

# Address: 71146 Bluewater Highway Grand Bend



- GAS STATION
- CONVENIENCE STORE
- RENTAL INCOME
- 3 BEDROOM APARTMENT
- POTENTIAL FOR DRIVE-THRU

71146 Bluewater Highway Grand Bend ON  
Power of Sale Gas Station



Lake Huron Water Supply System

Port Blake Day Park

Port Blake Beach

NAV SIDHU

Ontario's Commercial Real Estate Broker





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Discover a lucrative investment in Grand Bend's thriving commercial landscape. This prime property presents a unique opportunity for savvy investors seeking a profitable venture in a sought-after location. With a recent price reduction of \$700,000, this is your chance to secure a valuable asset at an unbeatable price.



## Key Features:



**Gas Station & Convenience Store:** The property features an operational gas station and convenience store, providing steady income streams and essential services to the local community.



- **Spacious Building & Lot:** Spanning 3680 square feet, the building offers ample space for various commercial activities. Situated on a generous 0.479-acre lot, there is plenty of room for expansion or additional amenities.



- **Versatile Zoning:** Zoned C3 Highway Commercial, the property allows for a diverse range of permitted uses, offering endless possibilities for future development and revenue generation.



- **Income Potential:** With an existing bakery tenant occupying 690 square feet, there is immediate income potential. Additionally, the property includes a 1,243 square foot apartment, providing additional rental income or owner occupancy options.



- **Strategic Location:** Boasting over 200 square feet of frontage along Bluewater Highway, the property enjoys high visibility and accessibility, ensuring maximum exposure for businesses operating on-site.



- **Future Growth Opportunities:** The property holds significant potential for future development, with options for a drive-thru or the construction of an additional building with EV charging stations, catering to evolving consumer trends and demands.



**Court-Appointed Receiver:** This opportunity is presented by a court-appointed receiver, ensuring a transparent and secure transaction process. All sales are subject to court approval, providing peace of mind for prospective buyers. Don't miss out on this exceptional investment opportunity [Power of Sale Gas station in Grand Bend](#) and its thriving commercial sector. Act now to capitalize on this rare chance to acquire a prime property with immense potential for growth and profitability.



**Property Pictures:** [click here](#)