

	855004 GOBLES ROAD		MLS# 18808	
	District Oxford Sub District OX Oxford YY City/Town Princeton Postal Code NOJ 1V0 Near Hwy 2 County Oxford Zoning HwyComm Possession TBA Poss. Date Taxes \$5,000.00 (2008)	Status Active Type Business & Property Year Built	Current Price \$799,900.00 Sale Price Uncon Date	

Business Name	Gobles Country Store & Gas
Property Use	Food Service,Residential,Retail,Service Station

BUSINESS & PROPERTY INFORMATION

Office Sqft	Grade Level Doors	Driveway	Asphalt
Retail Sqft	Grade Level Door Size	Parking	Common
Storage Sqft	Truck Level Doors	Indoor	
Total SqFt	Truck Level Door Size	Outdoor	7

# of Units	Heating/Cooling Central Air,Forced Air
# of Storeys	
Exterior Finish	Heat Source Natural Gas,Oil
Construction	Water Well - dug
Roof Asphalt Shingle,Metal	Waste Disposal Septic
Power 220 Volts	Side of Road E
Amps	Lot Size 17,424
UFFI Unknown	Lot Acres 0.40
Services Electricity,High Speed Internet,Natural Gas,Phone	Lot Width 65
Features Storage,Store Front	Lot Depth
Included	Lot Dim.
Excluded	Site Influences
Leased Equip.	

C.A.M. Base Year	# of Employees
Lease Expiry Date	Profit Loss
Monthly Asmt.	Statement Under Oath
Chattel Value	Total Expenses
Inventory Value 15000.0	Gross Income \$1,000,000.00

Financing Clear	Tax Roll
Survey Survey Available	Occupancy Owner Occupied
Escape Clause	SPIS No
Conditions	
Restrictions See Remarks	
Legal Desc Part Lot 18, Concession 1 Blandford-Blenheim	

Buyers gas bar/grocery store/restaurant. House is being sold with the property & business. Lots of value here, great opportunity for owner occupied. Call L.S. for specific details. Property cannot be severed.
 Listed By: ACME REALTY INC.



Gobles Gas Bar, Restaurant and Grocery

Listing consists of Commercial operation and a residential home all on the same lot.(see survey)

- Located on busy Highway, corner of Hwy 2 and Gobles Rd which goes direct to hwy 401
- Registered with on star for GPS navigation for "nearest gas station"
- Only gas station on hwy within a 10 km radius.
- Only 5 km from new Toyota plant

1 well (18-21 feet deep on sandpoint) good flow, recovery
House is on its own septic pumped 2006
Store on its own septic pumped yearly.

Store – 2300 sq ft.

Total business gross sales close to 1million
65% of sales are gas, Cigarettes 10%, Restaurant 20%, Grocery 5%
Entire store has been completely and extensively renovated.
New all Metal Roof
Store is heated with Forced Air OIL, central Air.
Set up with Interac, and all credit cards.
>> Franchised gas company available for fuel service <<

Restaurant - Just opened in 2006

All new equipment purchased in 2006
Currently selling Subs, Pizza and hamburgs, fries.
Is ready to go for bakery
High capacity oven for high volume pizza order and bakery
Engineered exhaust with makeup air

Gas Bar - TSSA Approved

2 new refurbished pumps – digital
3 tanks – premium 2500 ltr, Regular 20,000 ltr, Diesel 2500ltr
Before closing owner will remove old tank and line system and replace with new tanks and lines according to new TSSA standards. Includes enviro test and any remediation if required.

Residence - Renovated 3 bedroom, three level sideplit.

Brand new High efficiency Forced Air gas furnace.
New ductwork in the entire house
Single attached garage with Long drive.
House is 1800 sq ft approx. (all 3 levels)
New plumbing
New 100amp hydro
New roof and eves trough
New insulated garage door and track.

Opportunity to Increase Business by....

Using Franchised gas company branding for fuel service (name recognition)

Local grocery deliveries to area residences.

Selling lottery tickets

Selling chopped wood to and for nearby campgrounds

Selling groceries to and for nearby campgrounds

Having a Gourmet grocery line

Selling fresh baked goods

Setting up delivery of pizzas

Could rent out restaurant for \$1500/mo

Could rent home for \$1000/mo +

Open on Sundays, currently closed on Sundays.

Open earlier in the morning and later in the evening