



# FOR SALE

616 GREAT NORTHERN ROAD, SAULT STE. MARIE

## PROPERTY SPECIFICATIONS

<b>Address</b>	616 Great Northern Road, Sault Ste. Marie, Ontario
<b>Intersection</b>	Great Northern Road (Trans-Canada Highway) and Second Line East
<b>Year Built</b>	2012
<b>GLA</b>	14,006 SF (largest in Northern Ontario)
<b>Site Area</b>	1.5 acres
<b>Parking</b>	60 parking stalls (4.28/1,000 SF)
<b>Remaining Term</b>	13.5 years remaining

### Investment Highlights

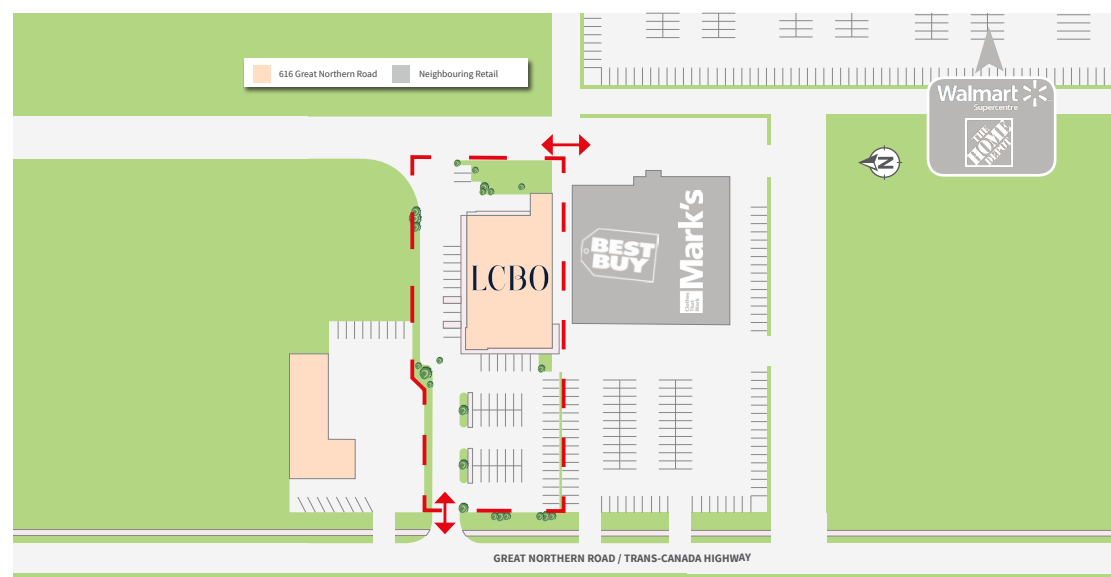
- Long-term lease with 'AAA' covenant.
- The Property capitalizes from excellent exposure on Great Northern Road, which is well serviced by public transportation and experiences over 33,000 vehicles traversing the site daily.
- This Property is located in Sault Ste. Marie's primary retail node, shadow anchored by The Home Depot and Walmart Supercentre. In addition, an abundance of other existing, and newly approved, national retailers draw consumers to this area.
- This new LCBO location was built to replace two others and, in 2017, sales were an impressive \$15,730,688 (\$1,124 Sales PSF), greatly exceeding LCBO projections.

## THE OFFERING

JLL's National Retail Investment Group is pleased to offer for sale a 100% freehold interest in 616 Great Northern Road (the "Property"), a freestanding LCBO located in Sault Ste. Marie's primary retail node.

Situated on 1.5 Acres, the Property was recently built in 2012 and is fully leased to the LCBO. It comprises 14,000 SF making it the largest LCBO in Northern Ontario. The Property offers an investor secure, long term cash flow, with over 13 years remaining on the current lease. This location is an outstanding performer, greatly exceeding LCBO projections, with sales in excess of \$15,730,000 (\$1,124 Sales PSF) annually, resulting in being awarded an internal LCBO designation of Grade A on a scale of A to D.

The Property has excellent shadow anchors including Home Depot and Walmart Supercentre and several national tenants. It is surrounded by an abundance of developments including new single family homes, a new larger highschool and new infrastructure driving additional traffic to the node. The Property offers premium visibility on Great Northern Road – the city's busiest arterial thoroughfare with over 33,000 vehicles passing daily and located 500 meters from the busiest intersection in the City (approximately 50,000 vehicles). In addition, the site is well planned with access to all neighbouring power-pads and is a primary stop for consumers heading to cottage country.







Sault Area  
Hospital

LCBO

Future Retail  
Development Site

Future Retail  
Development Site

FAIRFIELD  
INN & SUITES  
Marriott

MOXIE'S  
GRILL & BAR  
Future Location

Mark's  
BEST BUY

Walmart  
Supercentre

Reitmans  
Payless  
Moores

Michaels  
PETSMART  
Boost Juice  
THE TEN SPOT  
Beauty Bar  
Pita Pit  
easyfinancial  
goeasy

Leon's

Get Fresh Grocery Store (60,000 SF)  
& Pharmacy (19,000 SF) anchored  
Shopping Centre coming in 2019

BEER  
STORE  
B

33,000 VEHICLES DRIVING ALONG  
GREAT NORTHERN ROAD

TRANS-CANADA HIGHWAY

32,000 VEHICLES DRIVING ALONG  
SECOND LINE EAST

Tim Hortons  
KFC  
GoodLife  
FITNESS  
McDonald's  
metro  
STAPLES  
Penningtons  
Value  
Village  
Scotiabank  
LOWE'S



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**For more information, please contact:**

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