

**FOR  
SALE**



**CREILAND  
CONSULTANTS**

Google Streetview



**SITE PLAN  
APPROVED**



**GAS STATION WITH  
RETAIL BUILDING  
AND DRIVE-THRU**

**USER-INVESTOR  
OPPORTUNITY**

**755 BETHUNE DRIVE  
GRAVENHURST  
ONTARIO  
P1P 1K1**

**CREILAND CONSULTANT REALTY INC., BROKERAGE**

250 CONSUMERS ROAD, SUITE #1007

TORONTO, ONTARIO, M2J 4V6

[www.creiland.com](http://www.creiland.com)

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\*Sales Representative \*\*Broker



# LOCATION



Access Roads:

Bethune Drive South / Veterans Way;  
Bethune Drive South / Main Street;  
North Access / Veterans Way; and  
South Access / Main Street.



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# PROPERTY OVERVIEW

User investor opportunity located at 755 Bethune Drive in Gravenhurst, ON. This property consists of site plan approved lands for a gas station business and a retail pad investment opportunity. The 0.70 acre site is approved for a 4,294 SF(+/-) commercial retail pad including 3 units with an endcap drive-thru wrap around along with a 3 pump gas bar. The Vendor will sell the lands with site plan approval in place or built a turnkey gas station along with a retail pad for the convenience store. Its location and proximity to key roads like Main Street and Veterans Way makes it an exceptional investment opportunity in Gravenhurst's vibrant community.

PRICE FOR TURNKEY GAS BAR AND RETAIL PAD:	<b>\$4,950,000</b>
PRICE FOR LAND WITH S.P.A.:	<b>\$1,400,000</b>
PROPERTY TAX (APPROXIMATE):	<b>\$6,780.95</b>
SITE AREA:	<b>0.70 ACRES</b>
TOTAL BUILDING SIZE:	<b>4,294 SF</b>
LOT FRONTAGE:	<b>+/-50.3 METERS (MAIN STREET);ADDITIONAL FRONTAGE ON BETHUNE DRIVE AND VETERANS WAY</b>
SERVICING:	<b>MUNICIPAL WATER SUPPLY AND MUNICIPAL SEWAGE SYSTEM</b>
PIN#:	<b>48186-0047</b>

# RENDERING



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**PROPERTY TYPE**

Gas Station and Retail Drive-Thru Building



**PROPERTY INTERSECTION**

Main Street & Veterans Way



**ZONING**

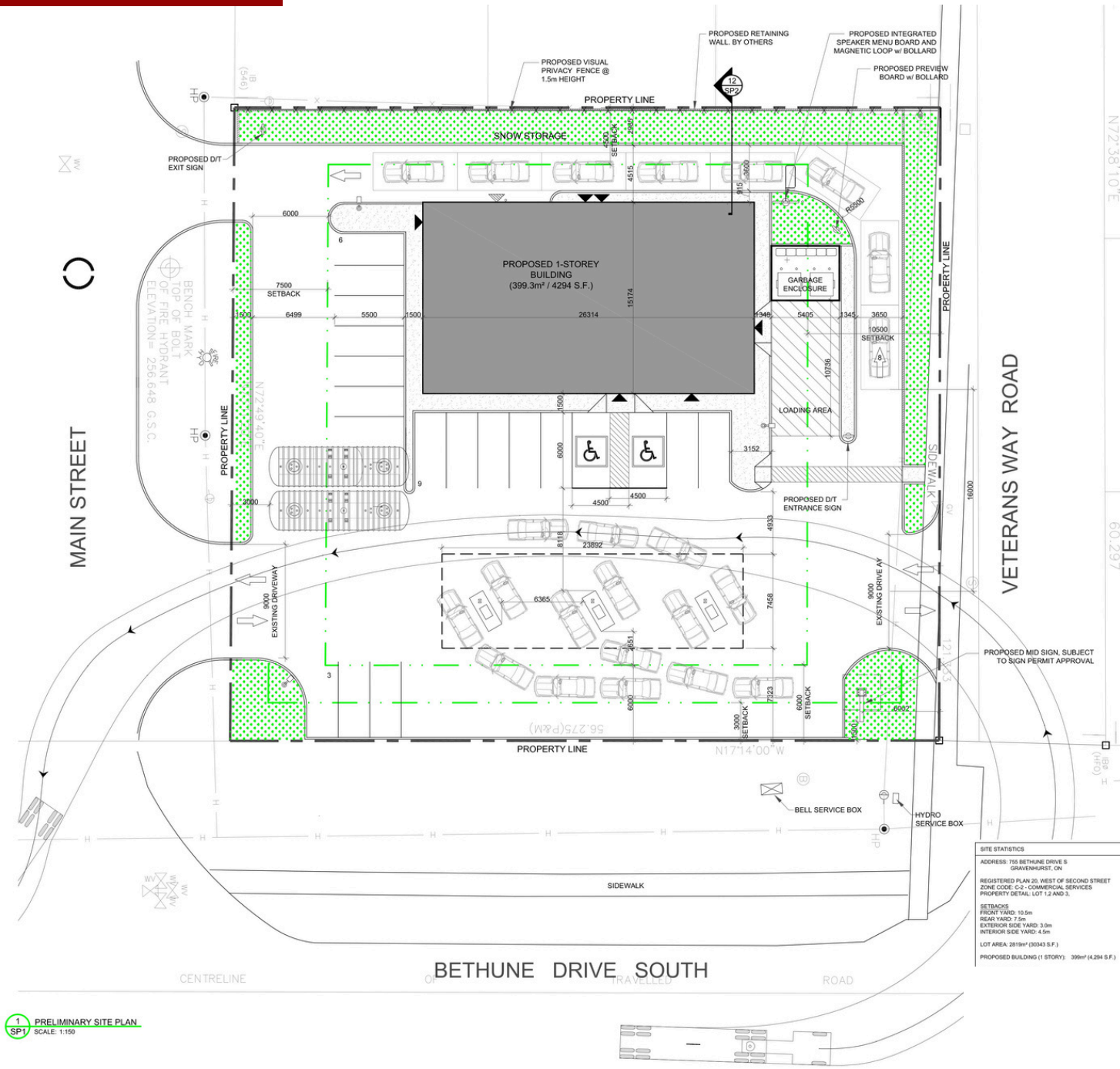
Commercial Service (C-2)



# SITE PLAN

↓ DOWNLOAD SITE PLAN

# PROPERTY PHOTOS



### Site Inspection and Characteristics

The property is relatively level near Bethune Drive and then slopes down near the western boundary of the property. The property is open with minimal tree cover with vegetation along the western lot line. An existing building on site near the western boundary of the property adjacent to VeteransWay is used by a contractor to store vehicles and equipment. This structure will be removed prior to the proposed redevelopment of the property.



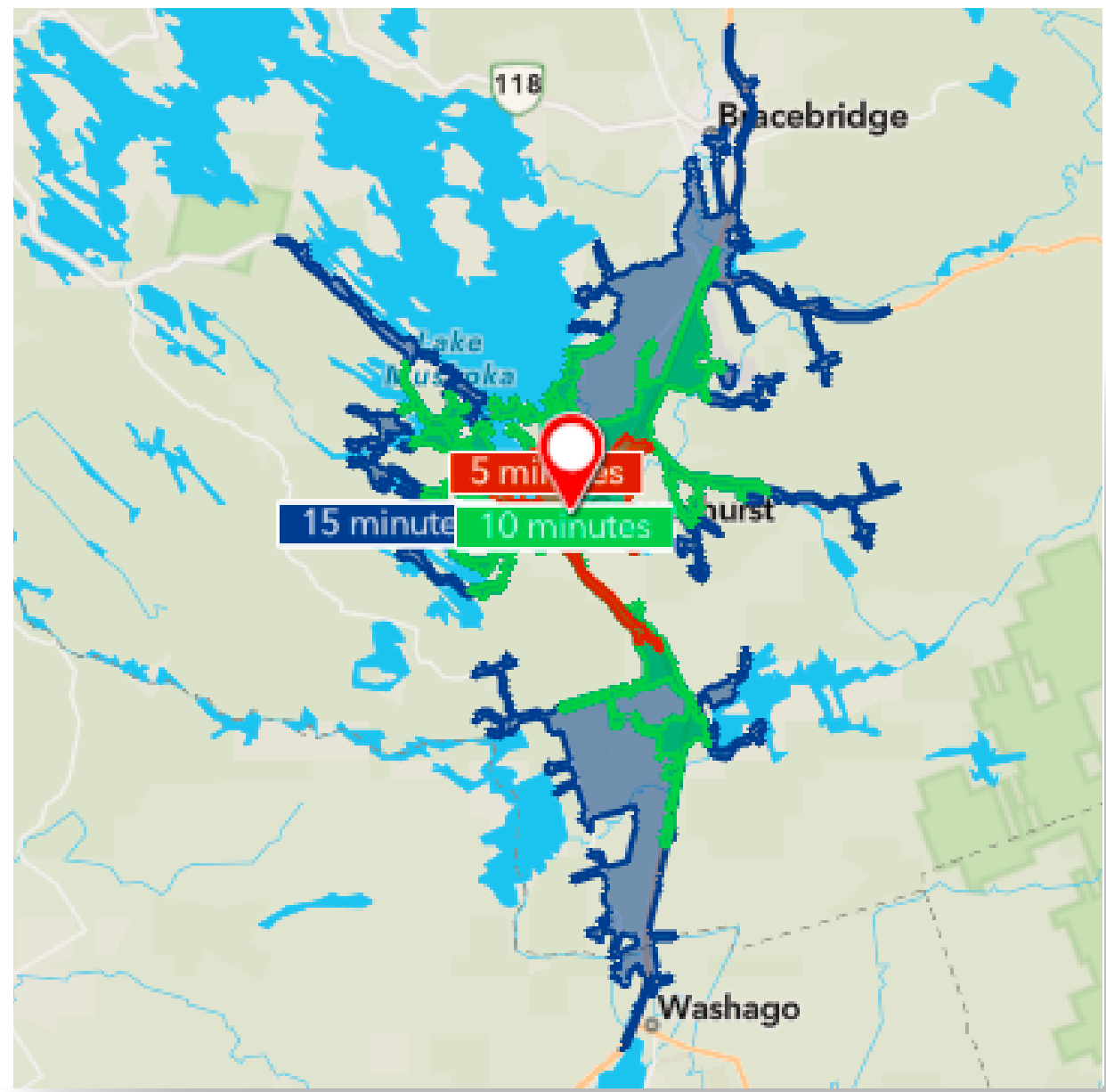
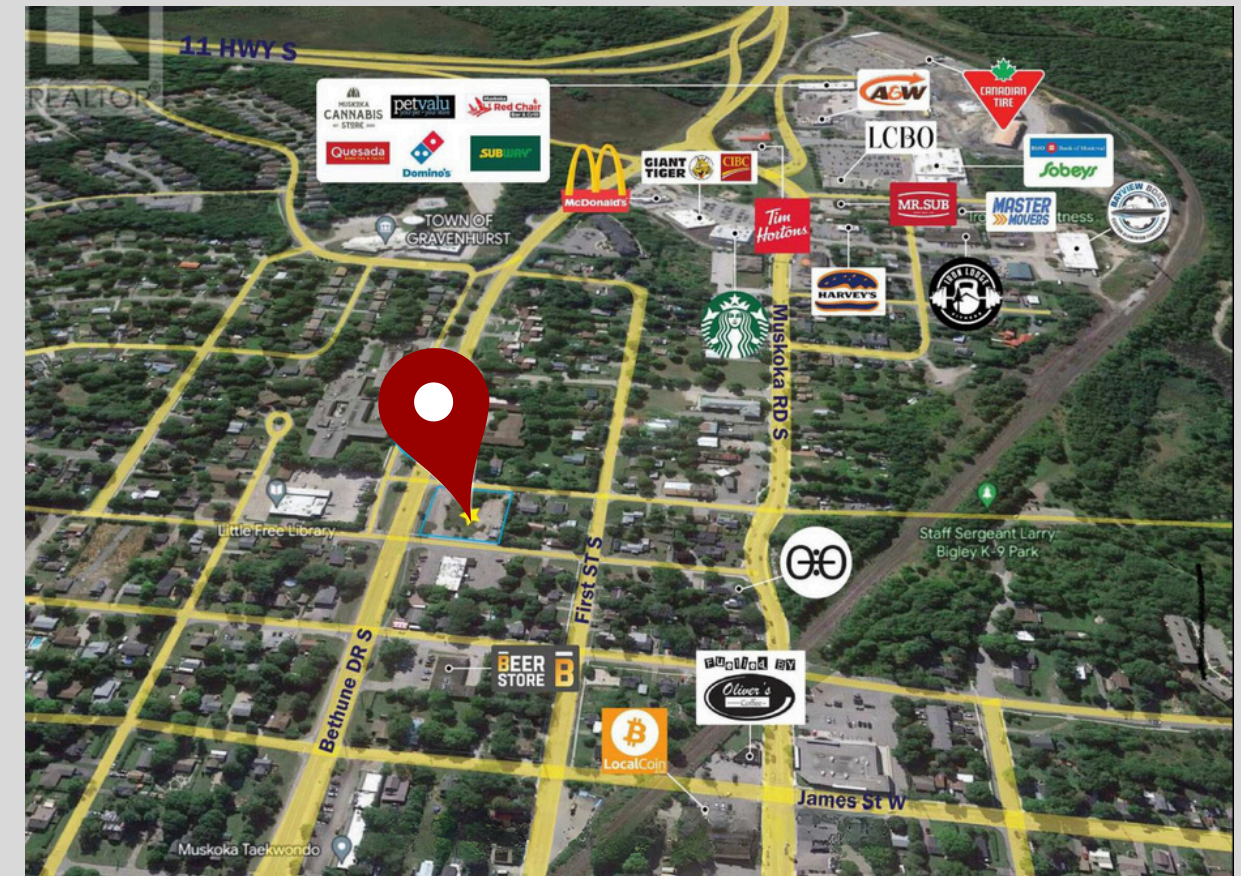
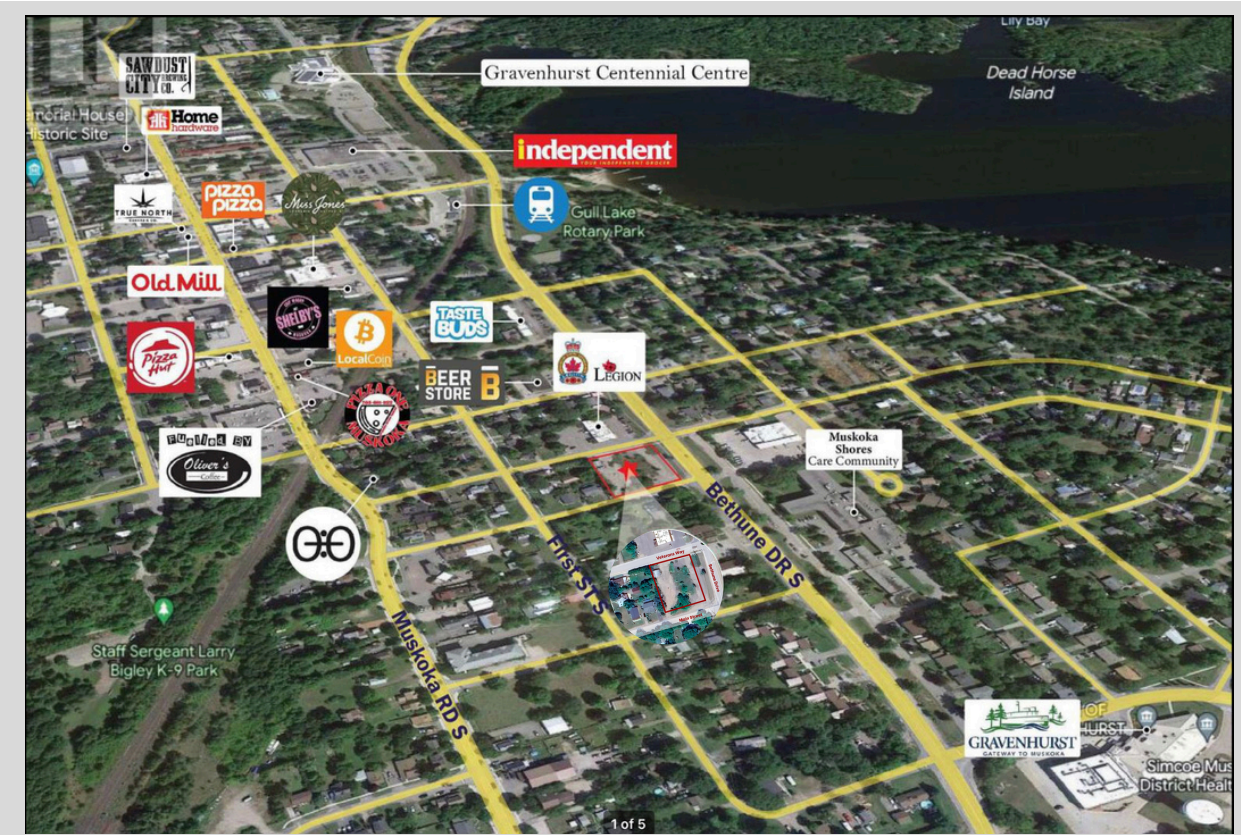


# AMENITIES MAP

# DRIVE TIME MAP

**LEGEND:**

- 5 minute drive
- 10 minute drive
- 15 minute drive



## TRAFFIC COUNT

Annual Average Daily Traffic for:

Bethune Drive	<b>11,124 cars</b>
Exiting Highway 11	<b>17,600 cars</b>

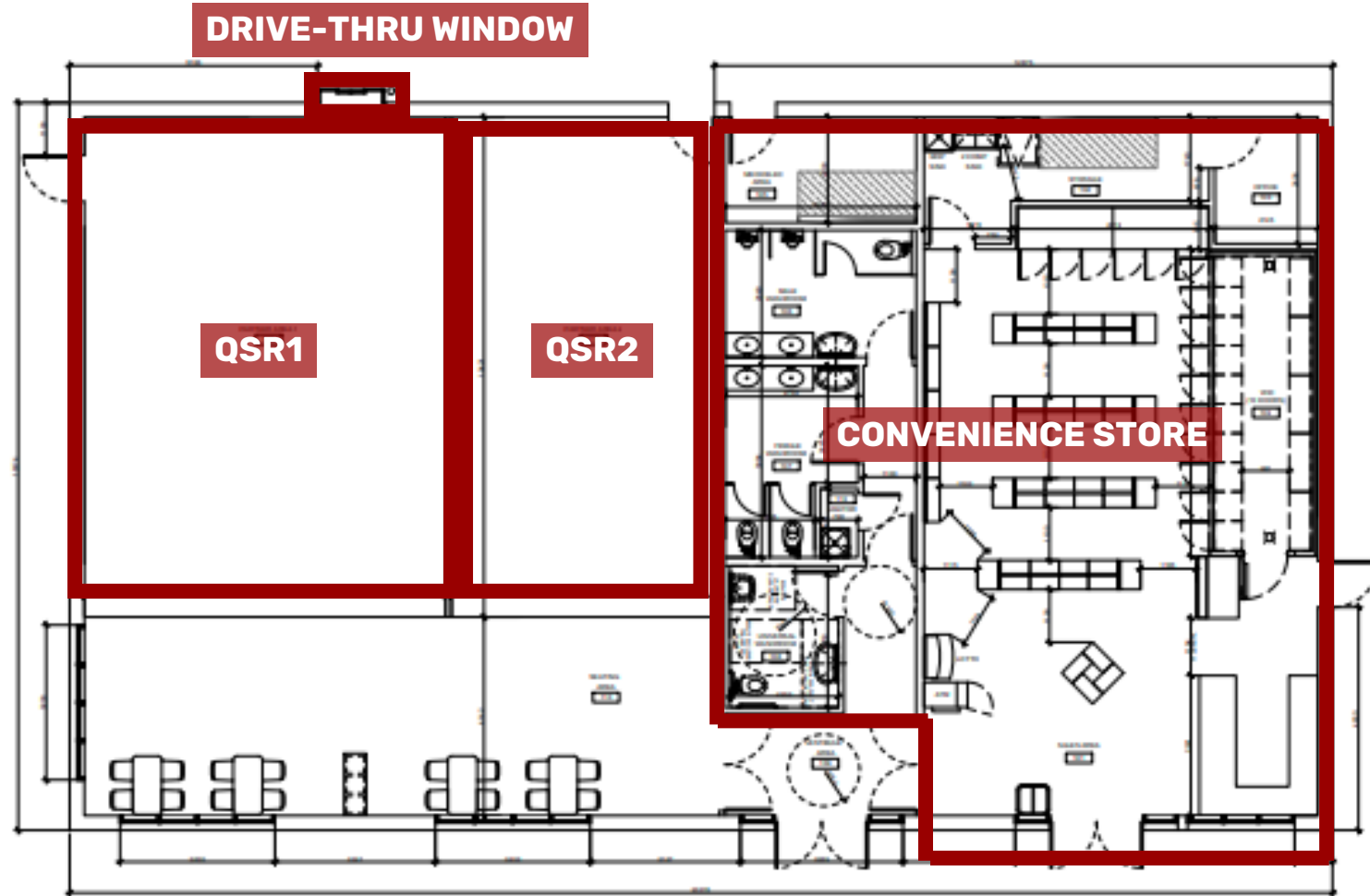
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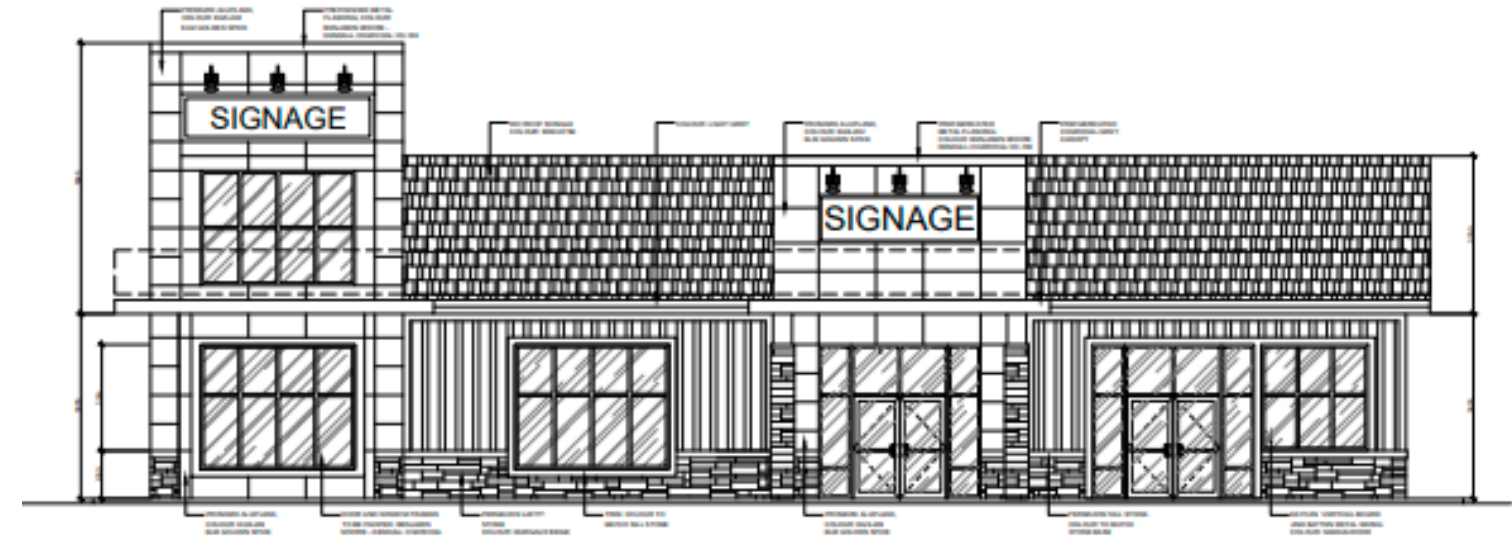
# FLOOR PLAN

↓ DOWNLOAD FLOOR PLAN

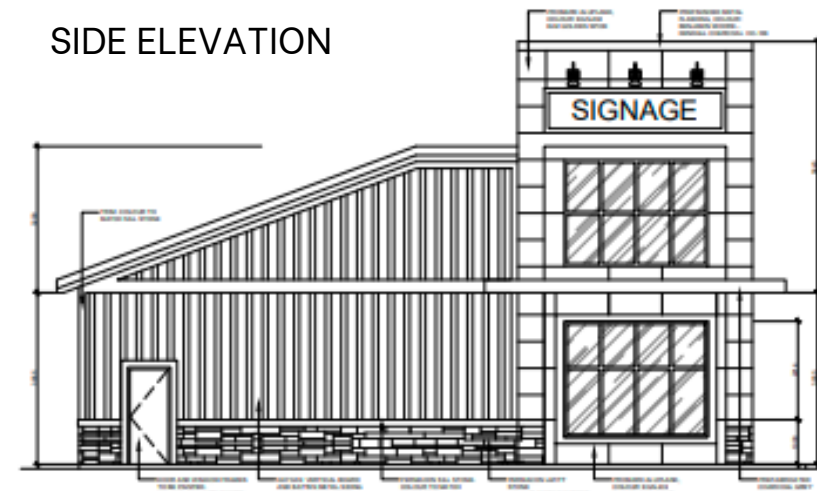


# ELEVATIONS

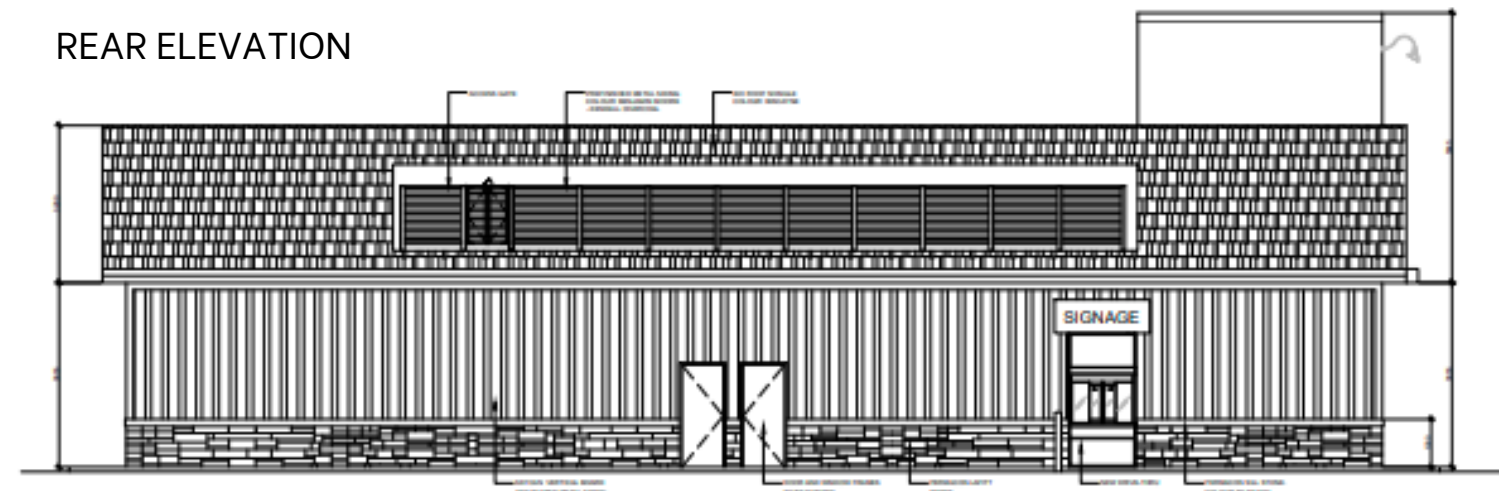
### FRONT ELEVATION



### SIDE ELEVATION



### REAR ELEVATION



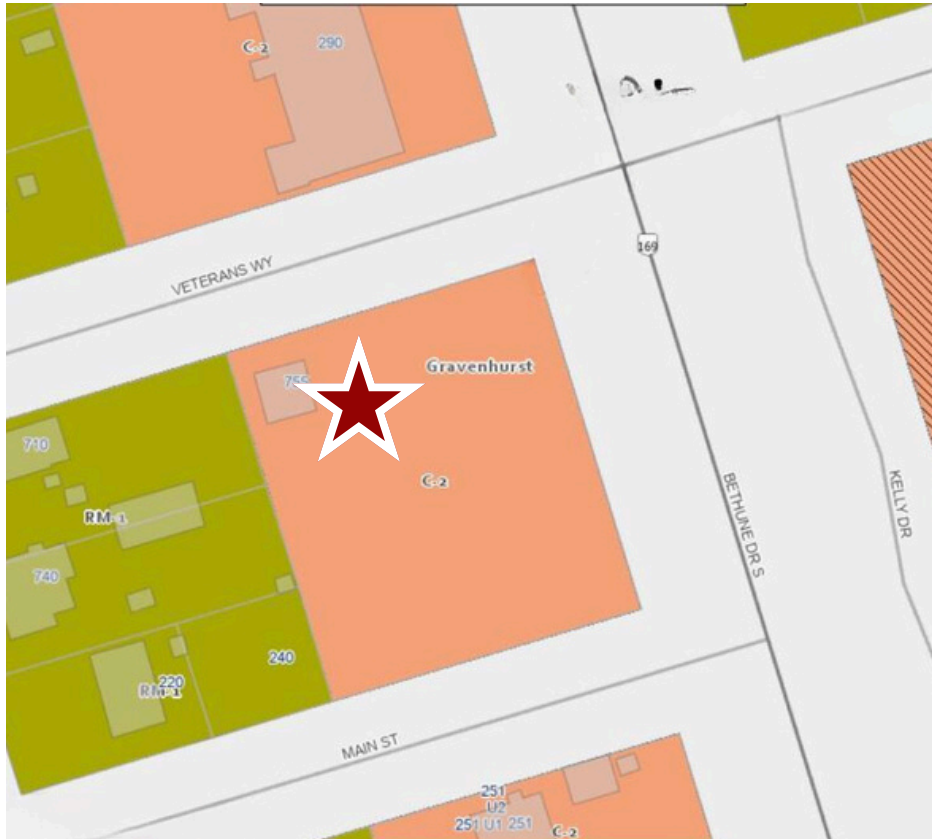


**OFFICIAL PLAN**

**ZONING**

The C2 commercial designation permits a motor vehicle service station, retail convenience store and a restaurant. The site-specific provisions of 1205 pertain mainly to parking requirements. The proposed use of the subject property as a gas bar, convenience store and restaurant are considered to be legal and conforming to the zoning by-law for the purposes of this report.

**ZONING: C-2 - Commercial Service**



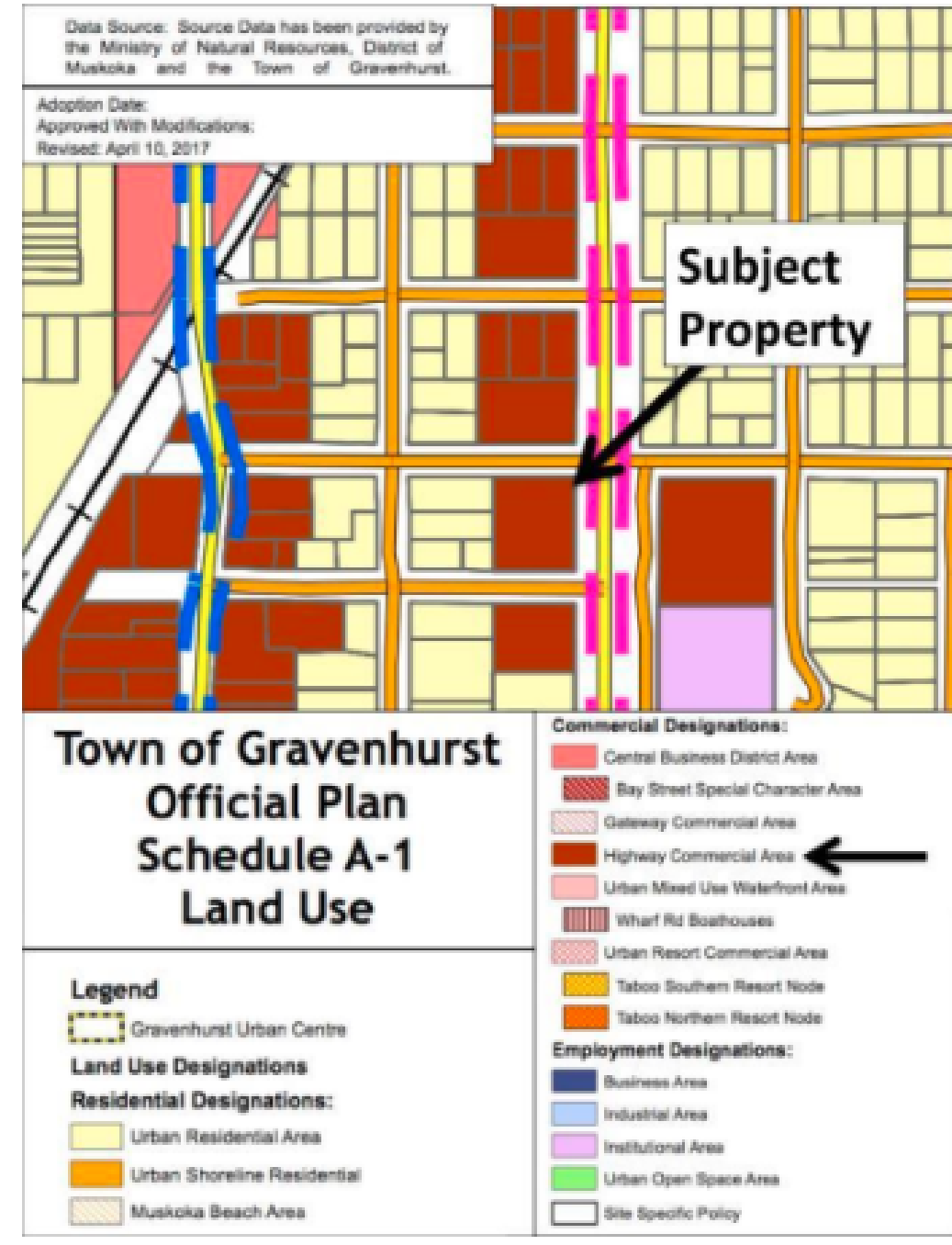
**Surrounding Land Uses**

This property is located adjacent to Bethune Drive, being a main transportation route through Town that accommodates a variety of uses including commercial (retail, restaurant, dance studio), residential (including multiple residential and single detached residential), institutional (including park, long term care home and municipal office). Immediately surrounding land uses include Institutional (the Legion is located across Veterans Way to the north, Muskoka Shores Care Community Long Term Care Nursing Home across Bethune Drive to the southeast, and the Hydro utility yard across Bethune Drive to the east) and Residential (across Main Street to the south, to the west of the property along First Street, and to the northeast of the property across Bethune Drive). Further to the north are commercial uses including The Beer Store.

**Permitted Uses:**

- Bed and Breakfast Establishment
- Building Supplies Outlet
- Business, Professional or Administrative Office
- Commercial Entertainment
- Commercial Parking Facility
- Commercial Recreation
- Dwelling, Single Detached (Existing Only)
- Dwelling Unit (Accessory Use Only)
- Financial Establishment
- Funeral Home
- Garden Centre and Nursery
- Health Services
- Manufacturing, Processing, Assembling or Fabricating Plant (accessory retail sales)
- not occupying more than 50.0 percent of the building floor area)
- Motor Vehicle Body Shop
- Motor Vehicle Dealership
- Motor Vehicle Service Station
- Nursing Home
- Personal Services
- Place of Assembly
- Publishing Establishment
- Religious Institution
- Repair Service Shop
- Restaurant
- Retail Convenience Store
- Retail Store
- Sale, Rental, or Service of Business Machines and Office Supplies
- Sale, Rental, Service, Storage, or Repair of Motor Vehicles, Major Recreational Equipment and Parts and Accessories for Motor Vehicles or Major Recreational
- Equipment
- Sale, Rental, Service, or Storage of Tools and Industrial Equipment
- Tourist Establishment
- Veterinary Services
- Wholesaling

The subject property is located in an area that is designated Highway Commercial. Uses permitted in this designation include but a not limited to automobile related sales and service and restaurants. The proposed use of the subject a gas bar with a convenience store and restaurant is considered to be in conformity with the Town of Gravenhurst Official Plan (2016).



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# DEMOGRAPHICS

# DISTANCE MAP

The population at 755 Bethune Dr., Gravenhurst, ON within a 5 km radius is 10,810. The median age for this population is 51.5. The number of households in this area is estimated at 4,546 within a 5 km area. The average household income is estimated to be CA\$100,788 within a 5 km radius.

Summary	1 Kilometer	2 Kilometers	5 Kilometers
2018 Total Population	3,137	6,514	9,778
2023 Total Population	3,334	7,076	10,810
2028 Total Population	3,758	7,980	12,304
2018-2028 Annual Rate	2.42%	2.43%	2.62%
2018 Households	1,338	2,802	3,991
2018 Average Household Size	2.1	2.2	2.2
2023 Households	1,480	3,127	4,546
2023 Average Household Size	2.1	2.2	2.2
2028 Households	1,696	3,557	5,193
2028 Average Household Size	2.0	2.1	2.2
2023-2028 Annual Rate	2.76%	2.61%	2.70%
2018 Families	857	1,893	2,760
2018 Average Family Size	2.5	2.6	2.6
2023 Families	953	2,130	3,162
2023 Average Family Size	2.5	2.6	2.6
2028 Families	1,093	2,439	3,653
2028 Average Family Size	2.5	2.5	2.5
2023-2028 Annual Rate	2.78%	2.75%	2.93%
<b>2018 Dwellings</b>	<b>1,338</b>	<b>2,802</b>	<b>3,991</b>
Owned Dwellings	823	1,865	2,910
Rented Dwellings	515	937	1,081
Band Housing	0	0	0
<b>2023 Dwellings</b>	<b>1,480</b>	<b>3,127</b>	<b>4,546</b>
Owned Dwellings	921	2,101	3,355
Rented Dwellings	559	1,026	1,191
Band Housing	0	0	0
<b>2028 Dwellings</b>	<b>1,696</b>	<b>3,557</b>	<b>5,193</b>
Owned Dwellings	1,043	2,389	3,834
Rented Dwellings	653	1,169	1,359
Band Housing	0	0	0
<b>Average Household Income</b>			
2018	CA\$68,632	CA\$77,857	CA\$83,362
2023	CA\$82,011	CA\$94,210	CA\$100,788
2028	CA\$95,355	CA\$109,063	CA\$116,985
<b>Per Capita Income</b>			
2018	CA\$29,273	CA\$33,490	CA\$34,025
2023	CA\$36,406	CA\$41,633	CA\$42,385
2028	CA\$43,034	CA\$48,614	CA\$49,375
<b>Median Age</b>			
2018	55.5	52.6	52.1
2023	53.7	51.6	51.5
2028	50.0	48.8	49.3

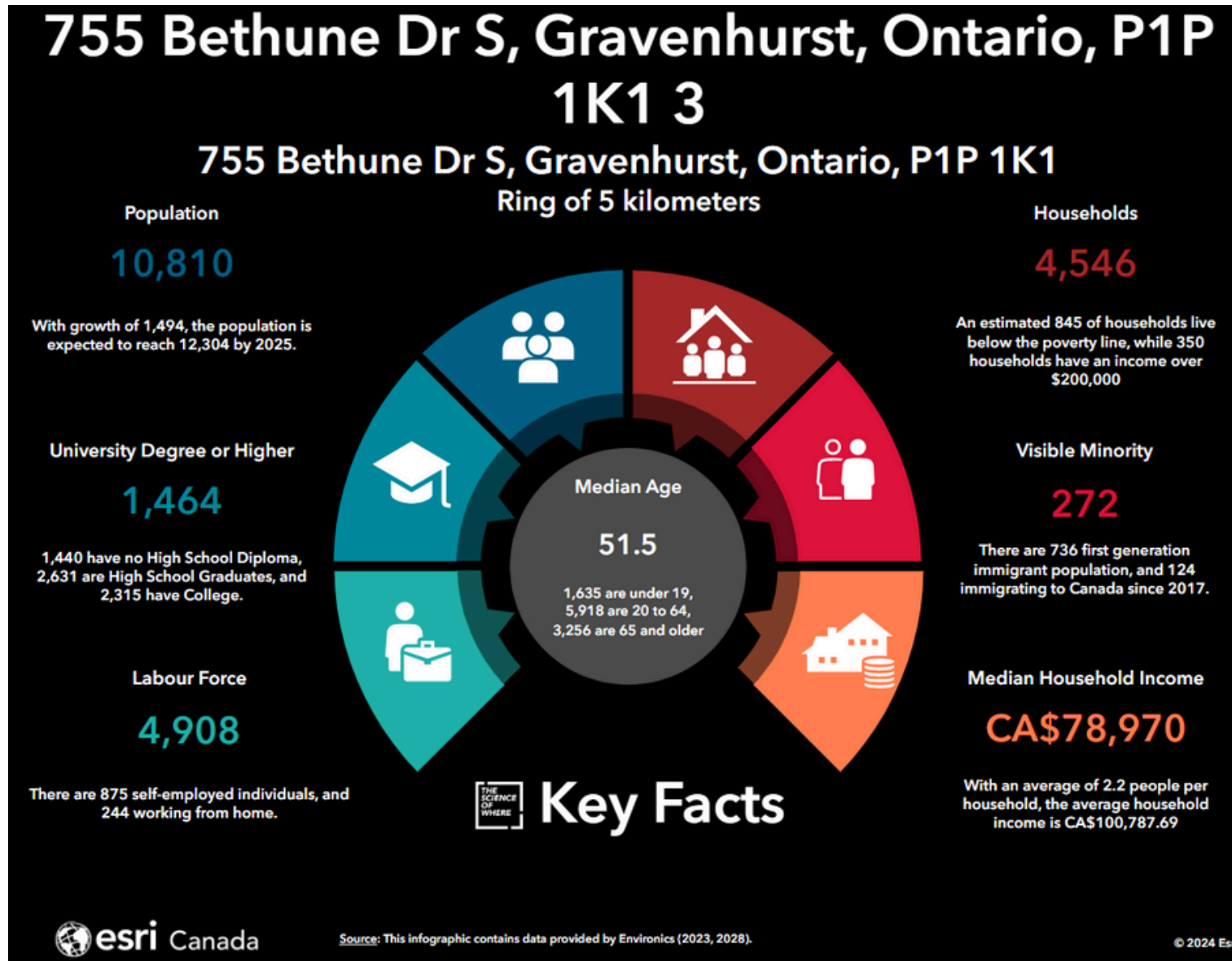


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# KEY FACTS



MULTIPLE LISTING SERVICE NUMBER

**X6052785**

# GRAVENHURST COMMUNITY PROFILE

The subject property is located in the Town of Gravenhurst, District Municipality of Muskoka. The District Municipality of Muskoka was established in 1971 and is comprised of six area municipalities: the Towns of Huntsville, Bracebridge and Gravenhurst, as well as the Townships of Georgian Bay, Lake of Bays, and Muskoka Lakes. The Town of Gravenhurst is well served by Highway 11 that connects it to Barrie and Toronto to the south as well as Sudbury and North Bay to the north. It is also served by Highway 118 and Highway 169.

Beautiful Gravenhurst is located in the south end of Ontario's finest four-season destination of Muskoka. Less than two hours north of Toronto and situated on the edge of picturesque Lake Muskoka, Gravenhurst offers incomparable natural landscape with all the amenities of a larger centre. Gravenhurst is the permanent home of approximately 13,000 residents, with another 14,000 who live here through the late spring and summer months. Gravenhurst's community is vibrant in Arts, Culture and Heritage and proudly celebrates its historical contributions while incorporating a modern lifestyle. Whether you want to take in a show at the historic Opera House, work from the cottage connected to high speed internet, enjoy the Bethune Memorial House or tour our downtown with a digital flair, outstanding recreational facilities paired with our multitude of outdoor activities make Gravenhurst a great place to live and pursue your passions.





**FOR  
SALE**

**755 Bethune Dr., Gravenhurst, ON**



For more Information  
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