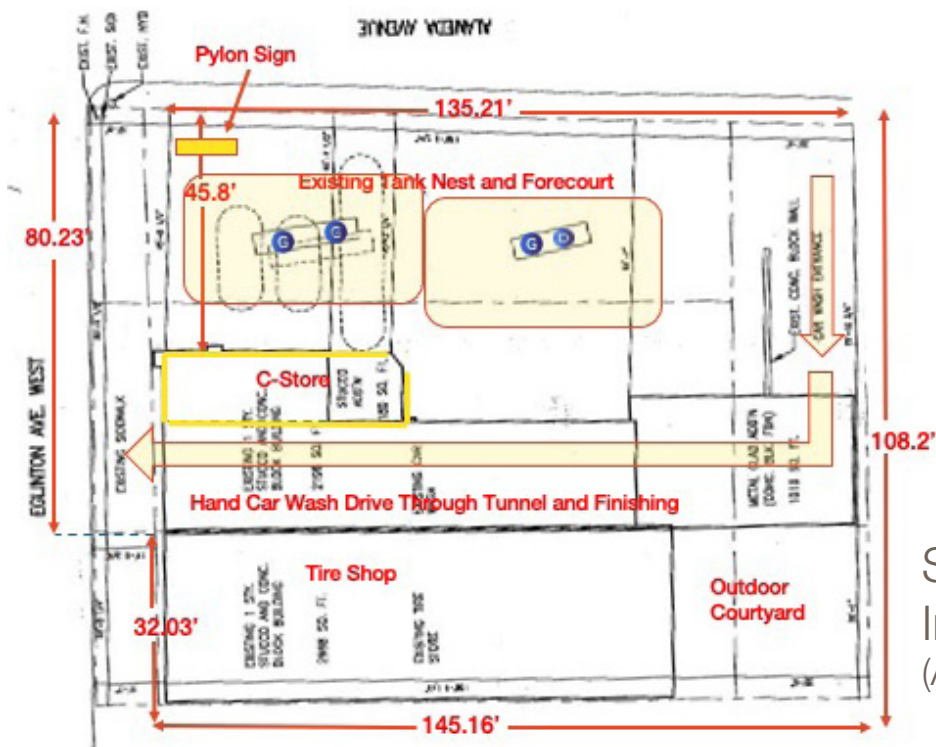
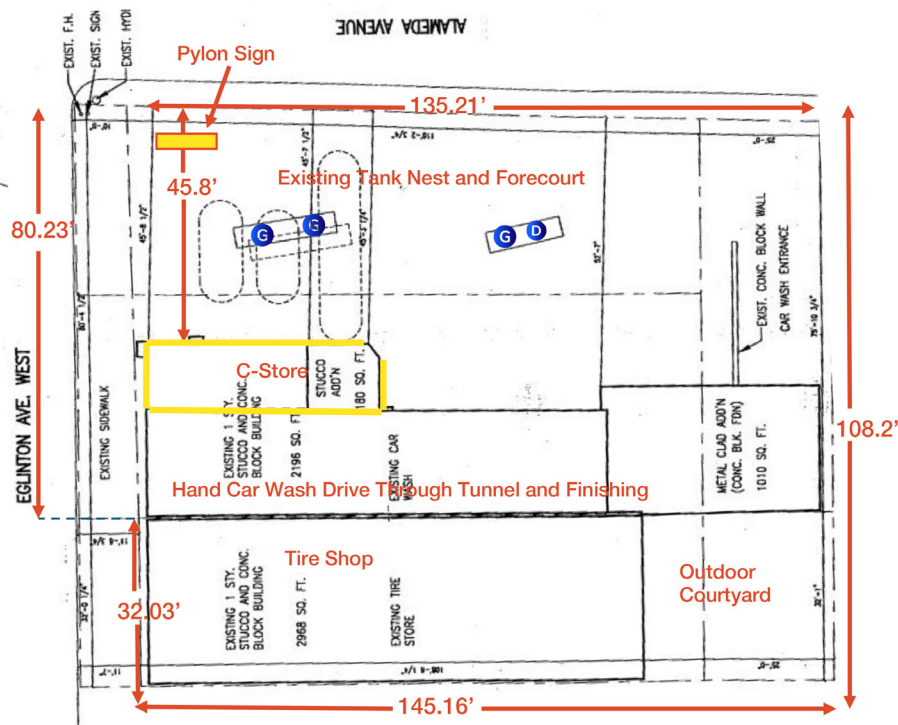
 Taxes
\$9976.80
Asking Rent
Enquire with Broker

 Term
10 Years With Two 5 Year Options
Five years undisturbed, after which LL would like a development right in exchange for an early termination payment to cover unamortized costs.

1525 Eglinton Avenue W



Existing Site Plan



Suggested Site Improvement Plan
(Addition of a Canopy)

1525 Eglinton Avenue W



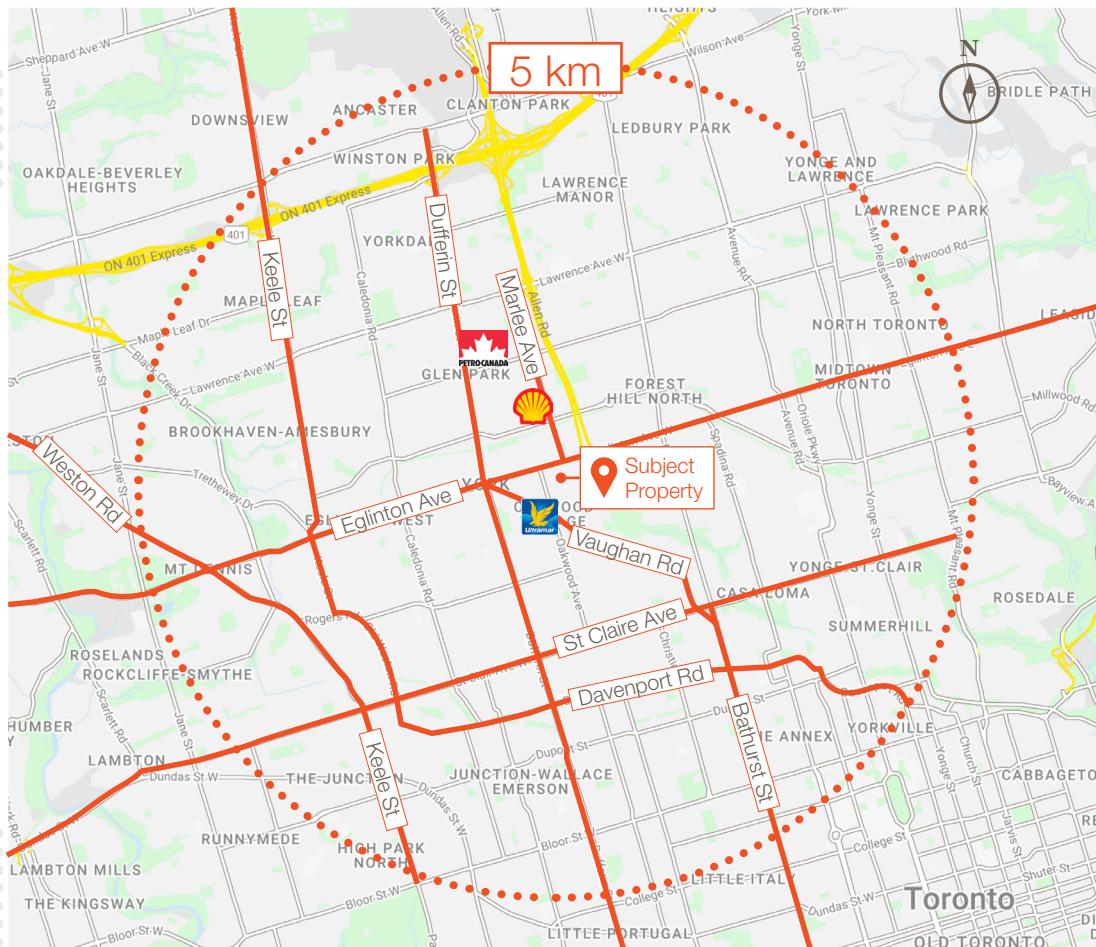
1525 Eglinton Avenue W

Trade Area



Vehicle Traffic

- Eglinton Near Subject Property
~28,000 Vehicles/Day
- Dufferin Near Petro-Canada
~32,000 Vehicles/Day
- Marlee Near Shell
~17,000 Vehicles/Day
- Vaughan Near Ultramar
~12,000 Vehicles/Day



Trade Area Demographics



Total Population
509,038



Total Households
223,131



Average Age
41.8



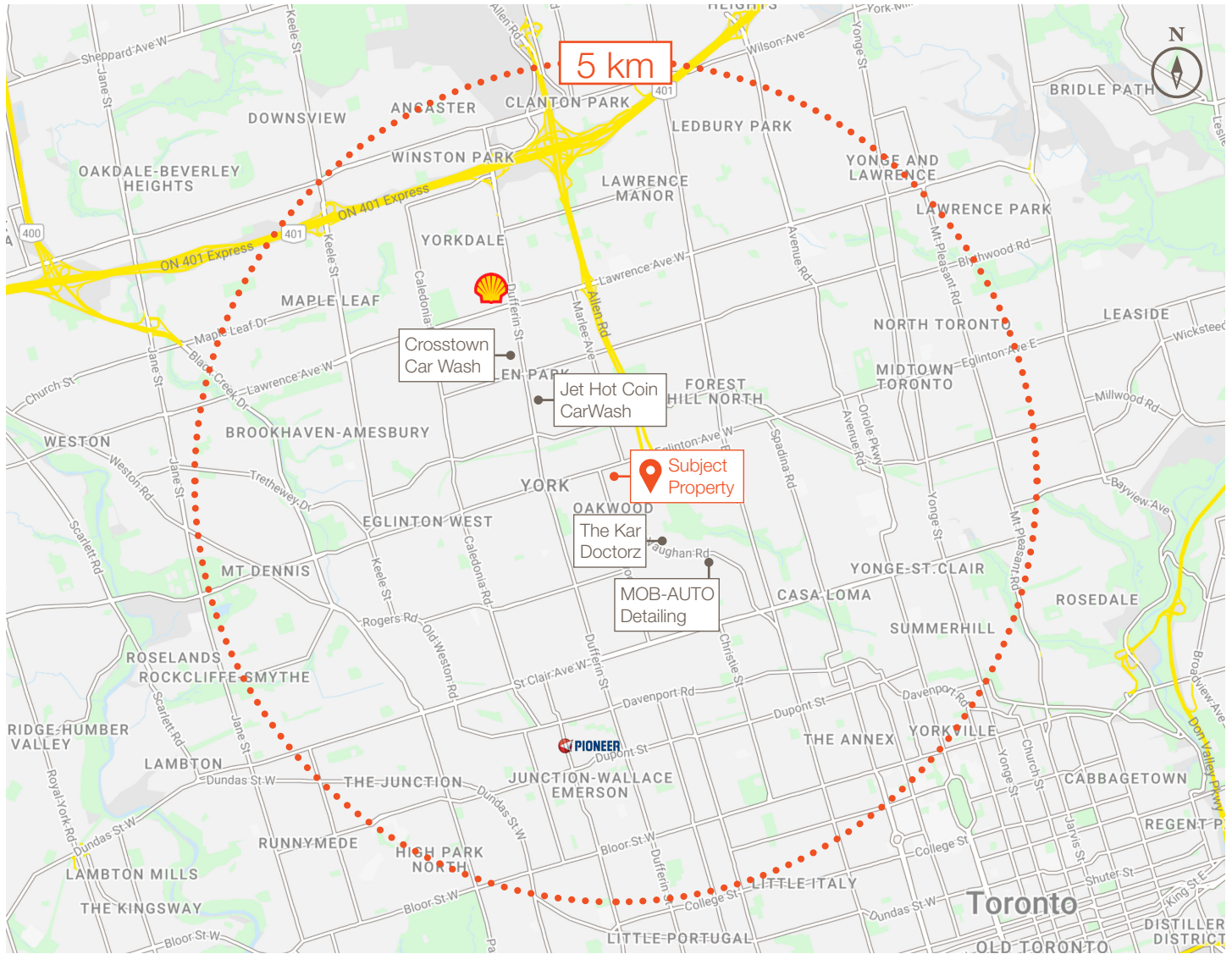
Daytime Population
608,156



Average Household Income
\$146,716

1525 Eglinton Avenue W

Car Wash in Trade Area



**Automatic
Car Wash**

- Crosstown Car Wash
- Jet Hot Coin Car Wash
- Shell



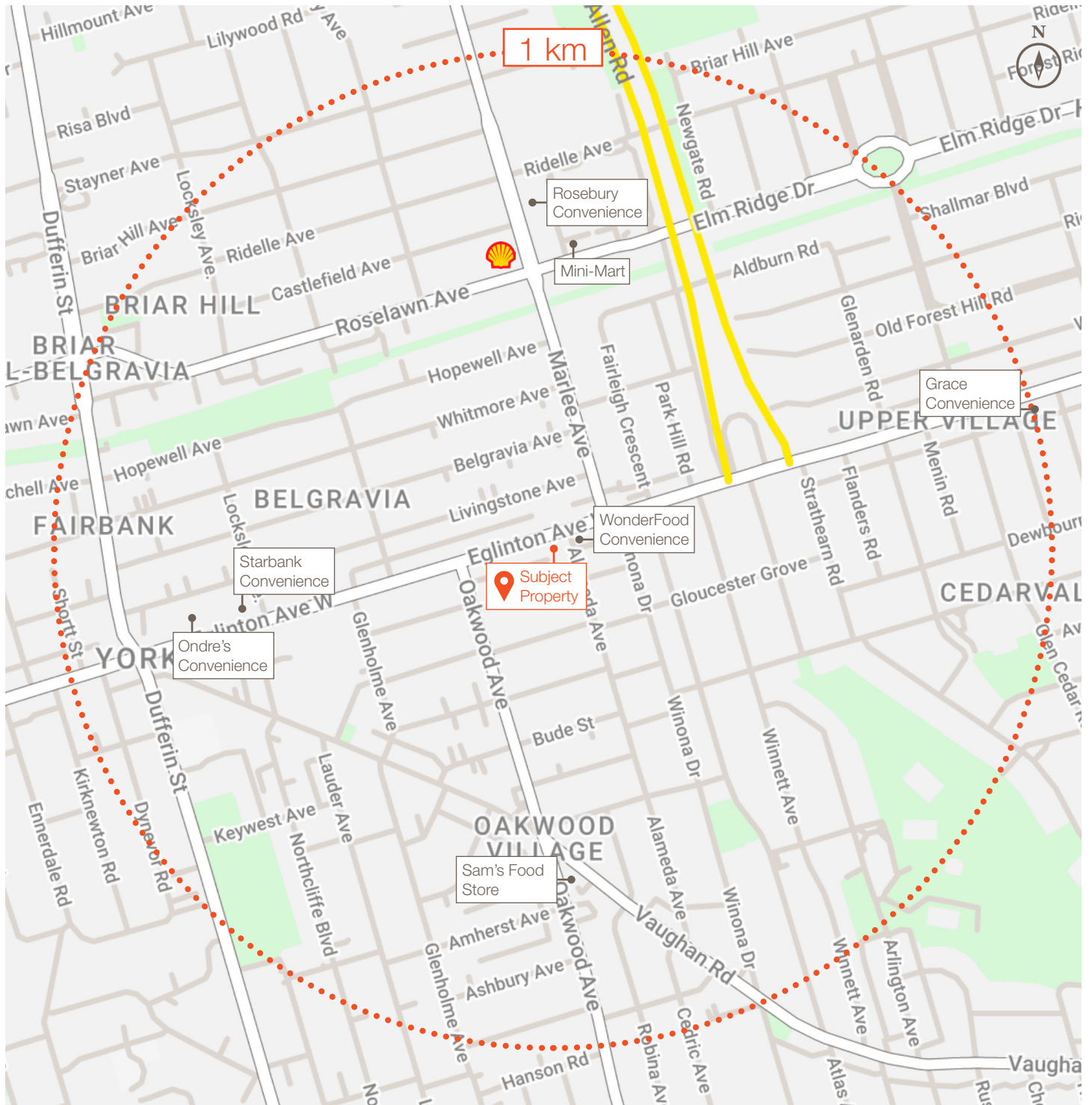
**Hand
Car Wash**

- The Kar Doctorz
- MOB-AUTO Detailing
- Pioneer

1525 Eglinton Avenue W

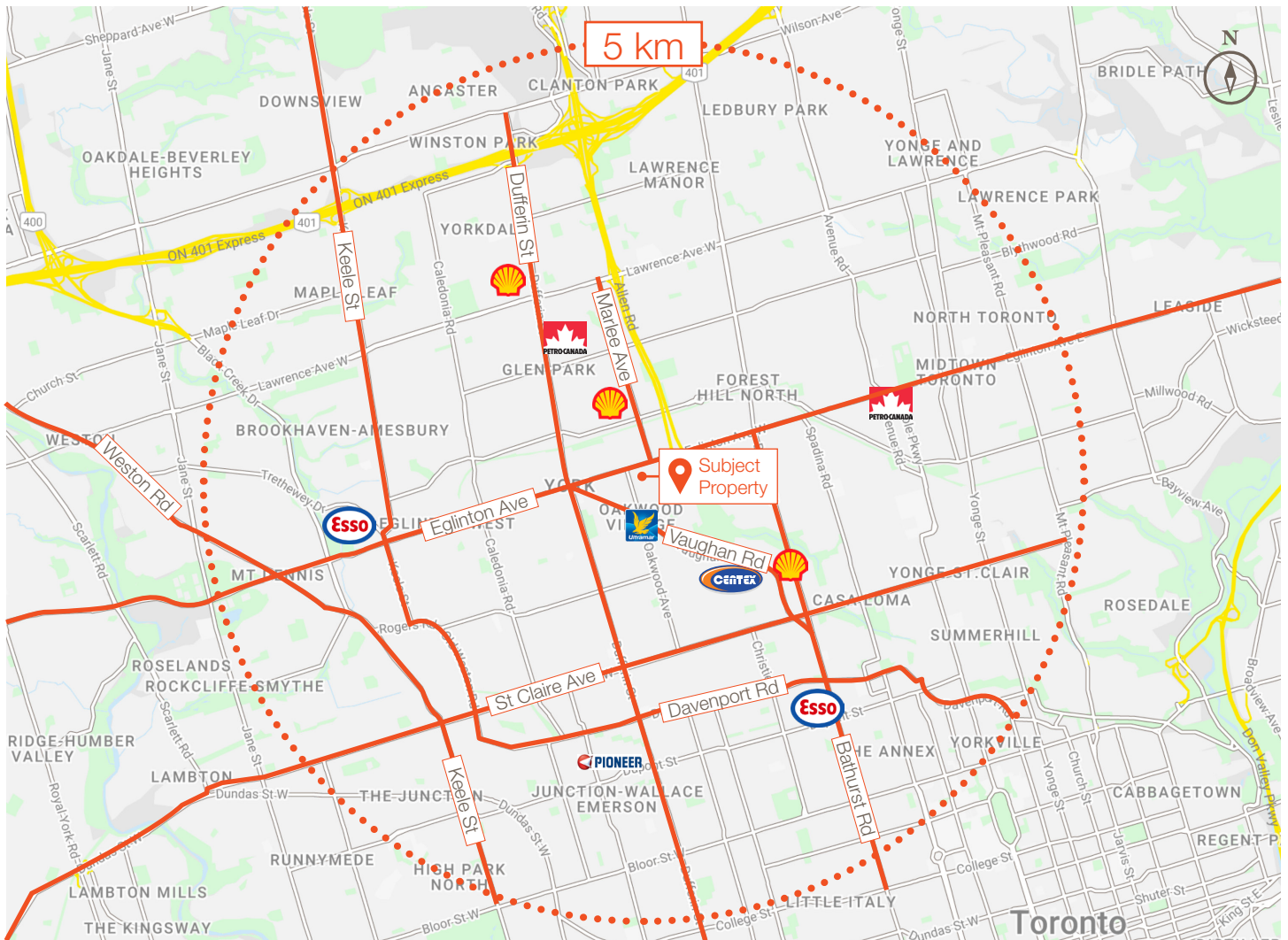


Convenience in Trade Area



1525 Eglinton Avenue W

Gas Competition in Trade Area



Gas Station Details

Shell	Address: 850 Roselawn Avenue, York, ON M6B 1B9	Distance: 600 m
Ultramar	Address: 637 Vaughan Road, York, ON M6E 2Y4	Distance: 1 km
Centex	Address: 260 Vaughan Road, York, ON M6C 2N1	Distance: 1.8 km
Petro-Canada	Address: 2863 Dufferin Street, North York, ON M6B 3S5	Distance: 2.1 km
Shell	Address: 1586 Bathurst Street, York, ON M5P 3H3	Distance: 2.5 km
Shell	Address: 3070 Dufferin Street, North York, ON M6A 2S6	Distance: 2.9 km
Petro-Canada	Address: 1021 Avenue Road, Toronto, ON M5P 2K9	Distance: 3.9 km
Esso	Address: 1110 Bathurst Street, Toronto, ON M5R 3H2	Distance: 3.9 km
Esso	Address: 66 Trethewey Drive, York, ON M6M 4B4	Distance: 3.9 km
Pioneer	Address: 1292 Dupont Street, Toronto, ON M6H 2A4	Distance: 4.4 km

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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. Lennard Commercial Realty, Brokerage.