



FOR SALE

SALE OF BUSINESS

MLS# C13831176

# 550 SHEPPARD Avenue W, Toronto, ON M3H 2R9

Bathurst Manor, Toronto · M3H 2R9

C\$ 260,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 0        | 0         | —     | —       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

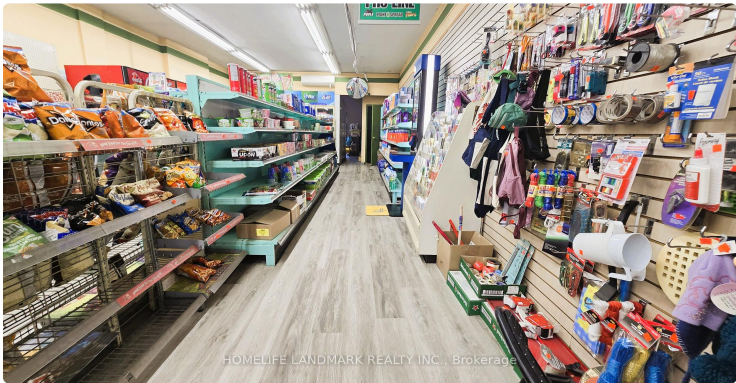
# ABOUT THIS PROPERTY

Excellent opportunity to acquire a well-established convenience store in Toronto. The current owner has successfully operated the business and is now planning to retire, creating a great chance for a new operator to take over and grow the business. Low rent of only \$3,000/month + hst. A new 3+5 year lease is available for the buyer, providing long-term security and stability. There is significant room for growth. Generous backroom storage and additional basement space make it easy to carry deeper inventory or introduce new product lines without disrupting the sales floor. Whether you're an experienced operator adding to your portfolio or a first-time buyer ready to be your own boss, everything is already in place the location, the customers, the systems, and the lease. Sale of business only; property not included.

## PROPERTY DETAILS

|                |                  |
|----------------|------------------|
| PROPERTY TYPE  | Sale Of Business |
| LISTING STATUS | For Sale         |
| PROPERTY TYPE  | Sale Of Business |
| ANNUAL TAX     | \$1              |
| POSTAL CODE    | M3H 2R9          |
| NEIGHBOURHOOD  | Bathurst Manor   |

GALLERY



## LISTING AGENT

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**Pavel Shaganenko**

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