

Esso Gas Station

RON NAMEN 647 236 9797

CIM

2 UPTON RD, SCARBOROUGH , ONTARIO,M1L2B8

CONFIDENTIAL INFORMATION(CIM)

ESSO Gas Station Businesses Only*

- > **Convenience Store**
- > **Coffee and Doughnut**
- > **Lotto/ ATM/ Uhaul**

- Land and Structures are not included, The Business assets and Goodwill only.

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Preliminary evaluation information

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Land Registry Information - PIN: 064500043

[Print](#)



[Parcel Register](#)

Address: 2 UPTON RD

Area: 42,625.04 ft² (0.979 ac) Perimeter: 856.30 ft Measurements: 150.17 ft x 284.72 ft

Legal Description

PART OF LOT 32, CON. C, PT. 2, PLAN 64R1919, S/E PT. 2, PLAN 66R18908.T/W AS IN TB241310. S/T AS IN CA291294. T/W A R.O.W. OVER PT.2, ON PLAN 66R18908 AS IN E385154. CITY OF TORONTO (FORMERLY SCARBOROUGH). , CITY OF TORONTO

ASKING PRICE :

\$650,000.00

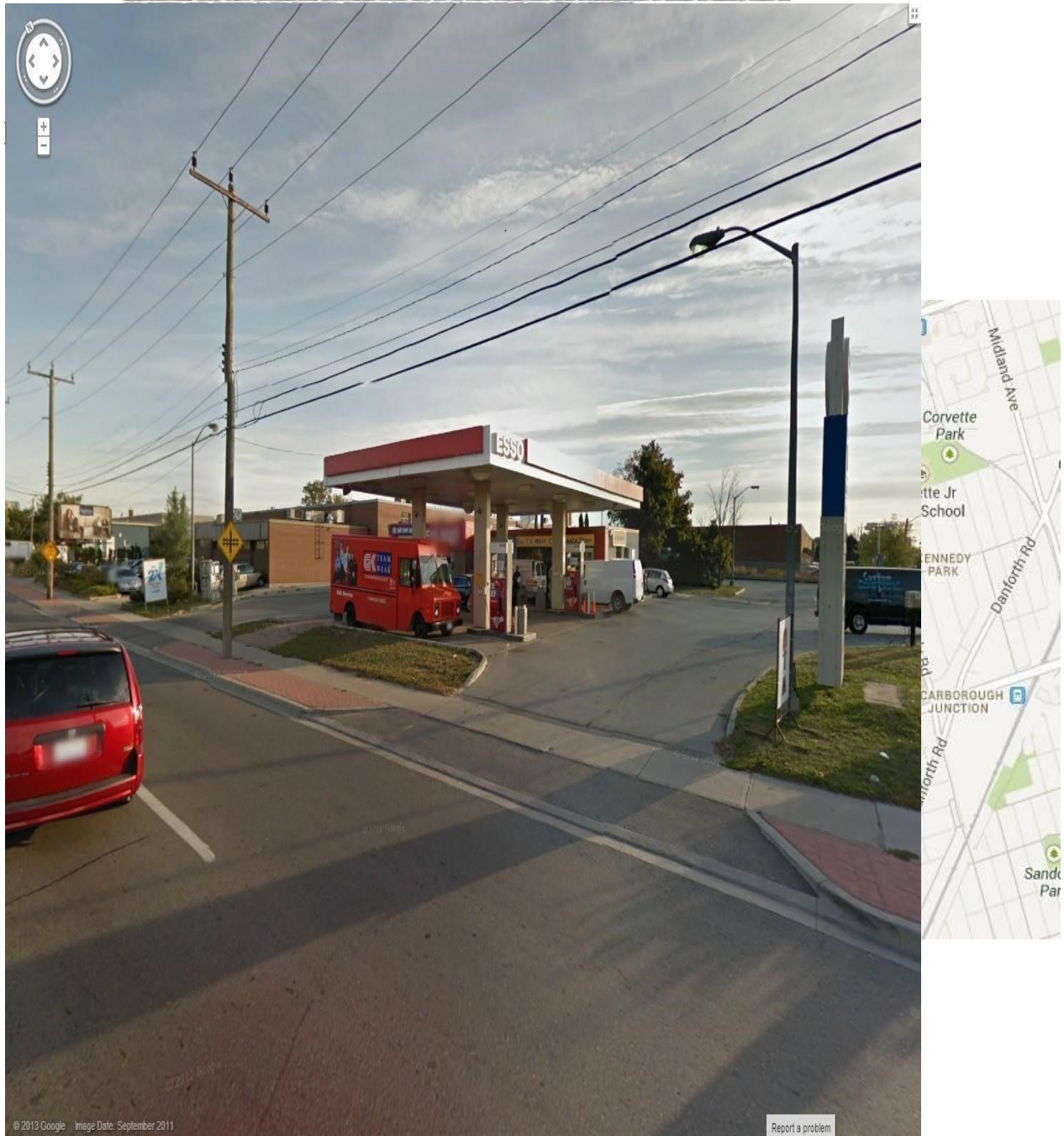
PRILIMINARY CONFIDENTIAL MEMORANDUM 2/10

PRILIMINARY CONFIDENTIAL MEMORANDUM 2/8

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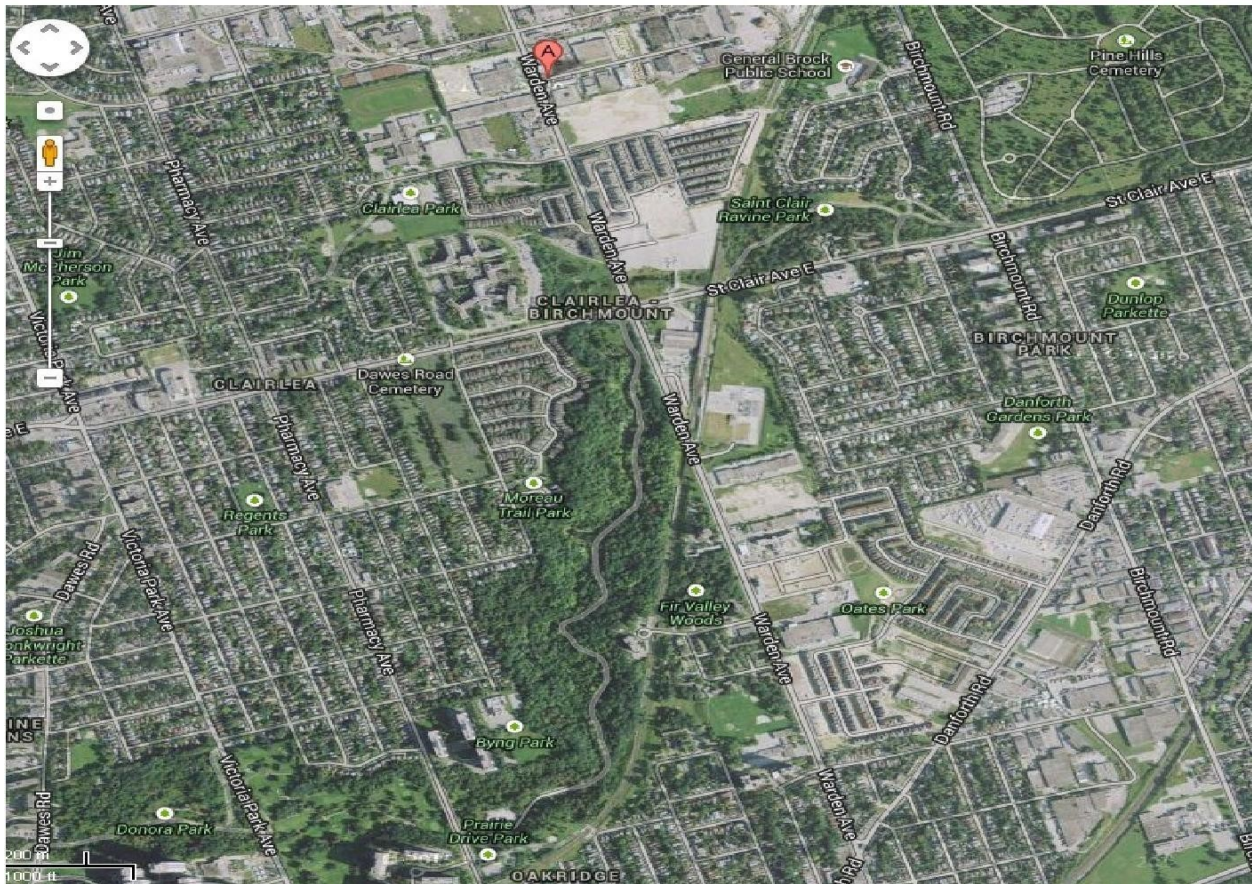
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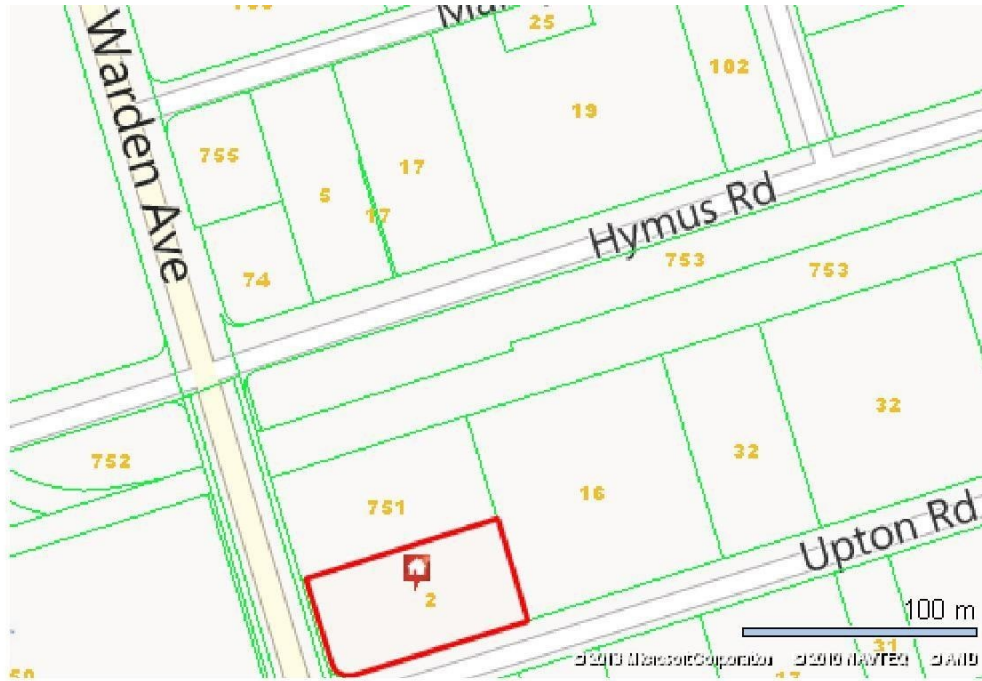
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PRILIMINARY CONFIDENTIAL MEMORANDUM 7/10

Future Opportunities

Lots of Opportunities to grow more and add new Business to it. Like:

- Coffee Shop; **Tim Hortons (application is already made) 90% chance** – Plan to build a 4000sqft tire⁵⁵⁸⁶ -shop/warehouse in the back of the land

The Plan is Ready to be built. Note that only collecting Rent adds \$200,000 to the net Income. **\$168,000.00**

*****The whole area is on employment area of the City. There are many lands that will change their zoning to Residential. Currently they are building 200 new Town House one block south of the Station, also a retirement apartment is being built 300 meter from the location.

PRILIMINARY CONFIDENTIAL MEMORANDUM 8/10

INCOME AND EXPENSES**

Income(Annually)		
Sales of Reg-GasPrem-Dis	4,1,000 liter @ 7c(average)	\$287,000
Store sales	910,000.00 * 25%	\$227,500
Cross Lease	5m@3.25	\$162,500
		\$3,000
Vacuum		\$8,500
ATM-		\$24,000
Lotto		
TOTAL GROSS INCOME		\$712,500
<u>Expenses</u>		\$52,000
Property tax		\$3,500
Gas		\$2,150
Water		\$20,500
Hydro		\$960
Telephone757.4862		\$6,000
BANK CHARGES		\$2,150
Garbage service		\$360
Environmental		\$8,500
Liability insurance		\$45,000
Credit charges		\$140,000
Ceridian(pay roll)		\$5,000
Preventive maintenance		\$10,000
Misselenious		\$180,000
RENT		\$ 486,120.00
Total Expenses		
<u>Net Income</u>		\$ 226,380.00

** Shall be verified by the Buyer before closing date of possible transaction