

CBRE

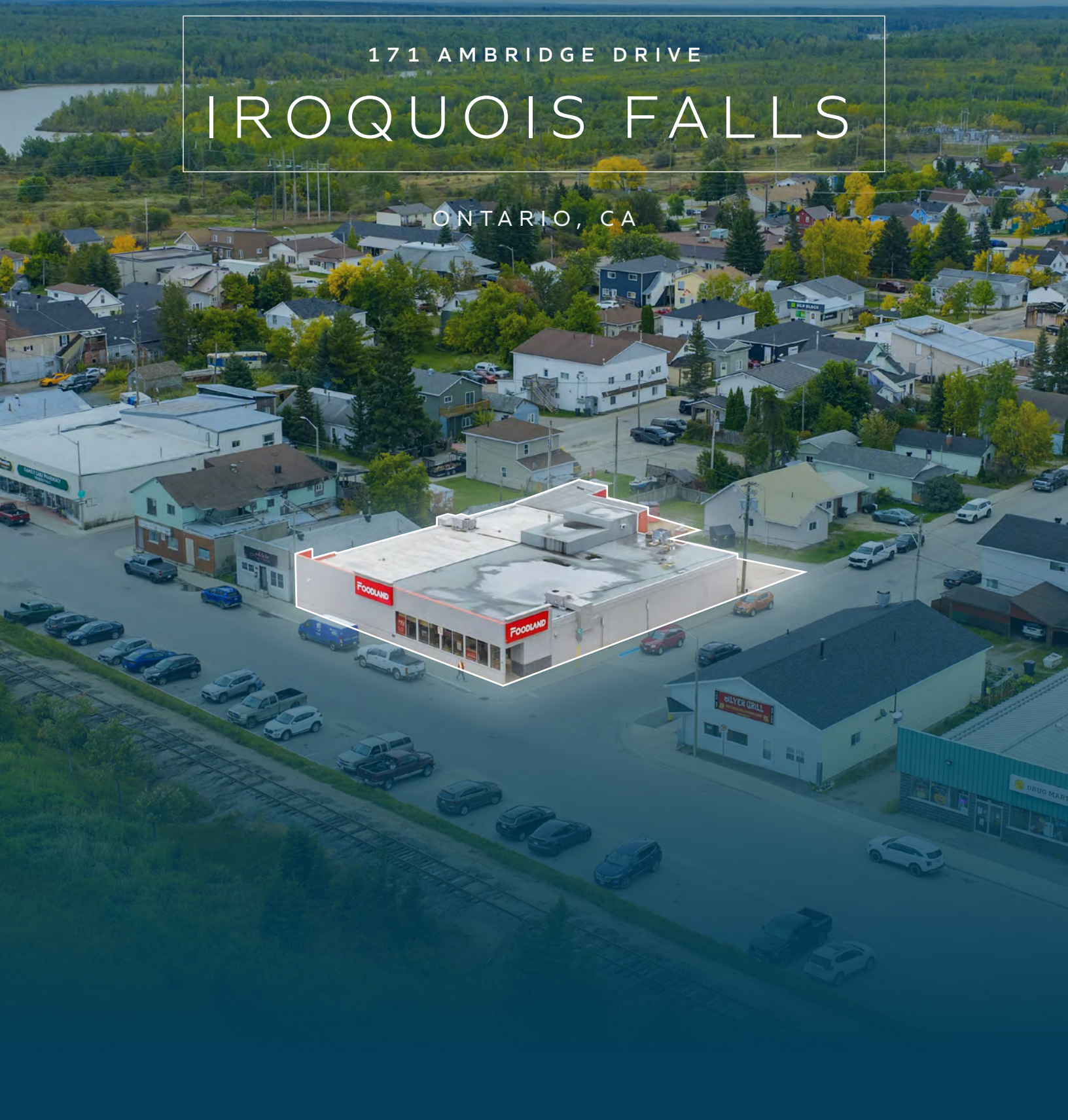
RETAIL INVESTMENT GROUP

SINGLE TENANT FOODLAND

171 AMBRIDGE DRIVE

IROQUOIS FALLS

ONTARIO, CA



THE OFFERING

CBRE's Retail Investment Group is pleased to offer for sale 171 Ambridge Drive in Iroquois Falls, Ontario — a single-tenant freestanding retail property leased to Sobeys Capital Inc., operating as Foodland, one of Canada's leading grocery banners. The building comprises 9,575 sq. ft. of gross leasable area on a 0.3-acre site, prominently situated along Highway 67, a key thoroughfare connecting the town to the Trans-Canada Highway.

Fully leased to Foodland, the property provides investors with stable cash flow backed by a strong national covenant. This offering represents a rare opportunity to acquire a well-located, single-tenant asset in a northern Ontario community with growing investment interest and a diversified economic base.

PROPERTY DETAILS

Property Type	Single Tenant Freestanding Retail
Civic Address	171 Ambridge Drive, Iroquois Falls, ON
Tenant	Sobeys Capital Inc. operating as Foodland
Occupancy	100%
Land Area	13,068 SF
Year of Construction	~ 1960
Gross Leasable Area (GLA)	9,575 SF (deemed)
Gross Building Area (GBA)	8,580 SF (excluding basement)
Storeys	1 + partial mezzanine and basement
Asking Price	\$1,200,000

PROPERTY HIGHLIGHTS

Strategically located on a main artery, Foodland is the only national supermarket in a service-oriented node nearby PharmaChoice, RBC and Tim Hortons.

Well located on a key connective artery locally known as Ambridge Drive and provincially known as Highway 67 which spans Iroquois Falls and connects with the Trans-Canada Highway.

Easily accessible by vehicle and by foot and surrounded by a residential community within the immediate vicinity.



SITE OVERVIEW

Iroquois Falls is a centrally located town in the heart of Northern Ontario, just off the Trans-Canada Highway on the banks of the Abitibi River. The community is accessible to other North American markets via a regional airport and train line that leads directly to the core of the community. Iroquois Falls is known for its natural beauty and outdoor recreational opportunities, making it a popular destination for activities such as fishing, hunting, camping, and snowmobiling.

Historically, the town's economy was driven by the pulp and paper industry, but in recent years, efforts have been made to diversify its economy and attract new industries and businesses such as tourism, outdoor recreational activities, and small-scale manufacturing ventures. There is also a focus to attract investment in sectors such as renewable energy, forestry innovation, and value-add wood products. The key industries in Iroquois Falls include healthcare, public service and educational services.

CEDAR AVE

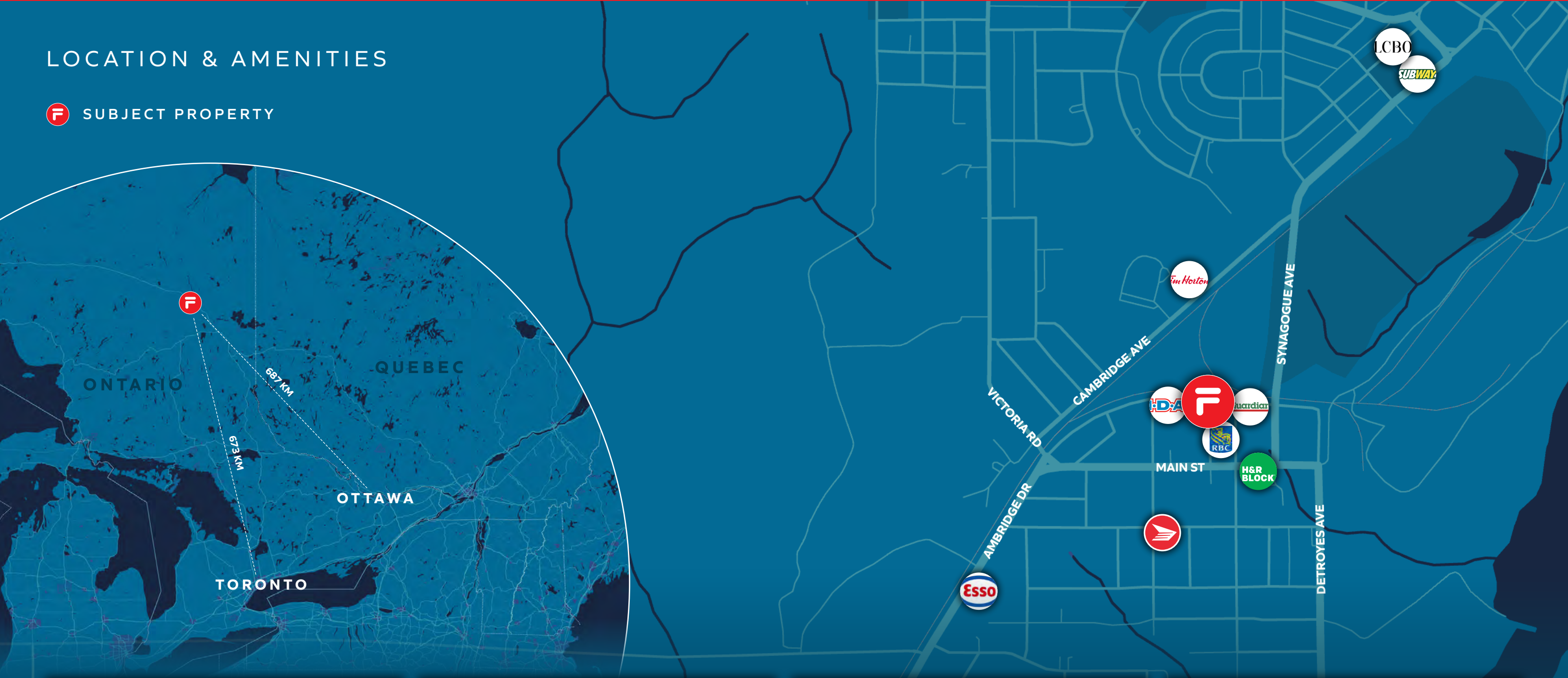
AMBRIDGE DR

DIBERVILLE AVE



LOCATION & AMENITIES

 SUBJECT PROPERTY



CBRE

RETAIL INVESTMENT GROUP

171 AMBRIDGE DRIVE IROQUOIS FALLS

ONTARIO, CA

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CBRE

RETAIL INVESTMENT GROUP

SINGLE TENANT FOODLAND

7 FRONT STREET
MACTIER

ONTARIO, CA



THE OFFERING

CBRE’s Retail Investment Group is pleased to offer for sale 7 Front Street in MacTier, Ontario — a freestanding retail property leased to Sobeys Capital Inc., operating as Foodland. The building comprises 9,416 sq. ft. of gross leasable area on a 0.3-acre site, with dedicated on-site parking and prominent frontage at the intersection of Front Street and High Street.

MacTier is recognized as a gateway to Muskoka, a region known for its natural beauty and year-round recreational appeal. This asset offers secure income from a strong covenant tenant in a well-positioned northern Ontario location.

PROPERTY DETAILS

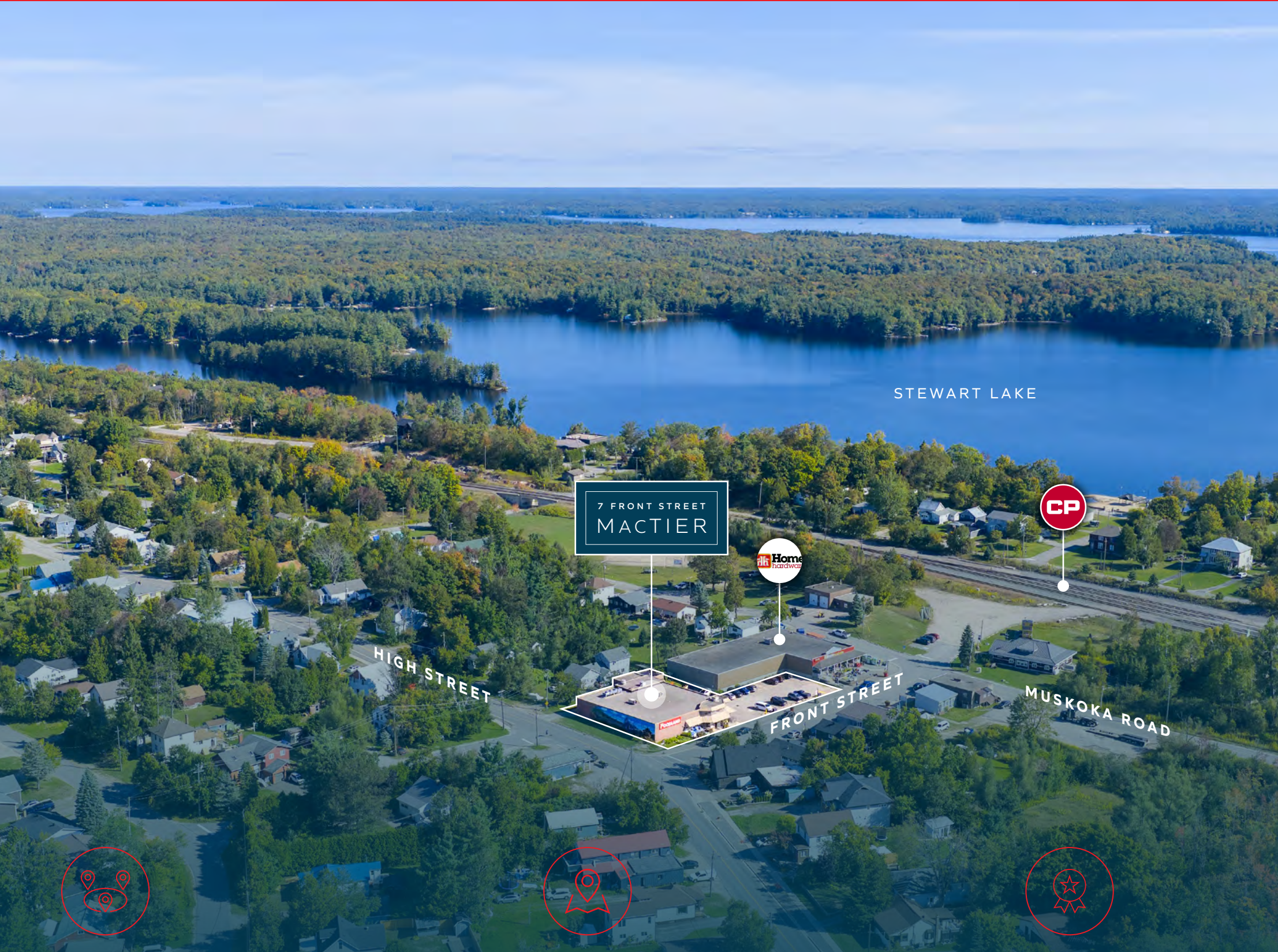
Property Type	Single Tenant Freestanding Retail
Civic Address	7 Front Street, MacTier, ON
Tenant	Sobeys Capital Inc. operating as Foodland
Occupancy	100%
Land Area	13,068 SF
Year of Construction	~1997
Gross Leasable Area (GLA)	9,416 SF (deemed)
Gross Building Area (GBA)	9,756 SF (excluding mezzanines)
Storeys	1 + 2 mezzanines
Asking Price	\$950,000

PROPERTY HIGHLIGHTS

Foodland MacTier is strategically located at the intersection of Front Street and High Street, the town’s primary connective arteries, and benefits from ease of access from the north, south, east and west.

The property benefits from excellent visibility at the corner of a commercial corridor.

The only national supermarket within its trade area, Foodland MacTier is the dominant draw in this service node.



SITE OVERVIEW

MacTier is situated in the District Municipality of Muskoka, accessible via Highway 400, approximately 170 kilometers north of the City of Toronto. MacTier is a popular destination offering natural beauty and outdoor recreational activities, and it is considered a gateway to the scenic Muskoka region.

By virtue of its historic connection to the Canadian Pacific Railway (CPR), transportation and logistics still play a role in the local economy, especially in terms of shipping and distribution. On account of its location in the popular Muskoka region, the tourism and hospitality industry significantly drive MacTier’s economy.

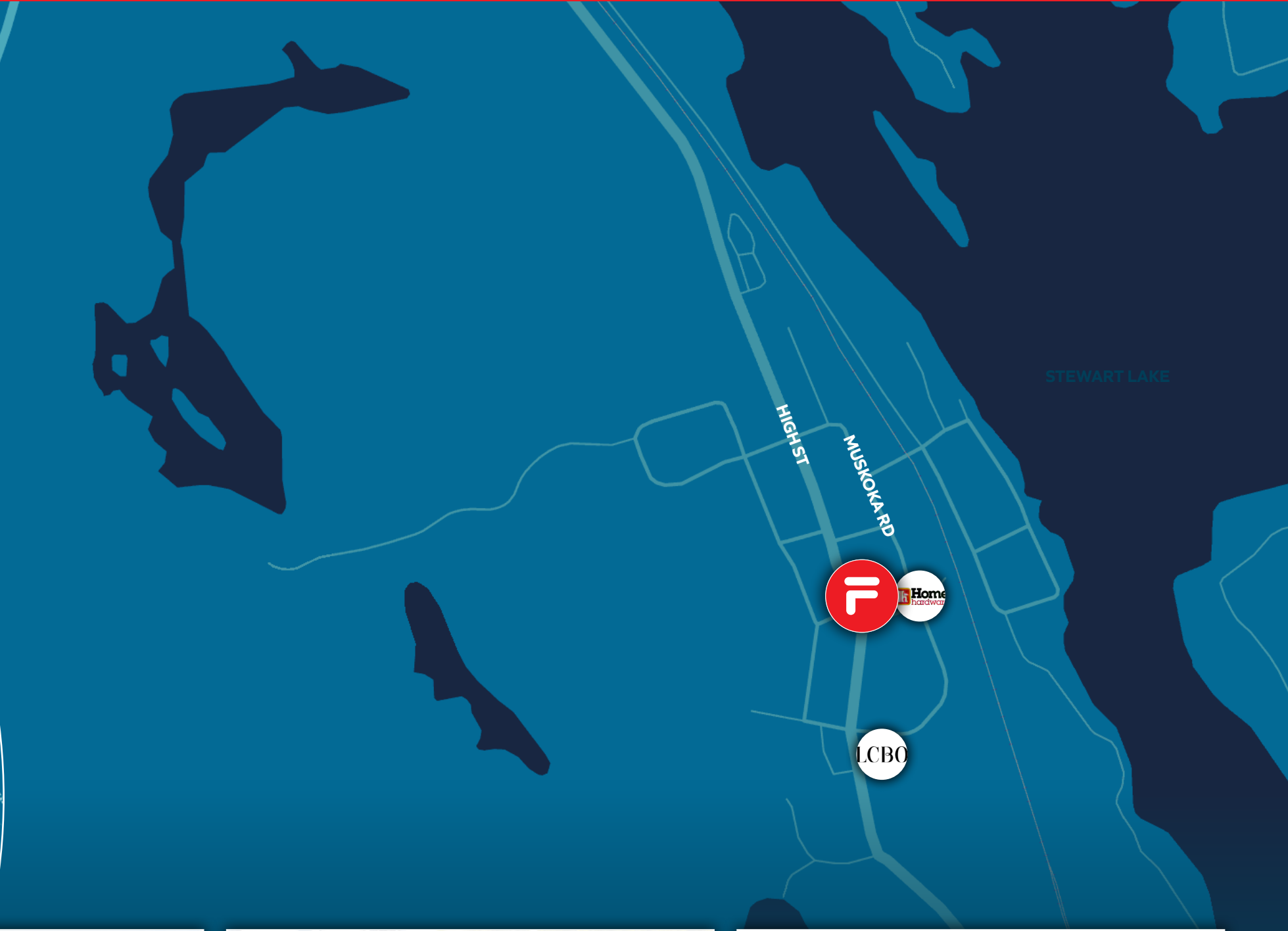
HIGH STREET

FRONT ST



LOCATION & AMENITIES

 SUBJECT PROPERTY





CBRE

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7 FRONT STREET
MACTIER

ONTARIO, CA

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CBRE

RETAIL INVESTMENT GROUP

SINGLE TENANT FOODLAND

327 MAIN STREET
MATTAWA

ONTARIO, CA



THE OFFERING

CBRE’s Retail Investment Group is pleased to present 327 Main Street in Mattawa, Ontario — a freestanding retail property leased to Sobeys Capital Inc., operating as Foodland. The building comprises 9,768 sq. ft. of gross leasable area on a 0.37-acre site, located along the town’s dominant commercial corridor. Foodland is 100% leased and serves as the only major grocery store within its trade area, reinforcing its essential role in the community.

This offering provides investors with a stabilized, single-tenant asset in a strategic northern Ontario location with dependable income and long-term relevance.

PROPERTY DETAILS

Property Type	Single Tenant Freestanding Retail
Civic Address	327 Main Street, Mattawa, ON
Tenant	Sobeys Capital Inc. operating as Foodland
Occupancy	100%
Land Area	17,424 SF
Year of Construction	1930/1970/1980
Gross Leasable Area (GLA)	9,768 SF (deemed)
Gross Building Area (GBA)	10,140 SF
Storeys	1 + partial basement
Asking Price	\$850,000

PROPERTY HIGHLIGHTS

Foodland Mattawa is situated on Main Street, the town’s dominant commercial corridor that houses Scotia Bank, Canada Post, Dollarama and other service-oriented retailers.

Foodland Mattawa is the only major grocery store within its trade area.

The property is strategically located 350 meters from the Trans-Canada Highway and benefits from excellent visibility and accessibility.



SITE OVERVIEW

The Town of Mattawa is located in Northeastern Ontario next to the western boundary of Quebec. The town spans approximately 349 square kilometers and has a population of 2,167 persons. Mattawa is home to the Mattawa River Provincial Park that boasts stunning landscapes, hiking trails, and camping facilities which attract locals and tourists, alike.

Mattawa’s economy is driven by key sectors such as forestry, agriculture, tourism, retail and services and healthcare.

The town’s major employers include the Mattawa Hospital, the Municipality of Mattawa and the Algonquin Nursing Home.



LOCATION & AMENITIES

 SUBJECT PROPERTY





CBRE

RETAIL INVESTMENT GROUP

327 MAIN STREET
MATTAWA

ONTARIO, CA

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CBRE

RETAIL INVESTMENT GROUP

SINGLE TENANT FOODLAND

27, 29 & 31-35 KING ST E

OMEMEE

ONTARIO, CA



THE OFFERING

CBRE’s Retail Investment Group is pleased to offer for sale 27–35 King Street East in Omemee, Ontario — a freestanding retail property leased to Sobeys Capital Inc., operating as Foodland. The building comprises 10,173 sq. ft. of gross leasable area on a 0.6-acre site with dedicated on-site parking. Foodland is 100% leased and serves as the only grocery store between Lindsay and Peterborough, making it a key retail anchor in the region.

The property enjoys exceptional visibility along King Street, part of the Trans-Canada Highway, and is centrally located within a community supported by agriculture, tourism, and light industry. This is a rare opportunity to acquire a stabilized, single-tenant asset in a high-traffic corridor with strong local relevance.

PROPERTY DETAILS

Property Type	Single Tenant Freestanding Retail
Civic Address	27, 29 & 31-35 King Street East, Omemee, ON
Tenant	Sobeys Capital Inc. operating as Foodland
Heritage Value	The Residential portion of the building has been designated by the provincial government as having heritage value.
Occupancy	100%
Land Area	26,136 SF
Year of Construction	~1890/1967/1980
Gross Leasable Area (GLA)	10,173 SF (deemed)
Gross Building Area (GBA)	14,500 SF (excludes the basement, includes residential component)
Storeys	1 + basement (under commercial component)
Asking Price	\$900,000

PROPERTY HIGHLIGHTS

Foodland Omemee is the only grocery store between Lindsay and Peterborough and services a regional trade area of 82,923 persons.

The property benefits from exceptional visibility along King Street, provincially known as the Trans-Canada Highway, and is situated alongside the LCBO and I.D.A. Pharmacy.

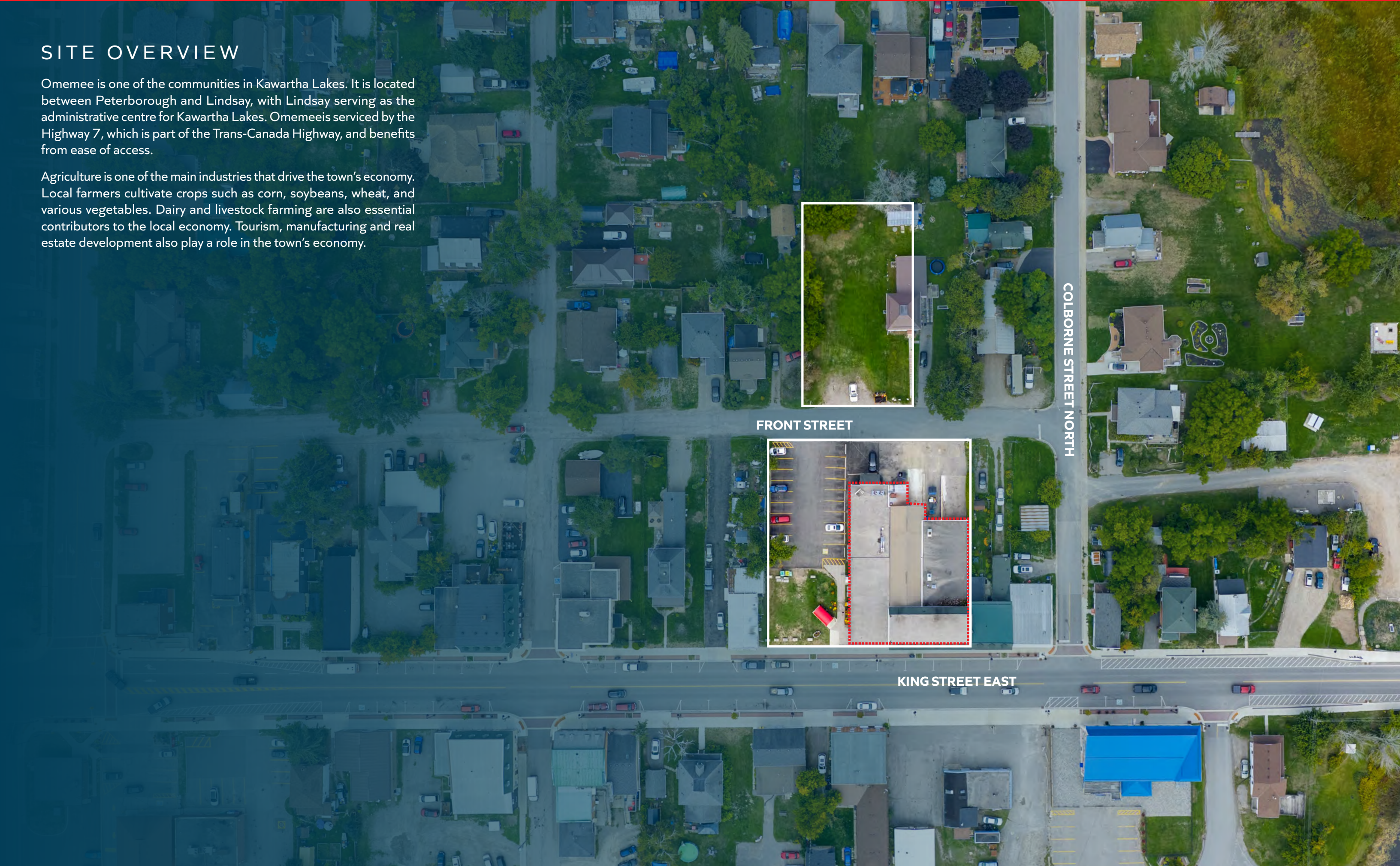
The property occupies prime location along a major commercial artery and is easily accessible via King Street and Church Street East.



SITE OVERVIEW

Omemee is one of the communities in Kawartha Lakes. It is located between Peterborough and Lindsay, with Lindsay serving as the administrative centre for Kawartha Lakes. Omemee is serviced by the Highway 7, which is part of the Trans-Canada Highway, and benefits from ease of access.

Agriculture is one of the main industries that drive the town's economy. Local farmers cultivate crops such as corn, soybeans, wheat, and various vegetables. Dairy and livestock farming are also essential contributors to the local economy. Tourism, manufacturing and real estate development also play a role in the town's economy.



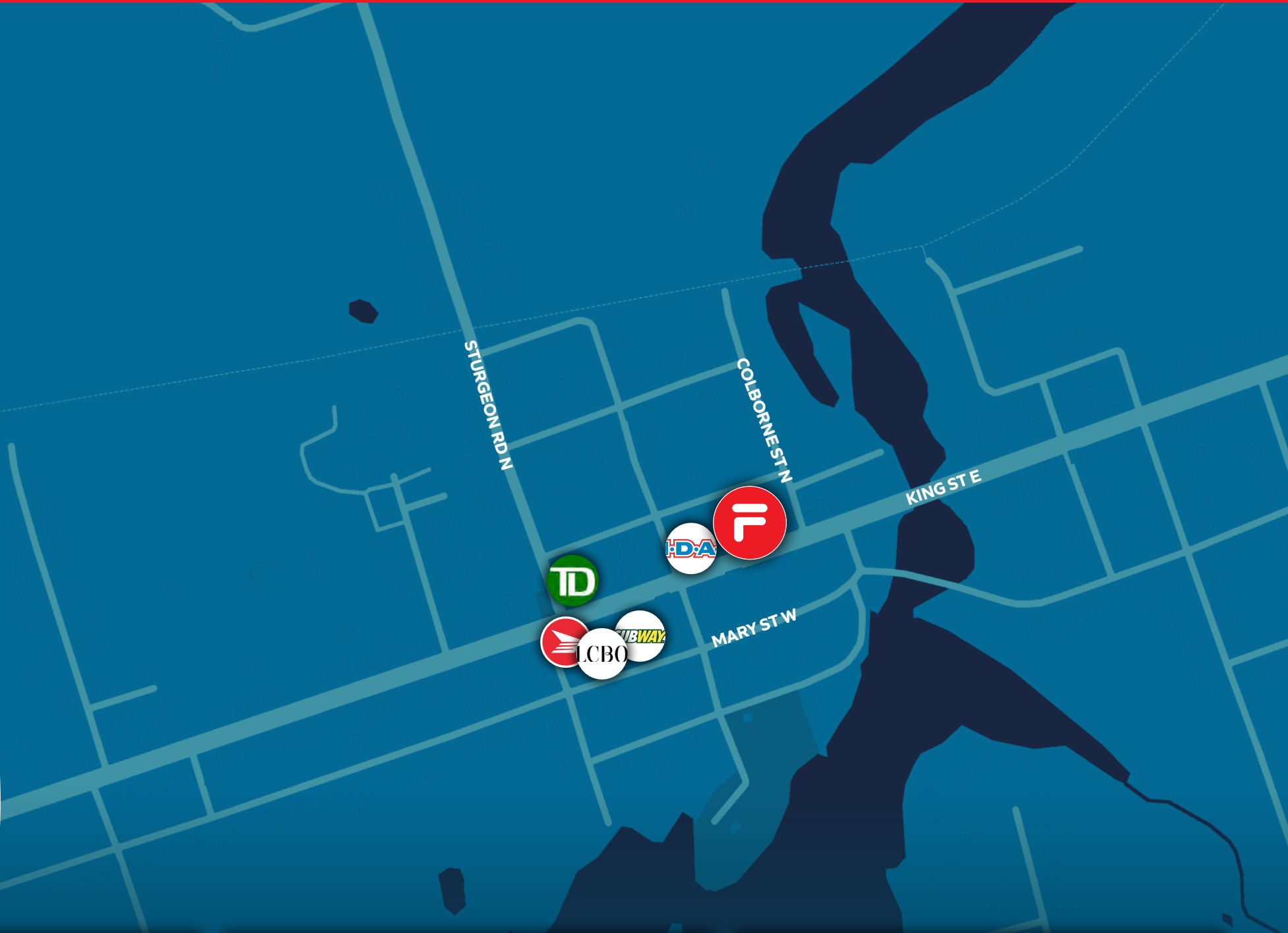
FRONT STREET

COLBORNE STREET NORTH

KING STREET EAST

LOCATION & AMENITIES

 SUBJECT PROPERTY





RETAIL INVESTMENT GROUP

27, 29 & 31-35 KING ST E

OMEMEE

ONTARIO, CA

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