



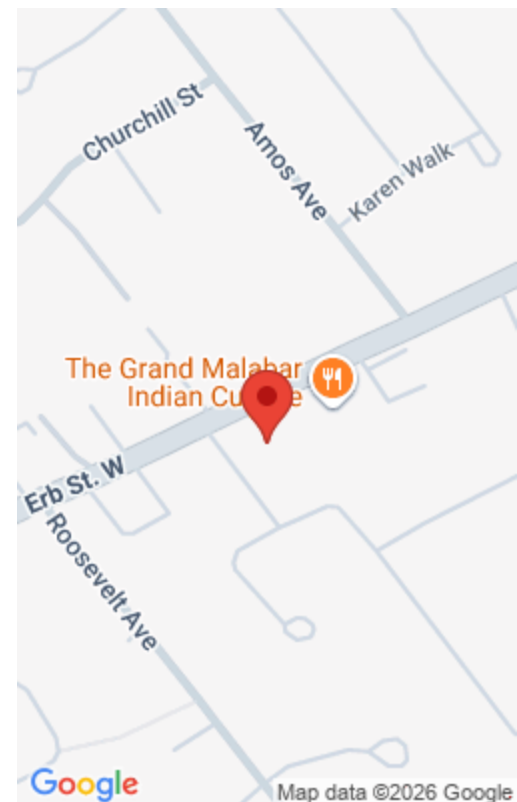
**\$563,900**

## **355 ERB ST. W UNIT 3B, WATERLOO, ON N2L 1W4, CANADA**

<https://krealtypros.com>

Amazing Convenience Store Business For Sale with High Volume Sales. Higher than industry profit margins with no close competition. Located in convenient plaza within minutes of University of Waterloo. Large 3020 Sqft lease area. Average Monthly Revenue Without Lottery/Scratch Approx \$85,000(Cig 40-45%, @ 16% Avg Mrgn).Lotto Comn \$2400/Mth, Other Income \$1450/Mth, New Long Lease 5+5+5+5, [...]

- 0 beds
- Commercial, Retail
- Commercial Sale
- Active



## Building Details

Building Area Total: 3020 sq ft

StoriesTotal: 1

## Amenities & Features

Water Source: Municipal

Sewer: Sewer (Municipal)

