



THE BEHAR GROUP  
TENANT SERVICES

**MR. LUBE**

SEEKING LOCATIONS

**Mr. Lube is  
expanding in  
Ontario**

**\*\*\*NEW TARGET  
MARKETS ADDED**





IS SEEKING LOCATIONS WITH

## The Behar Group Realty Inc., Brokerage

Mr. Lube is continuing its rapid growth and are seeking locations in high traffic areas with close proximity to national retailers across Canada. With 45 years of experience, 100% Canadian owned, more than 200 locations and more than 35 million customers served, Mr. Lube is a leader in vehicle maintenance services, warranty-approved, a trusted name when it comes to maintaining your vehicle, including oil and fluid changes, tire sales, storage and service and new due to the Pandemic, Sanitizing Service, all touchless to the customer and staff.

### Mr. Lube as a Tenant

- Complimentary use does not compete with other tenants, small pad area & minimal parking required
- Proven Traffic Generator, destination-orientated business
- Modern clean retail look
- End Cap or Freestanding Pad
- Corporate Covenant / Environmental Warranty

### Deal Terms

#### Flexible Deal Structures:

- Conversions preferred (any existing retail, appropriately zoned)
- Land Lease or Building Lease
- Possible Land Purchase
- Term: Initial 10 Year Term Plus Four (4) 5 Year Renewal Options

### Site Criteria

#### Demographics: +50,000 Population

- Close proximity to retail draws
- High Traffic >20,000 AADT
- Automotive Service Zoning
- Ease of access and egress
- Building & Pylon signage visibility
- Land Area 10,000 - 20,000 SF
- 3 Bay format: 2,300 - 2,500 SF, Ground Floor + Pits

### Target Markets

All of Ontario

### Client Website

[www.mrlube.com](http://www.mrlube.com)



## CONTACT

Karen Koenig

V.P. Commercial & Retail Services | Sales Representative

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### THE BEHAR GROUP REALTY INC., BROKERAGE

1170 Sheppard Ave W, Ste 24 | Toronto, ON M3K 2A3 | 416-636-8988 | [thebehargroup.com](http://thebehargroup.com)



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### Mr. Lube Services

We're best known as the oil change specialists, which we're proud of. But it's worth mentioning that we perform a wide range of other maintenance services too. These Include:

- Fluid changes: engine oil, transmission, coolant, differential and transfer case
- Filter replacements: air, cabin air, fuel and emission (PCV)
- Other products and services: batteries, serpentine belts, emission (PCV) valves, wiper blades, tire services, windshield chip repair, headlights/taillights, fuel system cleaning, engine flush, and a variety of preventative care and performance additives
- Sanitization Service
- Tire Service and Sales including: Tire Change, Storage, Balancing, Rotation, & Repair
- Tesla Certified Maintenance Service Provider - Yes, your electric vehicle still needs maintenance and service

Currently there are over 180 of the quick services, warranty-approved service centres in operation across the country.

The freestanding and end-cap Mr. Lube centres are designed as a clean, customer-friendly, destination-oriented traffic generator that does not compete with other uses.

Mr. Lube is Canada's leading quick lube provider in the automotive maintenance sector, that it has been recognized with the prestigious designation of Platinum Club Member by Canada's Best Managed Companies in 2021, its ninth consecutive year!



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## Target Markets Ontario

- Belleville
- Bowmanville
- Bradford
- Brampton (W & NW)
- **Brampton (E)\***
- **Brantford (N)\***
- **Caledon/Bolton\***
- Chatham
- East Gwillimbury
- Etobicoke
- **Georgetown\***
- Grimsby
- **Guelph\***
- Hamilton
- **Kitchener (W)\***
- Milton
- **Mississauga (W)\***
- Newmarket
- **Niagara Falls\***
- **Richmond Hill\***
- Ottawa
- **Peterborough\***
- **Sault St Marie\***
- **St Catherines\***
- Stoney Creek
- Vaughan
- Waterdown/Dundas
- **Welland\***
- Woodstock

**\*Priority**

**\*Urgent!**



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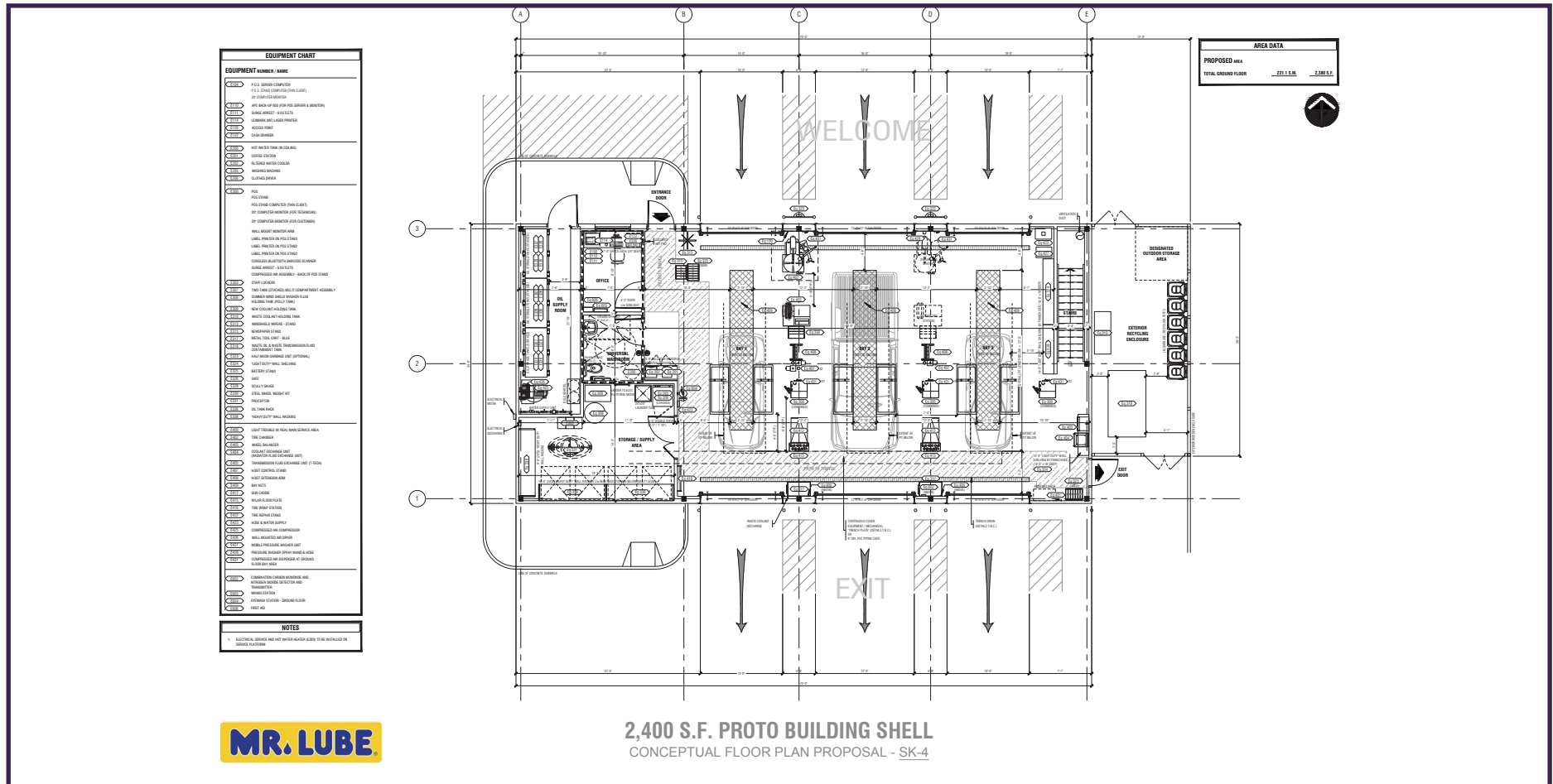
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# FLOOR PLAN



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