

\$395,000 - 12 - 4099 Erin Mills Parkway, Mississauga (erin Mills)

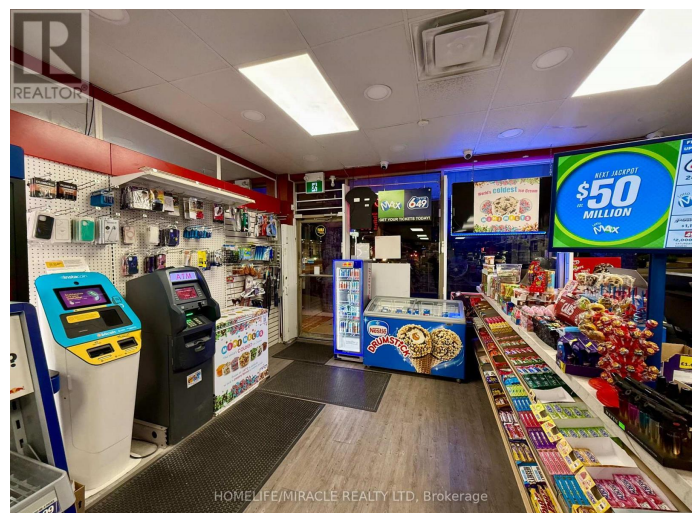
MLS® #W12435141

\$395,000

0 Bedroom, 0.00 Bathroom, 1,434 sqft
Business

Erin Mills, Mississauga (erin Mills), Ontario

Exceptional opportunity to own a profitable and well-established convenience store located in a high-demand, high-exposure area within a busy and rapidly growing plaza in Mississauga. This turnkey business offers consistent revenue, steady foot traffic, and a loyal customer base, making it an ideal investment for entrepreneurs or investors seeking a fully operational and income-generating business. The store has recently undergone over \$40,000 in upgrades, including a newly added ~400 sq. ft. vape store at the back, creating a valuable additional revenue stream. The business is fully equipped with a modern Point of Sale system, CCTV security, Potlights, Amazon-Purolator parcel drop-off services, Bitcoin Machine, Western Union, ATM, and more. The store also benefits from exclusive rights for Tobacco, Lottery, and Vape sales within the plaza. Beer and wine sales are in high demand and generate strong sales and profits, boosting profitability.. The current lease runs until March 31, 2026, with a 5-year renewal option available. Gross rent is approximately \$5,625/month + HST (including TMI), and utilities average around \$1,000/month. The sale includes all equipment, including an 8-door walk-in cooler and 3-door freezer, offering a fully set-up, ready-to-operate business. Inventory is not included in the sale price and will be calculated



separately. With its prime location, diverse income streams, and strong growth potential, this business represents a rare chance to acquire a well-managed, successful operation in one of Mississauga's most desirable commercial areas. An incredible opportunity for motivated buyers looking to step into a profitable business with multiple revenue sources and room for expansion. Serious inquiries only. Financial statements will be delivered after the accepted offer. All business information provided by the seller. (id:6289)

Essential Information

Listing #	W12435141
Price	\$395,000
Bathrooms	0.00
Square Footage	1,434
Type	Business

Community Information

Address	12 - 4099 Erin Mills Parkway
Subdivision	Erin Mills
City	Mississauga (erin Mills)
Province	Ontario
Postal Code	L5L3P9

Amenities

Amenities	Highway, Public Transit
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Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Listing Details

Listing Office	HOMELIFE/MIRACLE REALTY LTD
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