

\$389,000 - 1064 Bloor Street W, Toronto (dovercourt-Wallace Emerson-Junction)

MLS® #W12481425

\$389,000

0 Bedroom, 0.00 Bathroom, 1,100 sqft
Retail on 0.00 Acres

Dovercourt-Wallace Emerson-Junction,
Toronto (dovercourt-Wallace
Emerson-Junction), Ontario

Great opportunity to own a well-established and profitable convenience store! Same owner for 20 years, now retiring. Located on a high-traffic corner along the Bloor subway line, only 2 minutes from the subway station. Annual sales approx. \$800K, with cigarettes account for 45% with the programs which bring the high margin (16%) + high rebates. Grocery accounts for 55%, (margin 40-45%). Stable and strong additional income from ATM, Bitcoin machine, outdoor advertising, and rebates from cigarettes & chocolate programs. OLG commission approx. \$60,000/year. Over the past 20 years, this store has sold 10+ major winning lottery tickets, including an incredible case where one customer won two Lotto 6/49 jackpots - \$14 million and \$114,000. It's truly a "Lucky Store" in the community!!! Long lease 5+5 years, with straight rent of \$6,500/month (including TMI, water, and gas). Business hours: 7:30am-9:30pm. Significant growth potential - 1)extend business hours, 2)add VAPE products 3)add flowers, 4)continue to expand the newly added liquor sales (introduced in summer 2025, already increasing profits). 5)Surrounded by new high-rise developments bringing more future customers. This is a turn-key investment with a strong reputation, loyal clientele, and excellent cash flow - rare opportunity in a prime Bloor



location!! (id:6289)

Essential Information

Listing #	W12481425
Price	\$389,000
Bathrooms	0.00
Square Footage	1,100
Acres	0.00
Type	Retail

Community Information

Address	1064 Bloor Street W
Subdivision	Dovercourt-Wallace Emerson-Junction
City	Toronto (dovercourt-Wallace Emerson-Junction)
Province	Ontario
Postal Code	M6H1M6

Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	Unit=20 x 55 FT
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Listing Details

Listing Office	HOMELIFE LANDMARK REALTY INC.
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