

For Sale

6 Highway 35
Kawartha Lakes, ON

Commercial / Retail Opportunity



Property Highlights

- High visibility frontage at Highway 35 and Regional Road 20, Pontypool
- Formerly a retail gas bar
- Flexible C2 Highway Commercial supporting a wide array of uses including gas station, convenience store, QSR/ restaurant, automotive service, car wash, motel/hotel, contractor’s yard, retail, and more
- Minutes from the renowned Canadian Tire Motorsport Park-drawing significant seasonal and weekend visitor traffic-while also benefiting from daily local and highway travel
- Comparable highway sites are scarce; recent nearby sales have traded at significant premiums offering strong upside potential

Location	Highway 35 / Boundary Road
Size	1.06 Acres
Retail Area	100%
Zoning	C2
Asking Price	\$2,050,000
Taxes	TBC
Available	Immediate





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