

# \$229,000 - N3 - 1700 Simcoe Street N, Oshawa (samac)

MLS® #E12457452

**\$229,000**

0 Bedroom, 0.00 Bathroom, 1,687 sqft

Business

Samac, Oshawa (samac), Ontario

Discover a well-established grocery store FoodCo Supermarket & Halal Meat with approximately 450-500k spent on lease hold improvements , ideally located directly beneath a student residence housing over 800 students guaranteeing consistent daily traffic. The store benefits from its prime position near Durham College, Ontario Tech University, and within a rapidly growing residential community with several new developments underway. This business enjoys strong monthly sales with significant potential for further growth through targeted marketing and product expansion. The rent is \$4,981.94/month (including TMI & HST) and covers all utilities and maintenance, plus six reserved parking spots. A secure lease runs until 2032 with 5 + 5-year renewal options, providing long-term operational stability. With its unbeatable location, built-in student clientele, and established community presence, this is an excellent opportunity for investors or operators seeking a profitable and future-ready grocery and halal meat business. (id:6289)



## Essential Information

Listing #	E12457452
Price	\$229,000
Bathrooms	0.00
Square Footage	1,687
Type	Business

## Community Information

Address	N3 - 1700 Simcoe Street N
Subdivision	Samac
City	Oshawa (samac)
Province	Ontario
Postal Code	L1G8A5

## Interior

Appliances	Freezer
Heating	Natural gas Forced air
Cooling	Fully air conditioned

## Listing Details

Listing Office      SAVE MAX REAL ESTATE INC.



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