

\$2,650,000 - 120 Maple Avenue, Dysart Et Al (dysart)

MLS® #X12174297

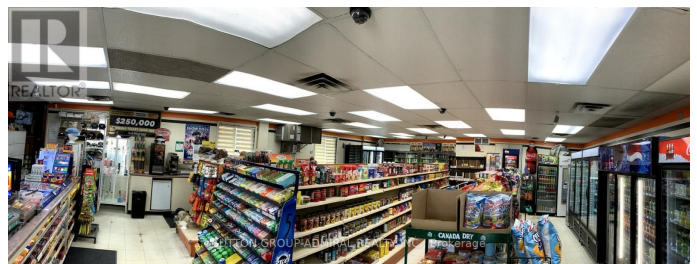
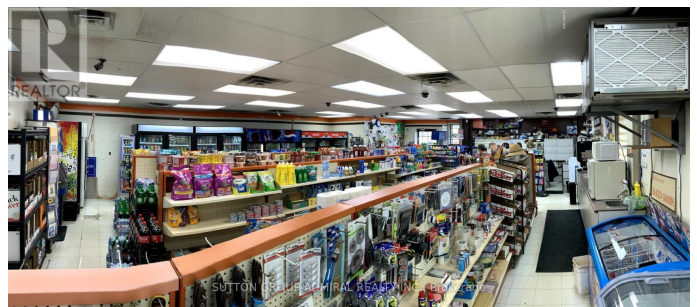
\$2,650,000

0 Bedroom, 0.00 Bathroom, 13,756 sqft

Business on 0.32 Acres

Dysart, Dysart Et Al (dysart), Ontario

Prime investment opportunity in the heart of Haliburton! This fully renovated property features a thriving convenience store, the only one in town, generating \$1.5M in annual sales with strong margins. Cigarette portion is 55%. Lotto commissions \$60K. The property includes a leased commercial unit, with the tenant covering 50% of TMI, enhancing profitability. Boasting over 16 parking spaces, prominent pylon signage, and a central location steps from key amenities - post office, town hall, arena, LCBO, high school, and community centre - this property offers unmatched visibility and accessibility. Recent upgrades include a new walk-in cooler, roof, AC/heating, and partially new paving. With a Beer & Wine license and a proven 30-year business history, this property, owned since 2012, is a turnkey opportunity for savvy investors. (id:6289)



Essential Information

Listing #	X12174297
Price	\$2,650,000
Bathrooms	0.00
Square Footage	13,756
Acres	0.32
Type	Business

Community Information

Address	120 Maple Avenue
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Subdivision	Dysart
City	Dysart Et Al (dysart)
Province	Ontario
Postal Code	K0M1S0

Amenities

Parking Spaces	16
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Interior

Cooling	Fully air conditioned
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Listing Details

Listing Office	SUTTON GROUP-ADMIRAL REALTY INC.
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