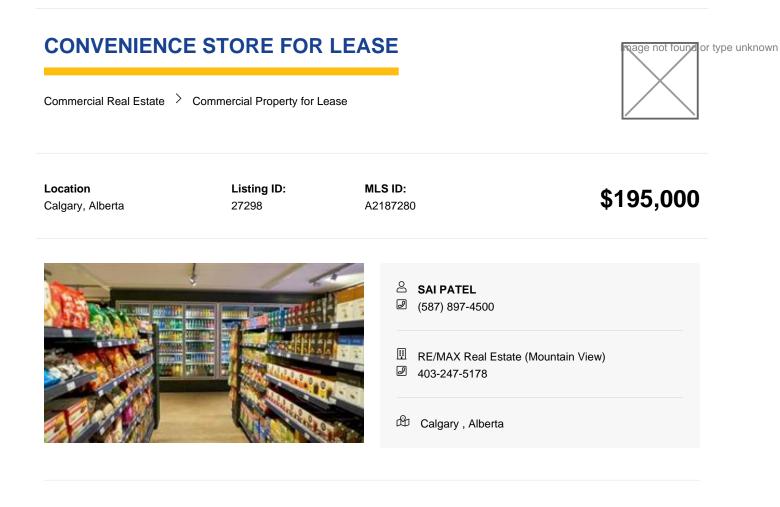


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Transaction Type For Lease

Lease Frequency Annually

Property Type Commercial

Building Area (Sq. M.) 148.64

Reports Other Documents Days On Market 96

Year Built 1985

Property Sub Type Retail

Inclusions Seller will provide equipment list. Lease Amount 26.00

Structure Type Retail

Building Area (Sq. Ft.) 1600.00

Restrictions None Known

An exceptional opportunity to own a well-established, profitable convenience store with a successful track record spanning for 40 years. This store is located in a highly visible and accessible area, with ample parking and situated next to main roads that provide easy access for customers. It is also within walking distance of a residential neighborhood, a public elementary school, a Catholic school, and local churches—making it an ideal stop for families, students, and members of the community. With a long history and many loyal customers, this store generates stable earnings year-round. Its longstanding presence in the community and its strategically advantageous location ensure continued success and trust among the locals. The store's large space also offers significant growth opportunities. There is potential to expand product offerings to further meet the needs of the customer base, such as adding lunch options, slushy beverages, seasonal items, and more, which could increase profitability and broaden the store's appeal. This is a rare opportunity to acquire a thriving business with deep community roots and excellent growth potential.

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