

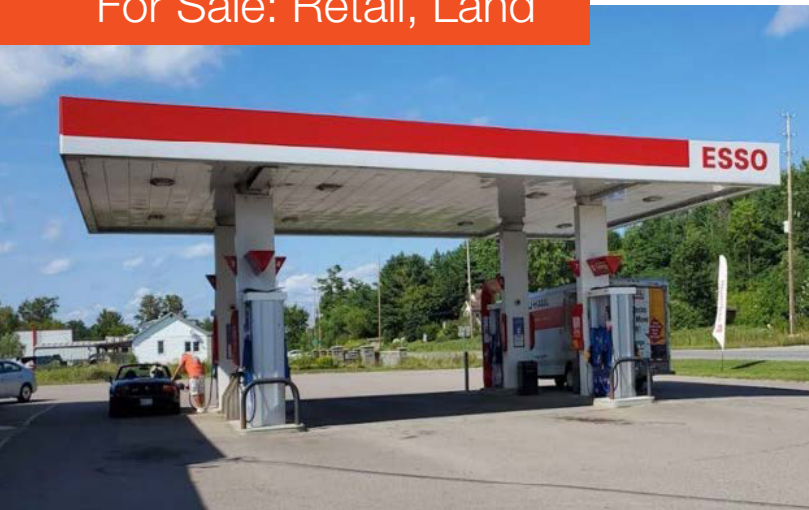
# 219 Rorke Avenue & 456 Albert Street

Esso Branded Gas Station & Vacant Residential  
Land in Haileybury, Ontario

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For Sale: Retail, Land



Discover the  
Opportunities.

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\*Sales Representative

# 219 Rorke Avenue & 456 Albert Street







Esso branded gas station plus an approximately 2,500 SF building containing quick service restaurants branded by Subway and Country Style, and a convenience store.

## 219 Rorke Avenue

-  Available Space  
**100 ft x 250 ft**  
(0.57 acres)  
Gross Floor Area  
~ **2,508 SF** (per MPAC)
-  Zoning  
**C2 - Highway Commercial**
-  Number of Gas Pumps  
**4 Gas Fueling Stations**  
**8 Pumps**

## 456 Albert Street

-  Available Space  
**87 ft x 149 ft**  
(0.299 acres)
-  Zoning  
**R3 - Medium Density Residential**

-  Listing Price  
**\$2,250,000**
-  Listing Agents  
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## Current Uses

- Gas station
- Convenience store
- Quick service restaurant
- Vacant residential land

## Retailer Banners

- Esso branded gas station
- Country Style
- Subway

None Are Currently Operating



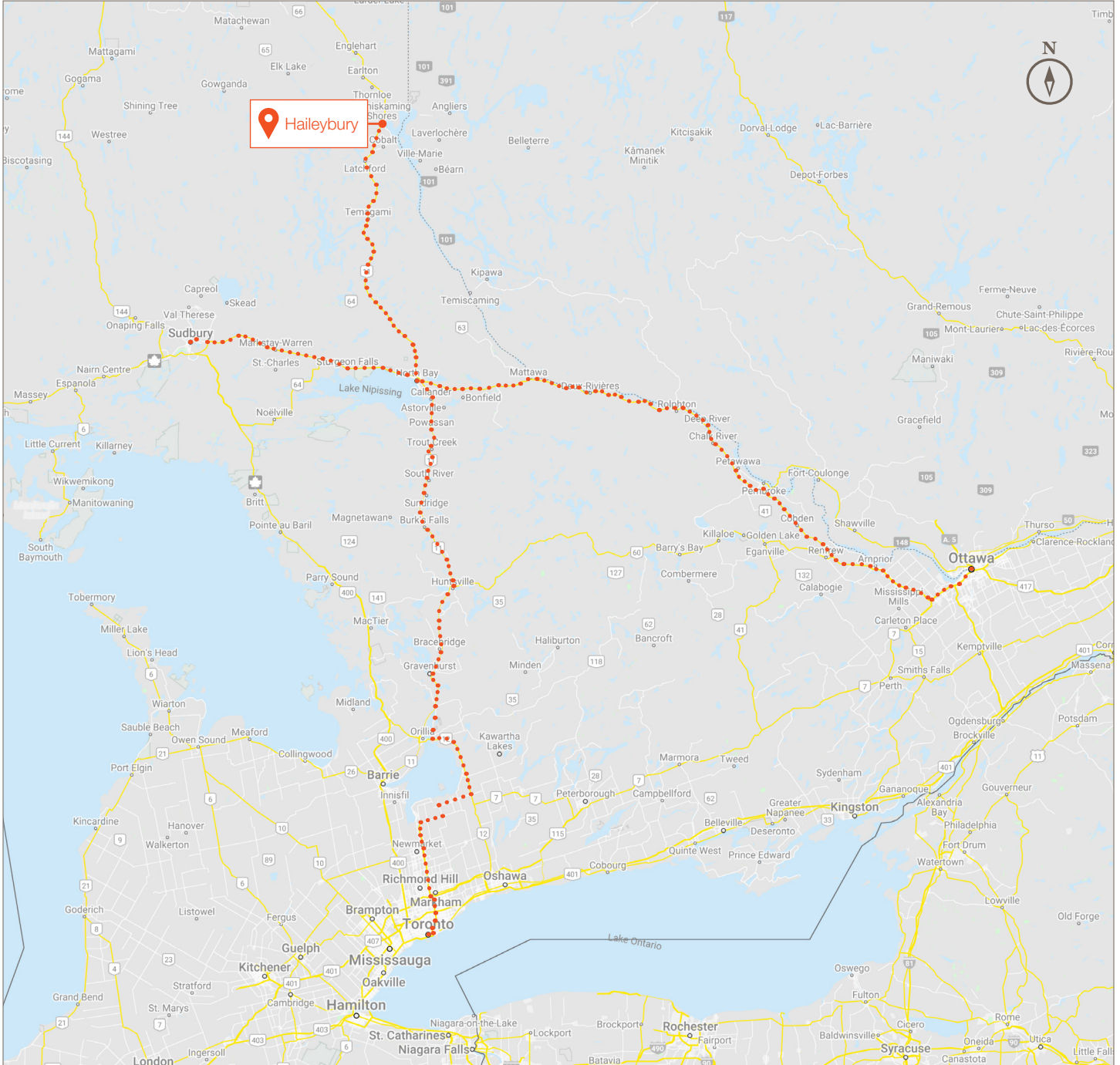
## Property Highlights

- Clean Phase II environmental report completed
- Fantastic opportunity to purchase a once thriving business and create your own success
- Esso branded gas station plus 2,500 SF retail building containing Subway, Country Style and convenience store (none currently operating)
- Subway and Country Style combine for approximately 1,400 SF; Convenience store is approximately 1,090 SF
- Sold together with vacant land lot to the south

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Drive Times

Sudbury

2 hr 32 min | 221 km

Toronto

5 hr 26 min | 504 km

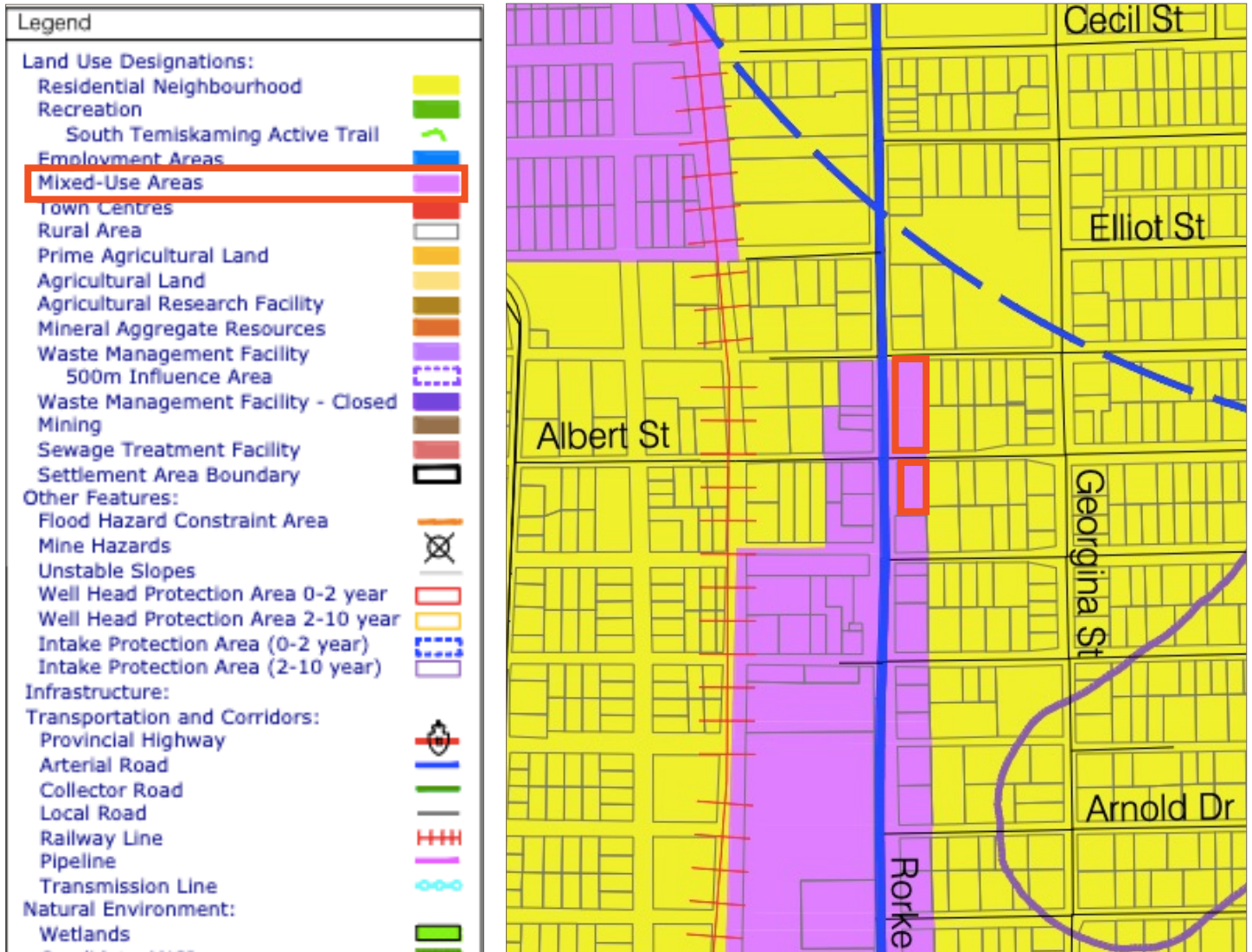
Ottawa

5 hr 31 min | 512 km

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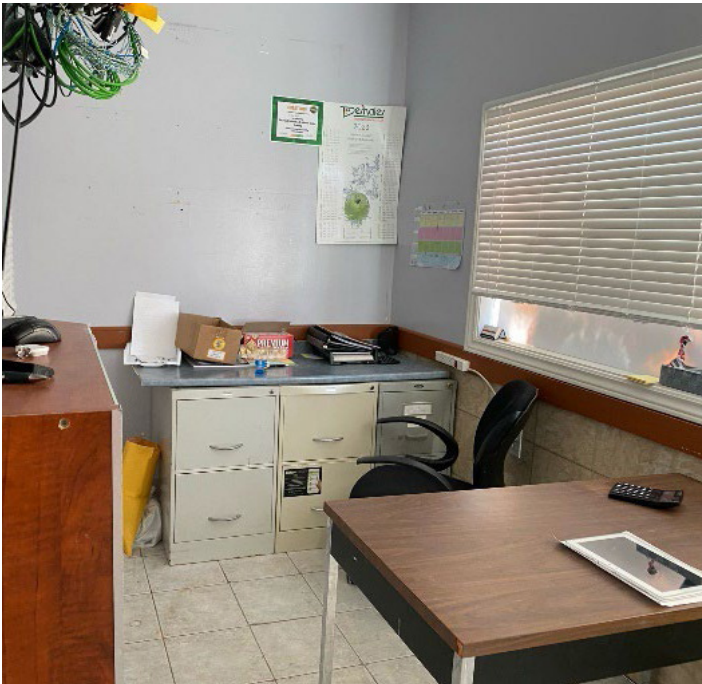
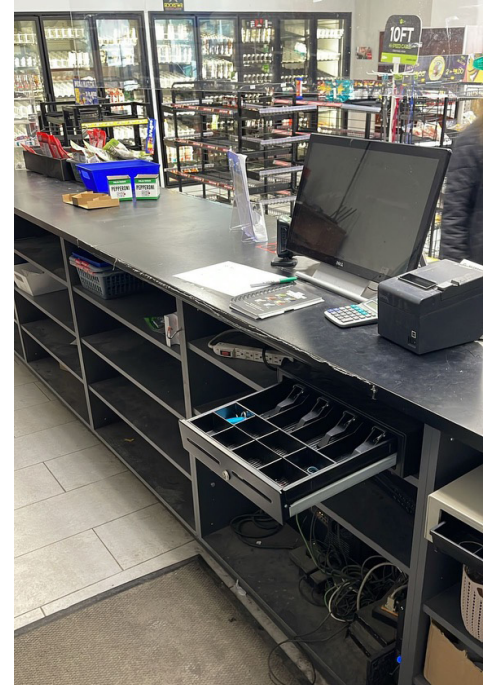
## Official Plan Designation



# 219 Rorke Avenue & 456 Albert Street



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