



FOR SALE

SALE OF BUSINESS

MLS# C13861110

# 96 Gerrard Street E, Toronto, ON M5B 1G7

Church-Yonge Corridor, Toronto · M5B 1G7

C\$ 118,300

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 0        | 1         | —     | —       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

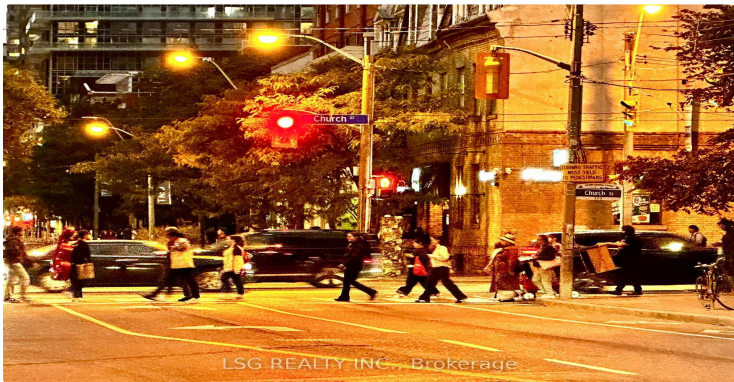
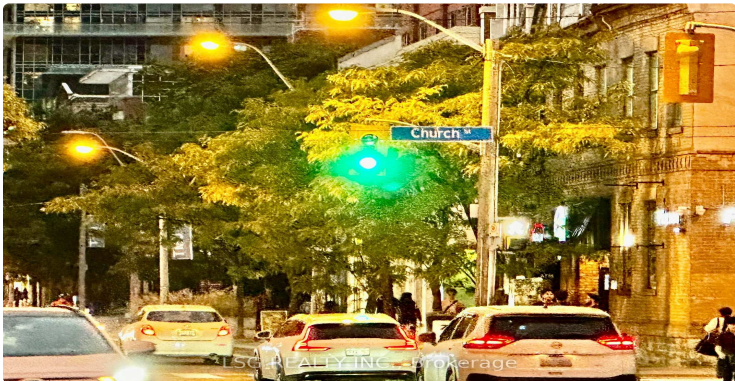
# ABOUT THIS PROPERTY

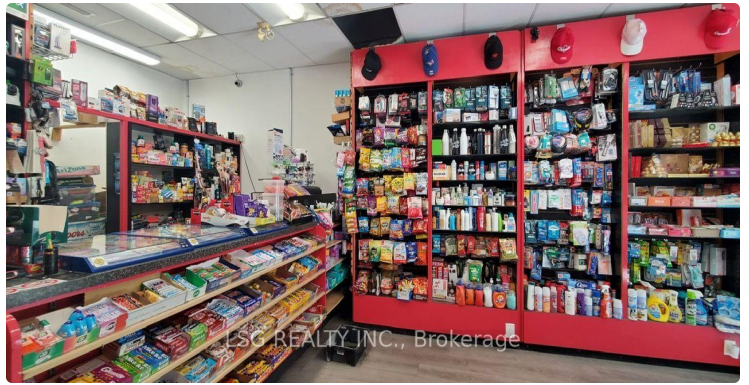
Rare opportunity to own an established convenience store on the Toronto Metropolitan University (TMU) campus. Street-front on Gerrard St. East at the base of a student residence with 500+ residents, giving built-in customers every day of the week. Over 47,000 students attend TMU. Approx. 850 sq ft with only about half currently used for retail, leaving plenty of room to grow sales. The lease grants exclusive convenience store use in the building and runs to Sept. 2032, plus one 5-year renewal option. Lottery (OLG) terminal and ATM on site. Turnkey business, ideal for an owner-operator or family. Steps to College and Dundas subway stations, Yonge St. and the Eaton Centre. Inventory not included in price. Owner operates short hours from 11am to Midnight. HUGE UPSIDE for the new owner to open early morning hours to get Rush Hour Income !!

## PROPERTY DETAILS

|                |                       |
|----------------|-----------------------|
| PROPERTY TYPE  | Sale Of Business      |
| LISTING STATUS | For Sale              |
| PROPERTY TYPE  | Sale Of Business      |
| POSTAL CODE    | M5B 1G7               |
| NEIGHBOURHOOD  | Church-Yonge Corridor |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

LSG REALTY INC.

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.