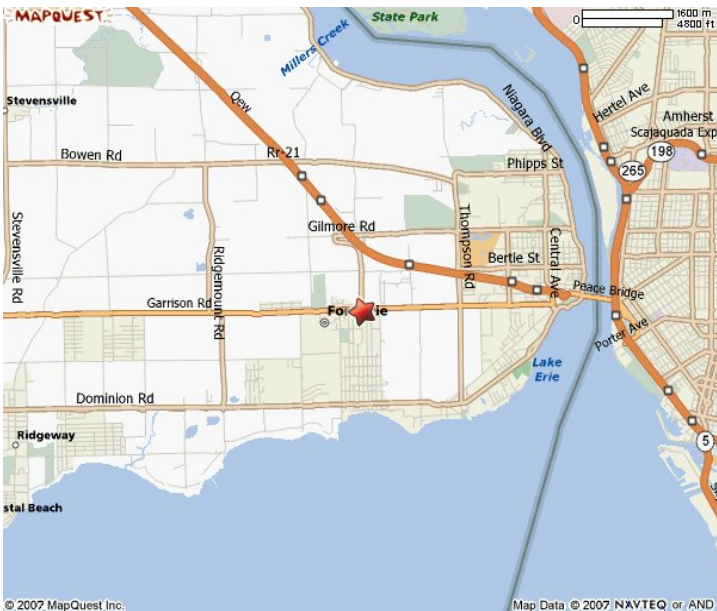


# For Sale

1326 Garrison Road  
Green Acres Service Station  
Fort Erie, Ontario



**List Price: \$3.5M | Exceptional Business Opportunity in the Niagara Region**



## location

Corner of Garrison Road and Pettit Road

## highlights

- Located on main artery in Fort Erie with traffic counts of 18,200 eastbound and 13,100 westbound (2006)
- CC Store, gas bar, service bay fully equipped
- \$400,000 in current retrofits (Pumps, UST + C Store)
- Estimated over 10,000,000 litres after retrofit
- Well established icon in Fort Erie for over 38 years
- Volumes: (\*gas & diesel combined)
  - Fiscal 2008 - 7,382,326 gas & diesel\*
- Other Income:
  - Tenant income (Muffler Shop) \$40,000 per year
  - Pylon sign (on adjacent vacant lot) income \$4,000 per year
- Cross lease Petro Canada (approx. \$120,000 per yr.)
- Possible leaseback of used car division by Seller @ \$15,000 / year

## Douglas McNaughton

A.P.A.(Can)(US),I.C.I.A.,R.P.A., A.I.P.F.M. (UK)

Sales Representative

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Niagara Commercial Group  
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# For Sale

## 1326 Garrison Road | Fort Erie



Also available for sale with the Service Station only is the adjacent vacant lot for \$300,000. The lot is 56,600 square feet and the dimensions are 200 feet fronting on Garrison Road by 283 feet deep. The lot is zoned C3 – Highway Commercial and has extensive permitted uses, from retail store to professional services, eating establishments to public transportation, clinics/pharmacies to equipment rentals and services and all auto related activities.



*A Standard Form of Offer is available through Listing Agent.*

*Upon the receipt of our confidentiality and registration Form all detailed information will be released.*

*All Offering Kits will be sent out by email by request only.*



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\*See Disclaimer on Front Page

# For Sale

## 1326 Garrison Road | Fort Erie



### salient facts

owner	Jack Shaw Enterprises Ltd. Norma G. Shaw
municipal address	1326 Garrison Road Fort Erie, Ontario L2A 6E7
legal description	Pt Lt 1 Con 4 Niagara River, Bertie; Fort Erie
roll number	270302002020800
list price	\$3,500,000
taxes	\$14,408.00 (2008)
terms	Cash
lot size	55,890 sf 247.90 x 243.96 feet 1.4 acres
total square feet	8,200 sf (approximately)
location	Corner of Garrison Road and Pettit Road
services	Municipal
zoning	C4 Zoning
chattels and fixtures	Please contact Listing Agent for a complete list of chattels and fixtures included in the sale of the property/business

### area highlights

This facility is located on the north side of Garrison Road and Pettit Road in Fort Erie.

- Garrison Road (Hwy #3) is the main artery in Fort Erie
- Close to the Peace Bridge to the U.S.—Business Trade Route on Hwy #3 from the I-90 at Buffalo to 401 corridor (Designated NAFTA Route)
- Located at intersection with traffic lights—High visibility. Easily accessible from both cross roads

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