



# **KFC**

536 ALGONQUIN BLVD. EAST  
TIMMINS, ON

## RETAIL INVESTMENT OPPORTUNITY

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**CBRE**



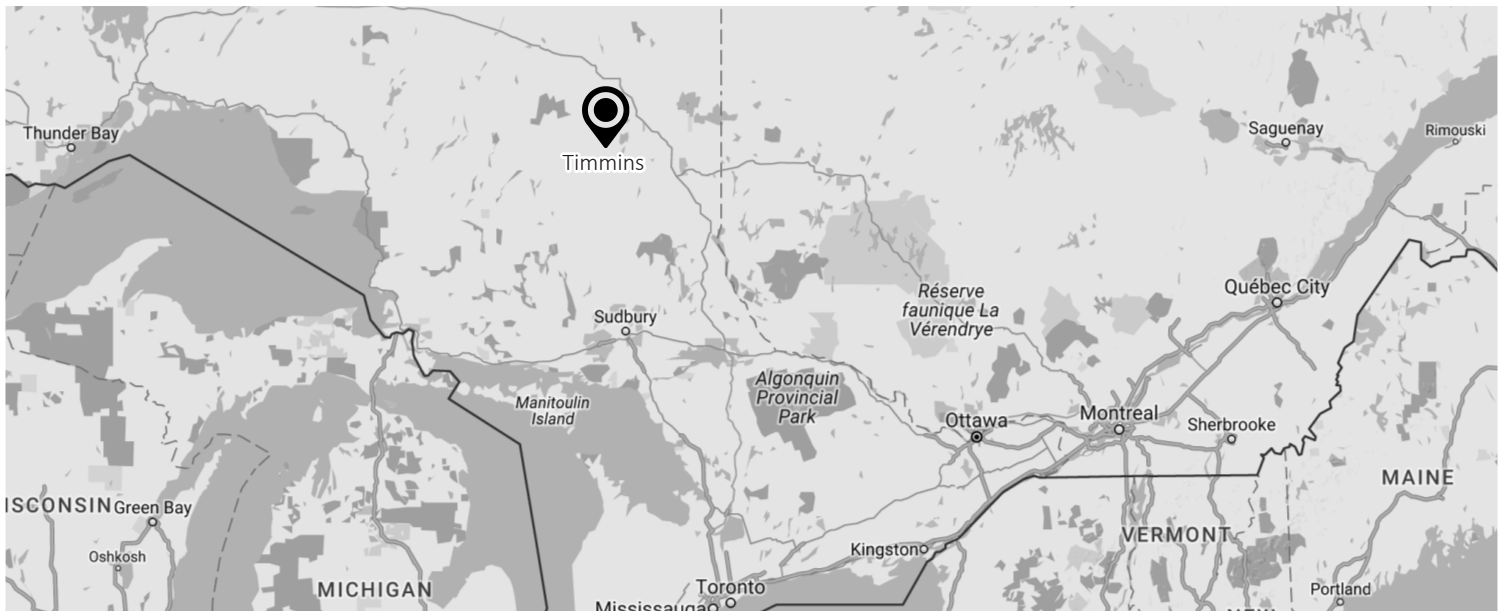


**FOR SALE  
TIMMINS, ON**

The Property is well located along Algonquin Boulevard East between Brunette Road and Highway 655. Algonquin Boulevard is also known as Highway 101 which provides access through the City and is a connection from North Bay to Sudbury. The surrounding buildings are a mix of residential and commercial uses including McDonalds, Tim Hortons and an Esso gas station. The entire site is 2.34 acres which includes additional land behind the building. The Property is leased to FMI Atlantic Inc., one of the largest franchise operators in North America which provides an investor with a stable care free investment.

**PROPERTY DETAILS**

<b>Site Area:</b>	2.34 ac.	<b>NOI:</b>	\$80,000
<b>Leasable Area:</b>	2,690 sq. ft.	<b>Zoning:</b>	EA-CH Highway Commercial
<b>Lease Term:</b>	10 years	<b>Parking:</b>	25 spaces



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