

FOR SALE

PRIME LOCATION CAMPBELLFORD



68 FRONT STREET N. \$2,150,000

PROPERTY DETAILS

BUILDING SIZE: +/- 500 sf
SITE AREA: .410 Acres
REALTY TAXES: \$7754.50 (2023)
ZONING: C1 Municipality of Trent Hills
HEATING: Forced Air/ Natural Gas
WATER/SEWER: Municipal
PROPERTY IS BEING SOLD IN AN "AS IS, WHERE IS" CONDITION

LOCATION

- 68 Front Street North in Campbellford is situated on the East side of the Trent River Waterway (National Heritage Site).
- Campbellford has an approximate population of 4,000 but this is greatly exceeded in the summer and winter months with tourists.
- The subject property is located opposite to a large and popular food store called Sharpe's Food Market.

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Brokerage

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📍 20 Gore Street, Suite 102
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☎ 613-384-1997

SITE DETAILS

- Former Ultramar Gas Station in great condition with a small store
- All signage for Ultramar is still in place and subject to negotiations with Ultramar can be reactivated (may also be rebranded)
- Commercial Vacuum pump and airline to rear of store
- Property is being sold in an "AS IS, WHERE IS" condition
- Access to Data Room will require execution of an NDA

PROPERTY TYPE: Former Ultramar Service Station
FUEL PUMPS: 4 Fuel Pumps (8 Dispensers)
FUEL STORAGE: 3 Underground Storage Tanks
 Fiberglass Reinforced Plastic - Dual Wall
 Premium - 35,002 L, Regular - 50,000 L,
 Diesel 25,000 L

VAC CLEANING EQUIPMENT: On Site

SITE AREA: 17,847 sf (.410 acres)
 Frontage: 132.8 ft. Depth: 139 ft.

BUILDING SIZE: 500 +/- sf

BUILDING AGE: TBD

CONSTRUCTION: Concrete Block Construction

ROOF: Unknown

ELECTRICAL: 200 AMP Supply

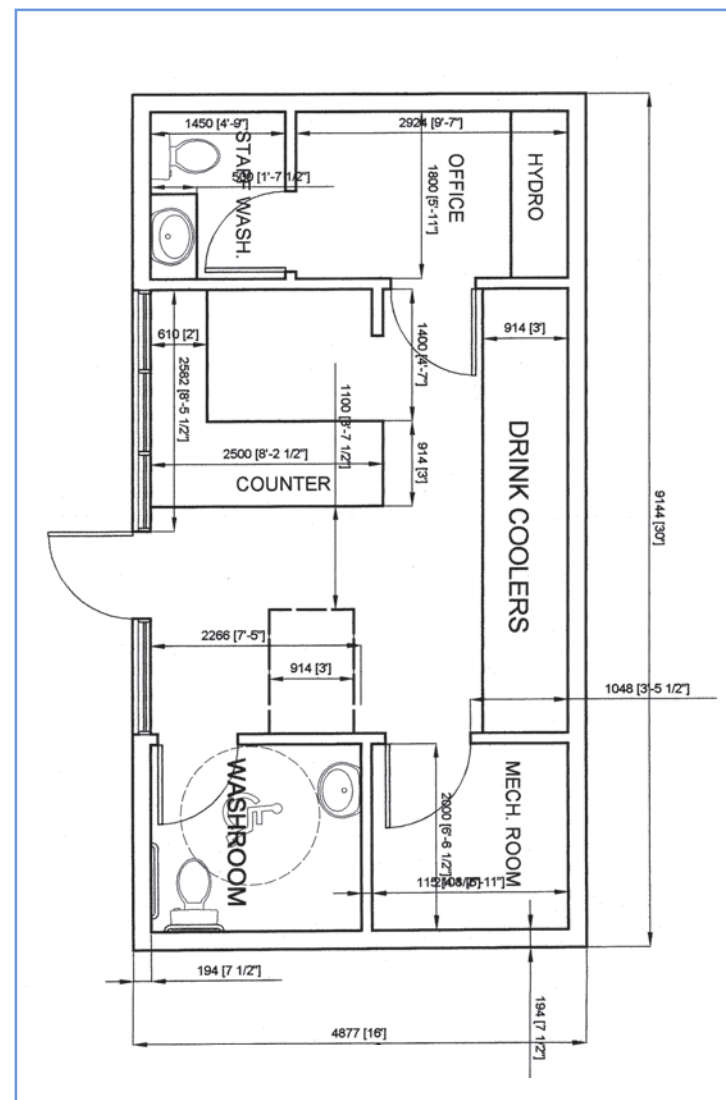
HEATING: Forced Air / Natural Gas

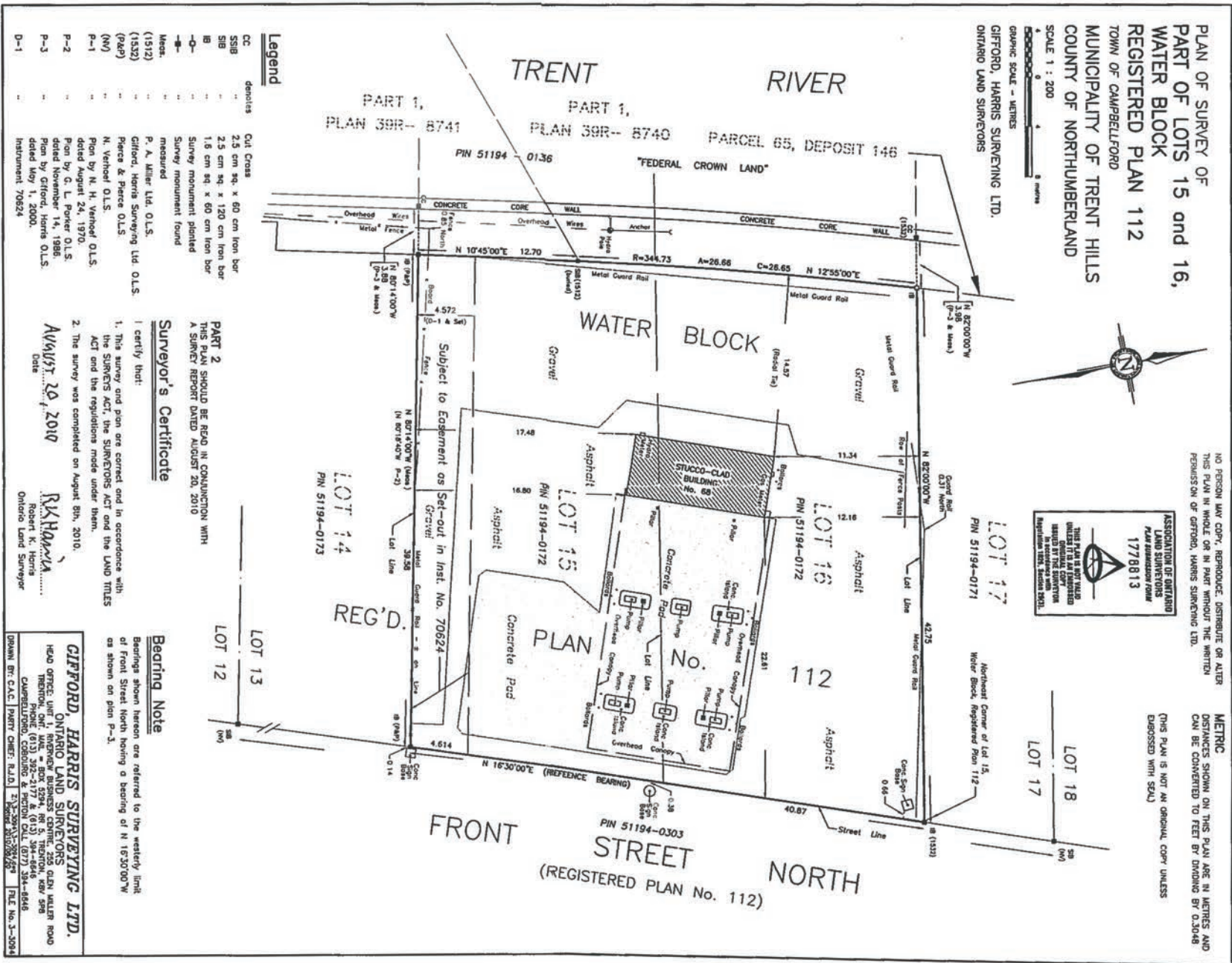
ZONING: C1 Municipality of Trent Hills

LEGAL DESCRIPTION: PT LT 15-16 BLK WATER PL 112
 CAMPBELLFORD AS IN CL104952; S/T
 CL70624; TRENT HILLS

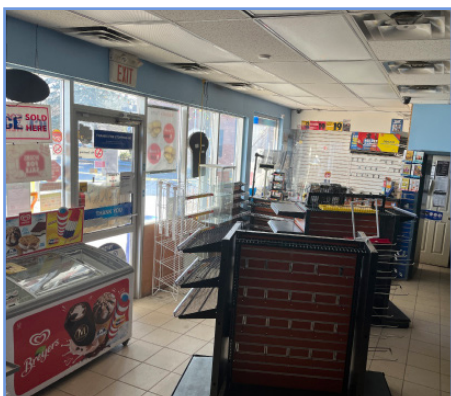
PIN: 51194-0172(LT)

BUILDING FLOOR PLAN





PHOTOS



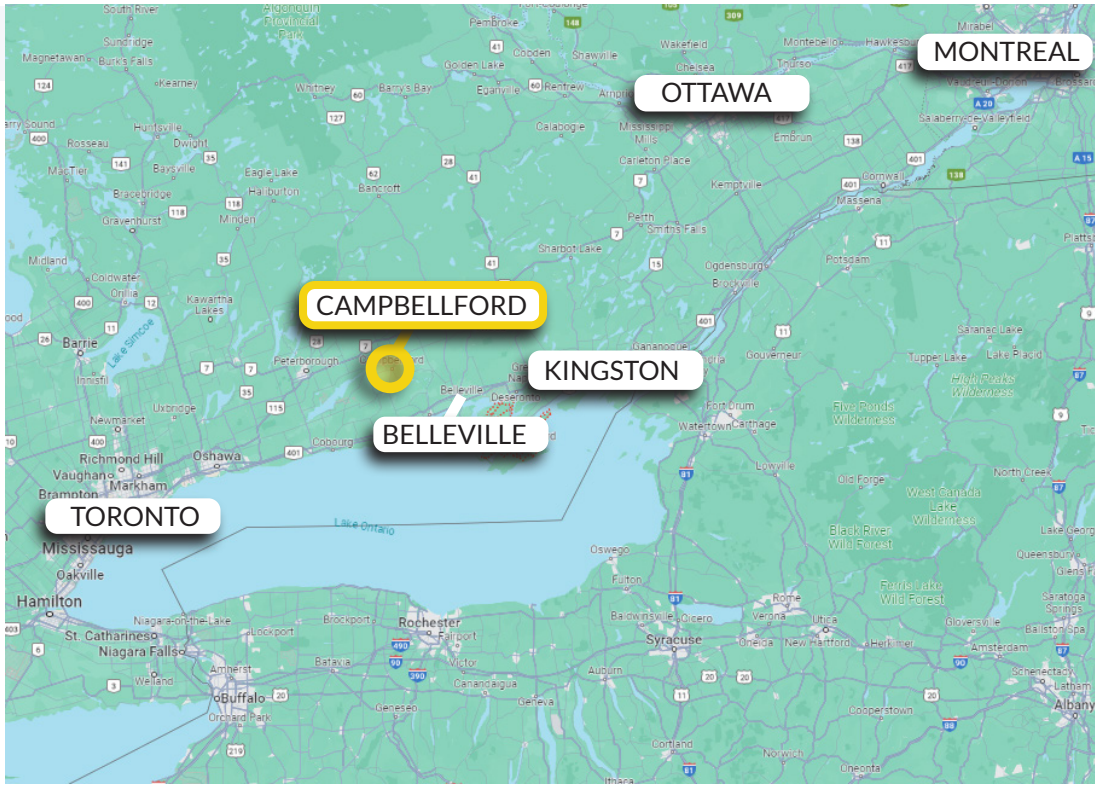
CAMPBELLFORD, ONTARIO



- At Lock 11/12 on the Trent-Severn Waterway, Campbellford is the largest commercial area between Peterborough and Belleville
- Campbellford has a diverse downtown retail area, complimented with a thriving professional and community sector
- Conveniently located between Toronto and Ottawa, with both just over 2 hours away
- Northumberland County is a mere 30 minutes east of Ajax and Oshawa, serviced by both Highway 401 and Highway 407
- Located at the western edge of Northumberland, Campbellford has nearby transport and logistic hub connecting to markets in the GTA and the rest of eastern Ontario allowing freight to easily move locally and nationally
- Northumberland County has a trained talent pool, with 5 colleges and universities nearby, with thousands of skilled graduates

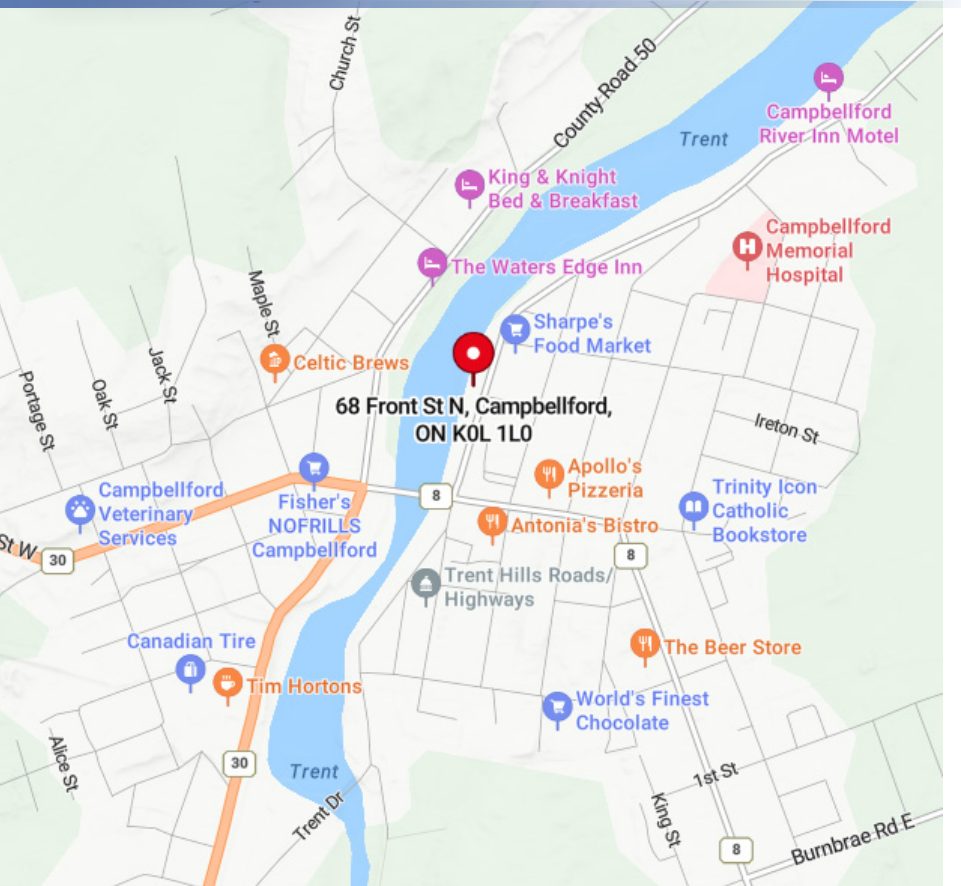


LOCATION



PROXIMITY

Toronto	-	179.6 KM (2 hrs)
Kingston	-	124.2 KM (1.4 hr)
Belleville	-	47.8 KM (46 min)
Ottawa	-	238.9 KM (2.9 hrs)
Montreal	-	402.5 KM (4.2 hrs)



CAMPBELLFORD DOWNTOWN

FOOD

- Dooher's Bakery
- Fat Bastard Burrito Co.
- Tommy's Pizzeria
- Antonia's Bistro
- 52 North Pub & Grill

GROCERY/LIQUOR

- Sharpe's Food Market
- Eurkwoods Health Food
- The Ice Cream Cafe
- The Beer Store
- LCBO

TOURISM

- Aron Theatre Co-op
- Ferris Provincial Park
- Westben Concerts
- World's Finest Chocolate
- Empire Cheese Factory

NEARBY

- Canadian Tire
- Guardian Rx Drug Mart
- TD, BMO, RBC, Manulife
- Stedmans V&S
- NAPA Auto Parts



All information provided is deemed reliable but is not guaranteed and should be independently verified. For additional information regarding this and other listings, please visit our website at www.rtrcr.com.