FOR SALE

WHITNEY
Commercial Real Estate Services

125 HIGHLAND RD E, KITCHENER

TURNKEY RETAIL FUEL STATION

Turn-key retail fuel station available for sale in Kitchener.

Located in an under-served node on the corner of Highland Rd E and Spadina Rd E. The property features a 1,400 SF building with refrigeration equipment, three double-walled fibreglass fuel storage tanks with 160,000L capacity (2016), four Wayne Ovation pumps (2015), a 1,302 SF canopy (2017), an air dispenser, and pylon signage.

The site's remaining economic lifespan is estimated to be 30 years.

Seller will be holding offers until November 27, 2026.

BUILDING AREA | 1,400 SF

LAND AREA | 0.232 Acres

ZONING | MIX-1

ASKING PRICE | $4,000,000

TAXES | $13,725.41 (2026)

ADDITIONAL INFORMATION

Fuel Dispensers	Four Wayne Ovation pumps installed in 2015
Underground Storage Tanks	Three double-walled fibreglass storage tanks installed in 2016 with a total capacity of 160,000 litres
1,302 SF Canopy	Constructed in 2017 with heavy-gauge steel sheet metal and composite plastics
Site Improvements	Air dispenser, concrete pad above underground tanks and steel pylon signage
Economic Life	The remaining economic life is estimated to be 30 years

High Traffic Area

Transit Nearby

On-site Parking

Corner Exposure

Amenities Nearby

MIX-1 Zoning

PERMITTED USES

(Complete list available upon request)

- Hospice
- Hotel
- Light Repair Operation
- Lodging House
- Multiple Dwelling
- Office
- Payday Loan Establishment
- Personal Services
- Pet Services Establishment
- Place of Worship
- Print Shop
- Research and Development

HIGHWAY 7/8	2KM	HAMILTON	65KM
CAMBRIDGE	17KM	OAKVILLE	84KM
GUELPH	33KM	LONDON	105KM

Contact us for more information

Michael Lambert, SIOR**
Managing Partner, 2x Olympian
519.590.0286
michael.lambert@whitneyre.com

Rich Evanoff*, SIOR
Associate Vice President
226.752.7197
rich.evanoff@whitneyre.com

Matthew Hayward
Senior Sales Representative
519.270.4691
matthew.hayward@whitneyre.com

WHITNEY
Commercial Real Estate Services

WHITNEY & Company Realty Limited, Brokerage
103 Bauer Place, Suite 2, Waterloo, ON N2L 6B5

519.746.6300 | www.whitneyre.com

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**Broker *Sales Representative