5531 Dawson Road Oliver Paipoonge Ontario

$825,000

Own the only fuel and liquor stop for 30 minutes in any direction. Wildwoode Variety is the gas station, convenience store and LCBO outlet on Highway 102 in Kaministiquia, 30 km west of Thunder Bay. More than 40 years of loyal locals and travellers heading to camp, with homemade food and burgers still sizzling on the barbecue in winter. The revenue streams stack up: convenience retail, prepared food, LCBO agency operations, gasoline and diesel sales, OLG lottery and propane exchange, plus separate rent from a leased ice cream shack. The LCBO lifted pricing restrictions in June 2026 and moved to net 30 terms in July 2026. You set the prices. You keep the cash flow. Room to grow: the doors currently close at 7 p.m. while LCBO sales run to 11 p.m. And you own the ground it stands on: 5 acres of C1 commercial zoning land with approximately 617 ft of Highway 102 frontage, 247 to 339 ft deep, drilled well and septic, plus west field severance potential, subject to municipal approval. A 1,578 sq. ft. one storey building with full basement, workshop and office, a detached garage and a storage container. The fuel is yours outright: 4,518 L gasoline and 2,281 L diesel above ground tanks and pumps, unbranded, no supply agreement, so you pick the supplier. Central air plus three window units, new propane furnace (September 2026), new flooring (October 2026), shingles 2023, two updated 100 amp panels and a backup generator connection. Hit the ground running: the seller will walk you through LCBO and Ontario gaming licensing and is open to staying on to keep the homemade baking coming. Buyer to verify lot dimensions and acreage. (id:6769)

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