



**\$139,000**

**423 SIDNEY ST**  
**Quinte West, Ontario K8V6N6**

MLS® Number: X7305780

## Listing Description

A Great Opportunity For Being Your Own Boss. Located In A Busy Corner Plaza In Quinte West With Ample Parkings And Royal Customers. Surrounded By Many Residential Apartments and Townhouses. Wkly Gross Sales: @\$11,300. Cigarette: 35%(Margin 11%). Lotto Comn: \$4,200/Mth. Other Income: \$750/M(ATM, Garbage Tag). Lease: 3 + 5 Year Option. Rent: \$4,218/M(TMI Incl). Net Profit: \$10,000/Mth. Inventory Is Extra. Potential: Beer Store, Vaping, Bitcoin, Parcel Pick-Up.\*\*\*\* EXTRAS \*\*\*\* All Numbers Per Seller & To Be Verified By Buyer & Their Agent. Financial Statement & Lists of Chattels/Fixtures Available After Offer Acceptance. (33595503)

## Property Summary

Property Type	Square Footage	Annual Property Taxes
Business	1800 sqft	\$0

**Time on REALTOR.ca**  
9 days

# Building

## Building Features

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**Square Footage**  
1800 sqft

## Heating & Cooling

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**Cooling**  
Fully air conditioned

## Utilities

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**Water**  
Municipal water

## Business

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**Business Type**  
Retail and Wholesale  
(Convenience store)

Data provided by: [Toronto Regional Real Estate Board](#) 1400 Don Mills Road, Toronto, Ontario M3B 3N1

**STEVE CHOI**

Salesperson

📞 905-771-0885



## HOME STANDARDS BRICKSTONE REALTY

### Brokerage

180 STEELES AVE W #30 & 31  
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