

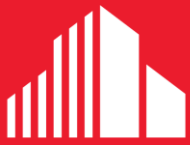
CUSHMAN &
WAKEFIELD
Waterloo Region

LAND, BUILDING
& BUSINESS
FOR SALE



2351 FISCHER-HALLMAN ROAD

AYR, ON



PROPERTY FEATURES

- The long-standing Esso gas station has recently upgraded (2020) with the installation of new double wall fiberglass tanks.
- 12 hose positions, 3 fuel grades (87,89, 91 Octane) plus diesel.
- Coffee Time Café, complete with a drive-thru and indoor seating options.
- Newly renovated, the convenience store boasts modern amenities including OLG and top-tier equipment.
- The 3600 square foot building comes equipped with public washrooms, a kitchen, and complete security systems including panic alarms and motion detectors.
- Located strategically amidst Kitchener, New Dundee/Roseville, and the 401, this area enjoys a high volume of traffic. Only 6 km away from the 401 and just 2 km from Kitchener's expanding new subdivision development, which includes a planned \$150 million state of the art sports complex , it's an ideal location.
- The property enjoys access from both Fischer Hallman Road and New Dundee Road.
- An additional adjacent parcel of land measuring 3.67 acres is also available for consideration.



Sale Price
\$4,950,000.00



2023 Taxes
\$11,379.10



Building Size
3,600 SF



Lot Size
0.86 acres



Drive-In Door
1 - 12" x 10'



ZONING
Z8
(Service Station)





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PHOTOS

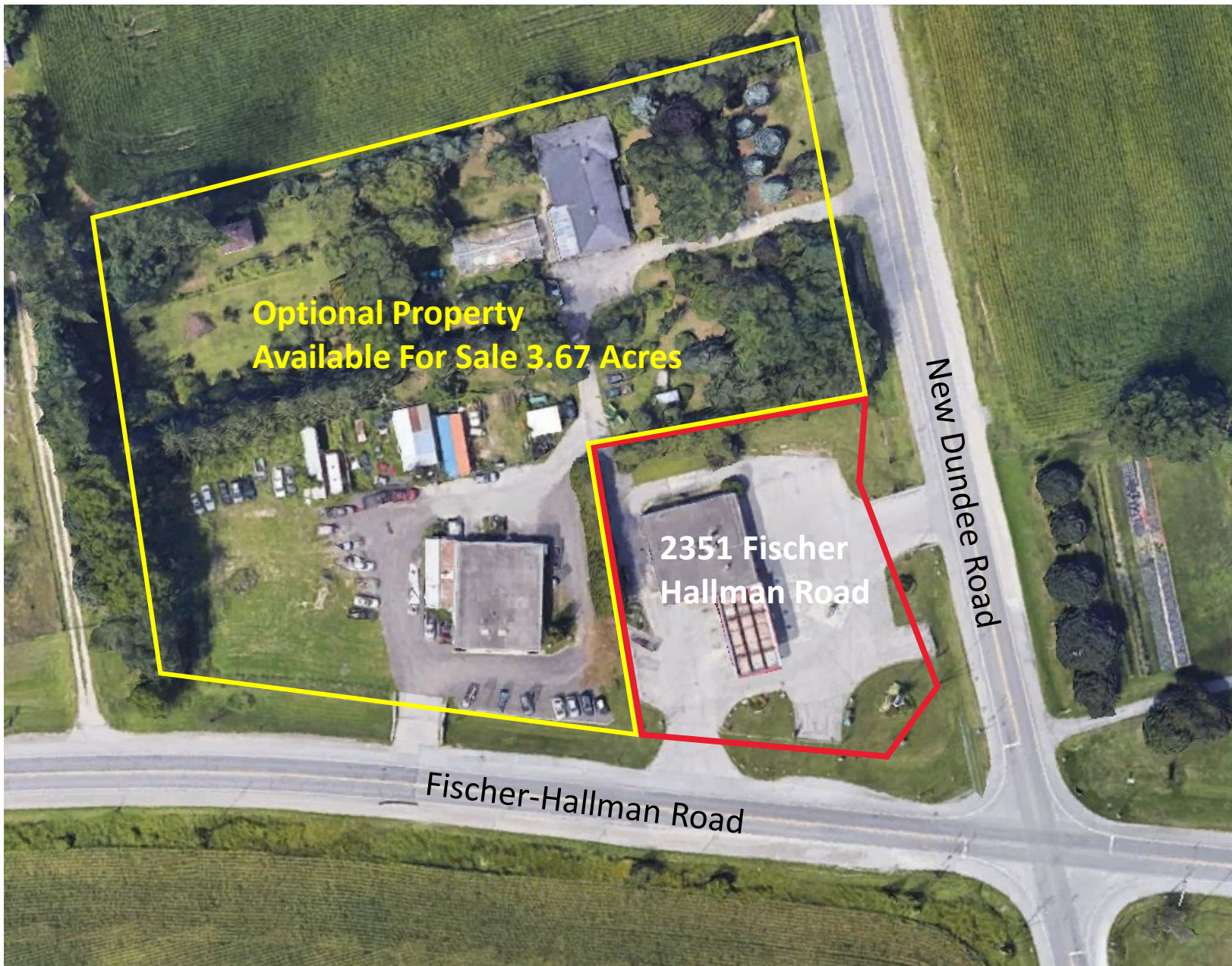




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AERIAL VIEW



[Click here to
Watch video](#)



ZONING

SECTION 14: ZONE 8 - Z.8

14.1 PERMITTED USES

Within a Zone 8 - Z.8, no land shall be used and no building or structure shall be erected or used except for one or more of the Permitted Uses in Column 1 below.

14.2 REGULATIONS

Within a Zone 8 - Z.8, no land shall be used and no building or structure shall be erected or used except in conformity with the applicable regulations contained in Section 6, "General Regulations" and the additional regulations for the specific uses listed in Column 2 below.

	<u>Column 1</u> Permitted Use	<u>Column 2</u> Regulations
14.2.1	Automobile Service Station	In conformity with the provisions of sub-section 14.3
14.2.2	Facility for Dispensing Motor Vehicle Fuels (Gas Bar)	In conformity with the provisions of sub-section 14.3
14.2.3	Accessory Uses a) Accessory buildings or structures accessory to the foregoing permitted use b) Accessory signs	In conformity with the provisions of sub-section 6.4 In conformity with the provisions of sub-section 6.16 and 14.3
14.3	ADDITIONAL REGULATIONS	
14.3.1	Minimum Lot Area	2000 square metres (21,528 square feet) or the area of a recognized lot
14.3.2	Minimum Lot Width a) Interior Lot b) Corner Lot	30 metres (100 feet) 45 metres (150 feet)
14.3.3	Minimum Side Yard (each side)	6 metres (20 feet)
14.3.4	Minimum Flankage Yard	15 metres (50 feet)
14.3.5	Minimum Rear Yard	7.5 metres (25 feet)
14.3.6	Service Pumps: Service pumps shall not be located closer than 4.5 metres (15 feet) to any street line nor within a radius of 15 metres (50 feet) of the corner of intersecting streets	
14.3.7	Storage Tanks: Storage tanks for gasoline shall be underground and shall not be placed closer than 4.5 metres (15 feet) to a street line, side lot line or rear lot line.	
14.3.8	Off-Street Parking and Off-Street Loading a) Off-street parking and off-street loading shall be provided in conformity with the provisions of sub-sections 6.11, 6.12 and 6.13. b) Notwithstanding anything contained in this By-law, the parking area in the front and flankage yards in a Zone 8 - Z.8 may extend to a point not closer than 7.5 metres (25 feet) to the street line.	
14.3.9	Buffer Strips A buffer strip in conformity with the provisions of sub-section 6.15 shall be provided along	



ZONING

	lot lines which abut any Zone 2, 2a, 3, 4, 4a or 5.
14.3.10	<p>Outdoor Storage</p> <p>No discarded automotive parts or equipment or permanently disabled or wrecked vehicles or trash shall be stored outside the service station building except within areas shielded from the public view by a solid wall or fence having a minimum height of 1.8 metres (6 feet) and provided such storage does not constitute a private or public nuisance.</p>
14.3.11	<p>Surfaces</p> <p>The surface of all entrances, driveways, service areas, off-street parking and off-street loading areas, if not paved, shall be properly levelled, drained and treated and maintained to the satisfaction of the municipality to prevent the escape of dust.</p>
14.3.12	<p>Merchandising</p> <p>All new and use merchandise including vending equipment shall be stored and displayed within the service station or screened patio, except batteries, tires, accessories and lubrication items which are maintained in movable or enclosable display cases or stands.</p>
14.3.13	<p>Signs</p> <p>One identification sign on a standard may be located between the street line and the building line setback on each street frontage.</p>
14.3.14	<p>Dwelling Units as Accessory Use</p> <p>No dwelling unit shall be permitted as an accessory use to an Automobile Service Station or a Public Garage in any zone.</p>





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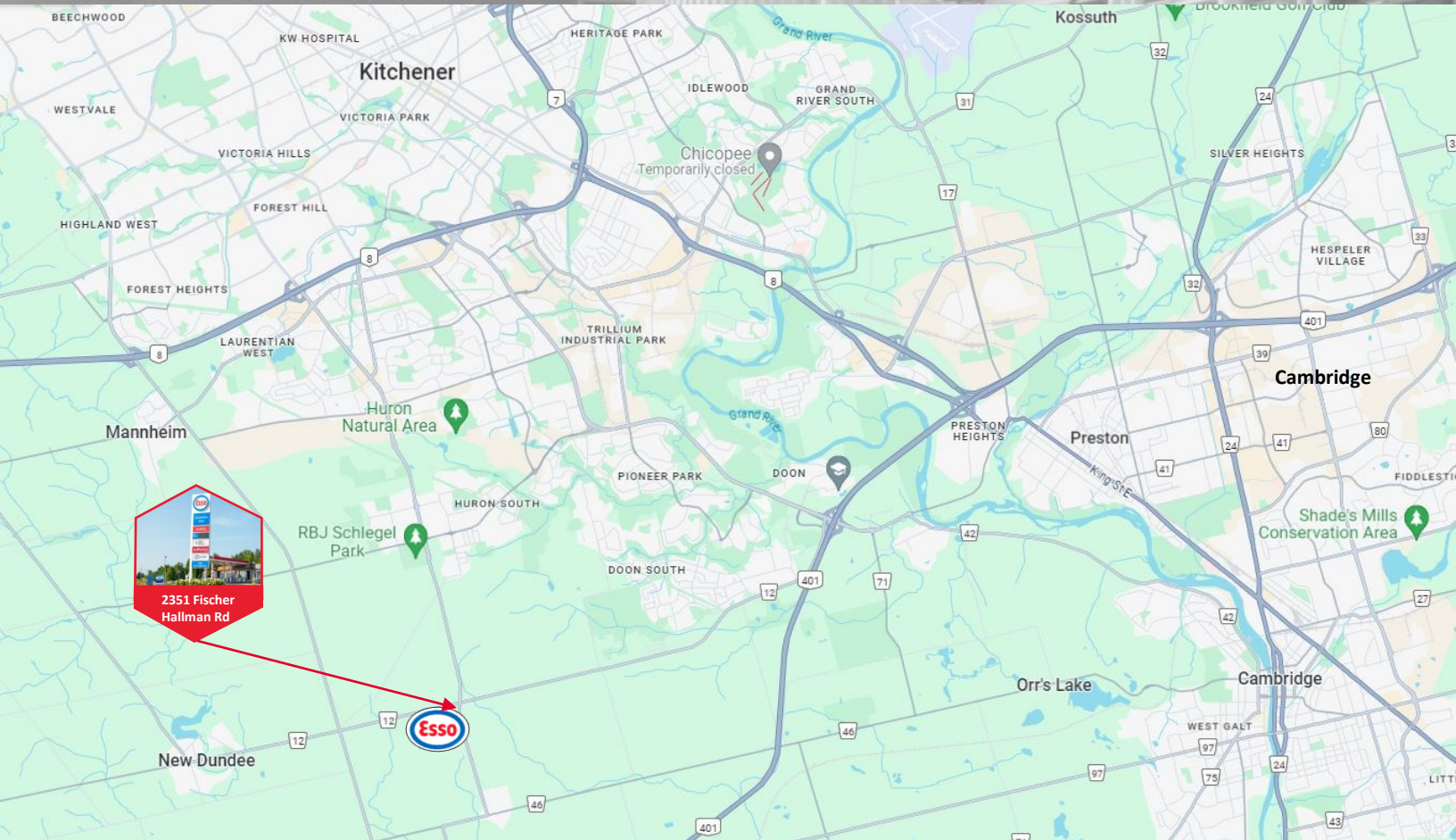
FOR SALE





CUSHMAN & WAKEFIELD

Waterloo Region



For more information, please contact:

Paul Zuzan
Realtor
Office: +1 519 804 4337
Mobile: +1 519 240 0037
Email: paul.zuzan@cushwakewr.com

Raymond Habets
Senior Associate
Office: +1 416 494 9500
Mobile: +1 416 756 5443
Email: raymond.habets@cushwake.com

Cushman & Wakefield Waterloo Region Ltd., Brokerage
4295 King Street East, Suite 401
Kitchener, ON N2P 0C6
Phone: 519-585-2200 | Fax: 519-650-5250
cushwakewr.com

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