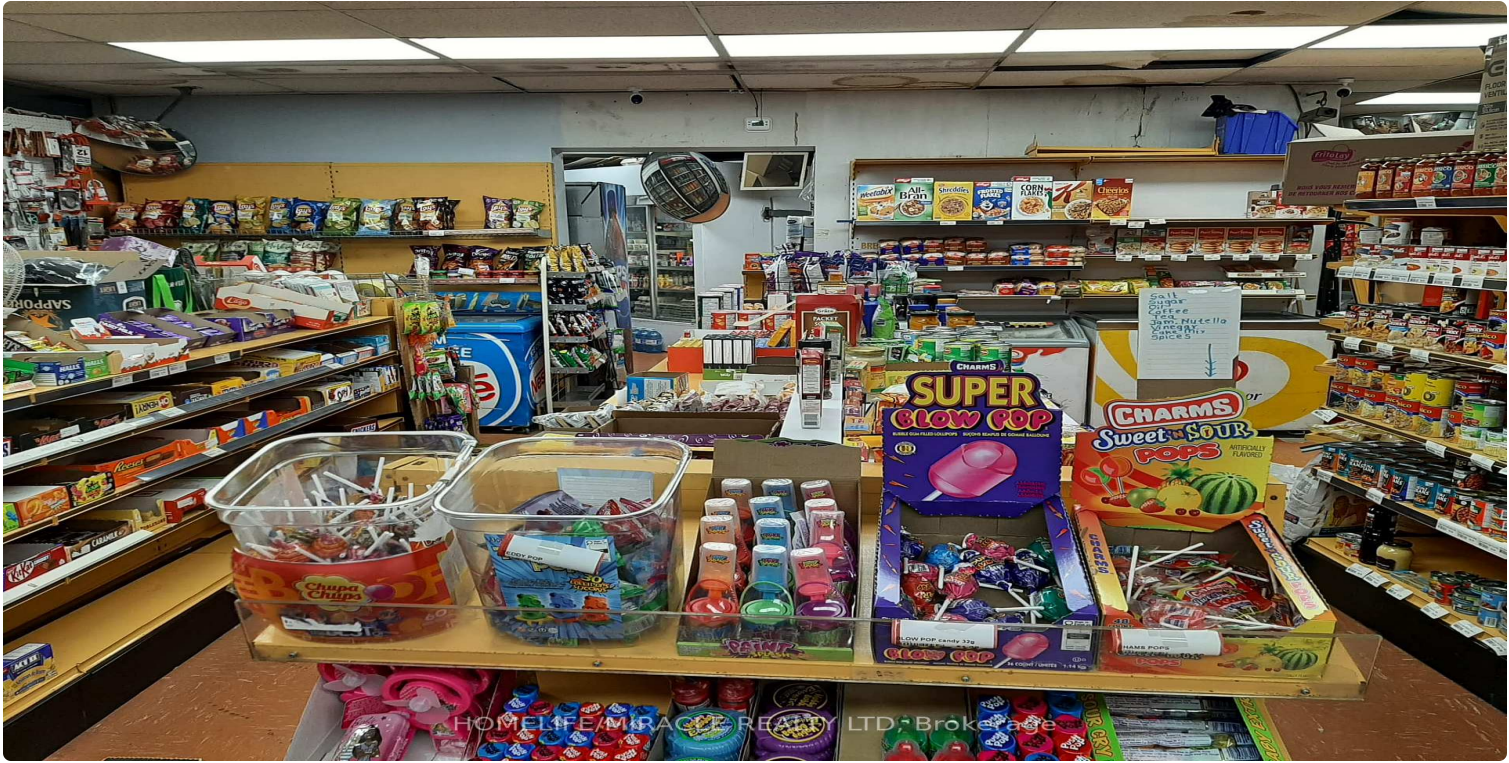




FOR SALE

SALE OF BUSINESS

MLS# W13797048

380 Dixon Road 104, Toronto, ON M9R 1T3

Kingsview Village-The Westway, Toronto · M9R 1T3

C\$ 129,500

0	0	1,500	—	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

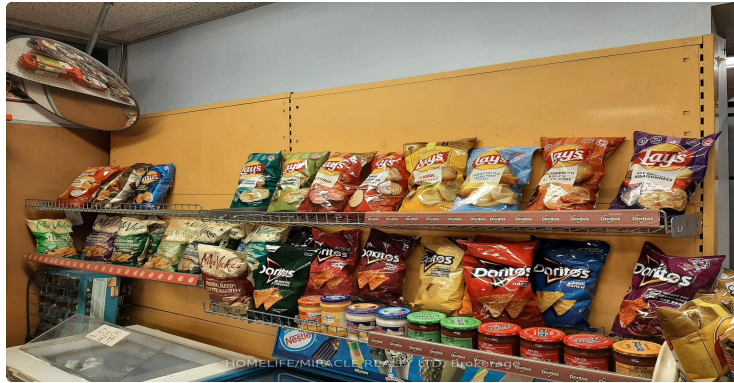
Rare opportunity to acquire a 25+ year established neighborhood convenience store in a highly concentrated residential location in Etobicoke. The store is strategically located between three condominium buildings with 850+ residential units, creating a strong built-in neighborhood customer base and consistent demand for everyday convenience products. The business has also demonstrated significant sales growth under the current ownership. Sales have since grown to approximately \$6,500-\$6,700 per week, despite the store operating only 6 days per week and being closed every Sunday. Only ~26% cigarette sales, Beer & Wine Sales growing month over month due to recent closure of beer store, creating increased demand and customer traffic. OLG Lotto + ATM income of approximately \$1,300/month, Only \$2,500/month rent including TMI, HST and utilities, Printing and passport-photo services recently added, Fully turnkey operation with a well-stocked inventory of groceries, household essentials, snacks, beverages, ice cream, and everyday convenience products. Opportunity for the Next Owner: A buyer is acquiring more than just inventory and equipment - they are acquiring a 25+ year established location, an existing customer base, proven sales growth and a very low occupancy cost. Current Lease: 2+5 years. There is also further upside through continued development of liquor sales, higher-margin products, additional services and potentially expanding operating hours.

PROPERTY DETAILS

PROPERTY TYPE	Sale Of Business
LISTING STATUS	For Sale
PROPERTY TYPE	Sale Of Business
AGE	51-99 years
POSTAL CODE	M9R 1T3
NEIGHBOURHOOD	Kingsview Village-The Westway

GALLERY





LISTING AGENT

Pavel Shaganenko

HOMELIFE/MIRACLE REALTY LTD

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.