

**RETAIL
INVESTMENT
GROUP**

GEORGIAN BAY TRAVEL CENTRE

1 HORSESHOE LAKE ROAD, SEGUIN, ON

SALE OF PROPERTY AND GAS STATION BUSINESS



CBRE

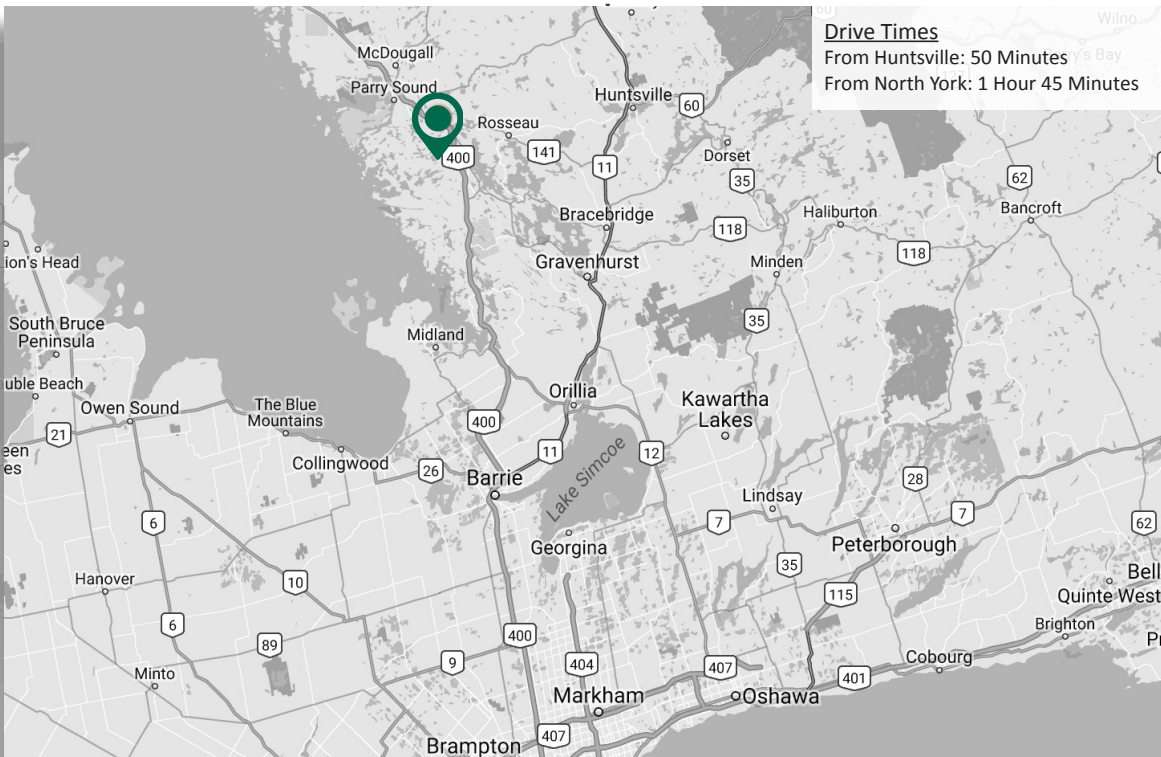
INVESTMENT OPPORTUNITY

1 HORSESHOE LAKE ROAD, SEGUIN

The property is a Travel Centre located on highway 400, just south of Parry Sound, less than 2 hours from Toronto. It features a variety of thriving tenants, including Tim Horton's, Licks, Dairy Queen, Gordon Bay Marine and Petro Canada. The property is easily visible from highway 400 on route to cottage country. The Petro Canada business is included in the offering and is one of the busiest locations north of Toronto, pumping an average of 11 million litres of fuel per year.

PROPERTY DETAILS

Site Area:	7.09 ac.	Key Tenants:	Tim Hortons, Licks, Dairy Queen/Orange Julius, Petro Canada
Leasable Area:	8,912 sq. ft.	Zoning:	C3 - Highway Commercial
Parking:	145 spaces	Intersection:	Horseshoe Lake Road / Trans-Canada Hwy



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Brad Walford*
Associate Vice President
416 495 6241
brad.walford@cbre.com

Sean Comiskey*
Associate Vice President
416 495 6215
sean.comiskey@cbre.com

Brett Taggart
Sales Representative
416 495 6269
brett.taggart@cbre.com