

\$184,999 - 3 - 8 Queensway E, Norfolk (simcoe)

MLS® #X12277011

\$184,999

0 Bedroom, 0.00 Bathroom,
Business

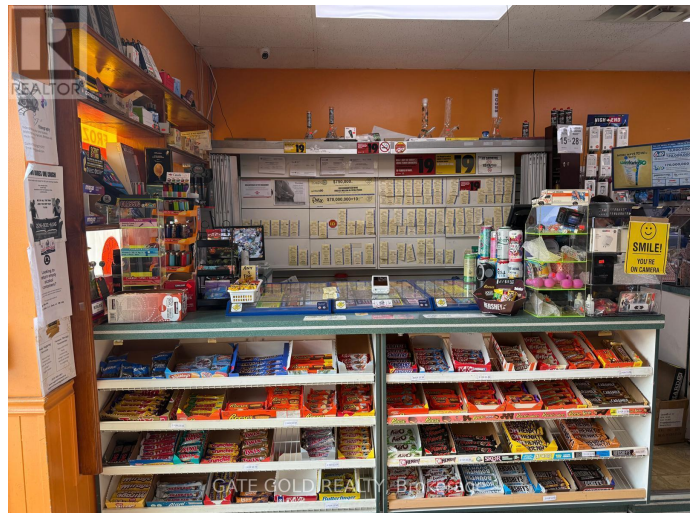
Simcoe, Norfolk (simcoe), Ontario

Excellent convenience store opportunity in Simcoe, Ontario. Located in the high-traffic Governor Simcoe Plaza and surrounded by residential neighborhoods and schools, this established store benefits from consistent walk-in traffic and loyal clientele. The business generates over \$252,000 (approx.) in annual sales plus \$47,700 (approx.) per year in additional commission income from Lotto, RIA, ATM, Uhaul, Bitcoin, and more. Monthly net profit is \$7,000 (approx.) after all expenses, including rent and utilities. Rent is \$2,759/month, inclusive of TMI, water, and gas. The lease is long-term 4.5+5 years with renewal options in place. Annual expenses are under \$41,000 (approx.), providing healthy margins. Business is in operation since the last 14-15 years with the existing owner from the last 2-3 years. Potential to expand with Uber Eats, courier services or other add-ons. Inventory and office setup are not included in the sale price. Please do not go direct and do not speak to employees. (id:6289)

Essential Information

Listing #	X12277011
Price	\$184,999
Bathrooms	0.00
Type	Business

Community Information



Address	3 - 8 Queensway E
Subdivision	Simcoe
City	Norfolk (simcoe)
Province	Ontario
Postal Code	N3Y4M3

Interior

Heating	No heat
Cooling	Fully air conditioned

Listing Details

Listing Office	GATE GOLD REALTY
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