

\$1,499,000 - 5804 Highway 41 Road, Addington Highlands Highlands (addington Highlands)

MLS® #X11989676

\$1,499,000

0 Bedroom, 0.00 Bathroom, 3 sqft
Retail on 2.52 Acres

62 - Addington Highlands, Addington
Highlands (addington Highlands), Ontario

Prime Commercial Property & Business Opportunity! Currently operating as Beaver Lake Convenience & More! A rare opportunity to own a high-visibility commercial property with an established customer base and endless potential! This 2.5-acre property features a retail building, fuel station, and a comfortable residence with waterfront access. Just 30 min north of Nappanee & 10 minutes from Tamworth, this busy gas station/convenience store has been a community staple for over 100 years. Positioned on a key route between Highway 401 and Highway 7, it serves cottagers, boaters, snowmobilers, farmers, and travellers year-round. With 1030' of road frontage, its a key fuel and rest stop featuring two gas pumps (regular/premium), two diesel pumps (dyed/regular), and propane refilling/exchange. Fuel sales drive revenue, with additional income from tobacco, OLG lottery, fresh food, local produce, firewood, and convenience items. As a non-franchise gas station, the owner sets fuel pricing, maximizing profit margins. Rosebush Fuels owns and services above-ground fuel tanks. The 1,172 sq. ft. retail space includes a mechanical/storage room and a 2-piece bath. The attached 1,246 sq. ft. owner's living quarters offer a kitchen, living room, and food prep area on the main floor, plus a 3-bedroom suite upstairs with a



private backyard and patio. In addition to gas and retail, the store offers locals and tourists hot food, sandwiches, and local baked goods. The public boat launch across the street creates excellent expansion opportunities with marine storage and rentals, including fishing boats, canoes, kayaks, and ice fishing huts. Expansion potential includes an LCBO convenience store/beer bottle return, increasing grocery selections, offering hardware/lumber, or adding watercraft sales/rentals. The area is growing, with high-end waterfront homes replacing seasonal cottages, increasing demand for local services. (id:6289)

Essential Information

Listing #	X11989676
Price	\$1,499,000
Bathrooms	0.00
Square Footage	3
Acres	2.52
Type	Retail

Community Information

Address	5804 Highway 41 Road
Subdivision	62 - Addington Highlands
City	Addington Highlands (addington Highlands)
Province	Ontario
Postal Code	K0K2A0

Amenities

Amenities	Highway
Features	Irregular lot size
Parking Spaces	40

Interior

Heating	Other
Cooling	Partially air conditioned

Listing Details

Listing Office ROYAL LEPAGE CONNECT REALTY



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