

# Mount Pearl, Newfoundland

22 Commonwealth Avenue



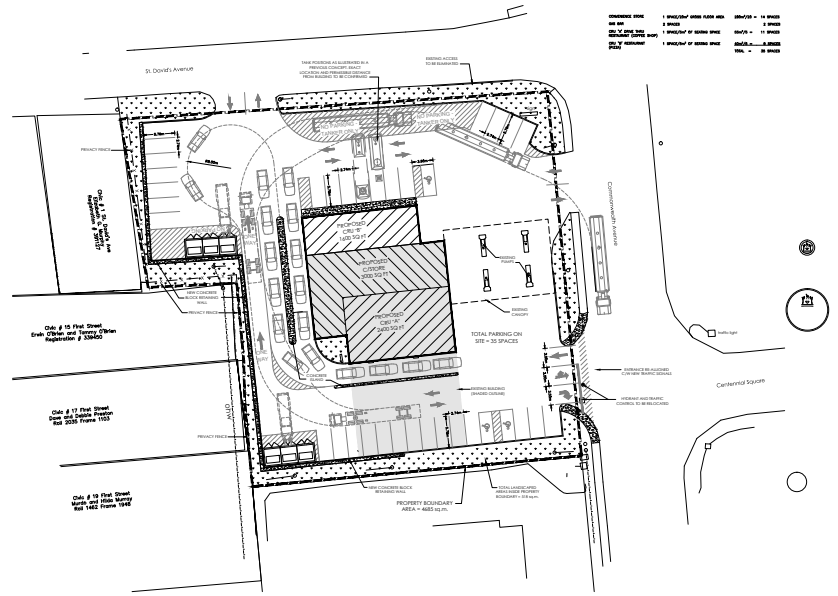
## Property Highlights

- On a busy commercial street
- On the outskirts of St John's
- 5 minutes from the Trans-Canada Highway
- Second largest city in Newfoundland and Labrador
- Commercial zoning in place
- Located in the heart of a young and growing community
- Ideal for fast food outlets, sit-down restaurant, doctor or dentist office



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## Permitted Uses

Cultural and civic, club and lodge, child care, office, medical and professional, personal service, general service, communications, police station, taxi stand, veterinary, shop, indoor market, antenna (satellite dish), convenience store, amusement use, educational, place of worship, restaurant, take-out food service, office and personal service use within a dwelling, recreational open space, bed & breakfast, health club, furniture and appliance showroom, existing dwellings, civic use, and commercial residential.

## Tenants of our properties include:

BMO, Subway, McDonald's, Tim Hortons, Canadian Tire, Dunkin' Donuts, Carquest, Dairy Queen, Circle K, A&W, Quizno's, Rogers, NL Liquor Corporation, Coast Tire & Auto, Thrifty Car Rental, Canada Post, Couche-Tard, Hogan Tire, CAT Scale, TD Bank, Harvey's, Pharmasave, Sleep Country, Pita Pit

## Project Details

**Property ID:** 1760-0020-1-1200

**Site Area:** 51,700 sq. ft.

## Population

Total Population:	<b>58,401</b>
Working Population:	<b>28,947</b>
Average Gross Rent (\$):	<b>585</b>
Average Value of Dwelling (\$):	<b>162,559</b>
Average Family Income (\$):	<b>73,614</b>
Dwelling Constructions 1-5 yrs:	<b>2,194</b>

Irving Oil is a privately owned regional refining and marketing company with a history of long-term partnerships and relationships. Our company offers significant holdings in Quebec, Atlantic Canada, and New England. With a portfolio that consists of prime real estate locations off major exits, our properties are ideal for fast food and quick service industries.

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