

# \$295,000 - #3 & 4 - 206 King George Road, Brantford

MLS® #X12331210

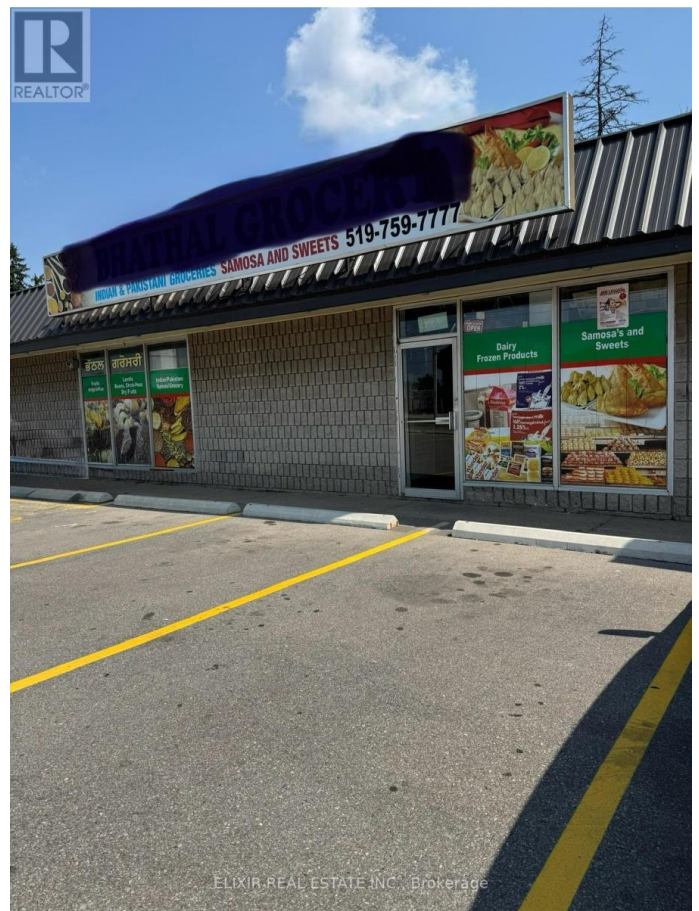
**\$295,000**

0 Bedroom, 2.00 Bathroom, 3,000 sqft

Business on 0.00 Acres

N/A, Brantford, Ontario

Established & Profitable Indian Grocery Store for Sale - Prime Brantford Location! Opportunity to acquire a thriving, well-established Indian grocery store in a high-traffic area of Brantford, Ontario. This business boasts a loyal customer base and significant growth potential, making it an ideal investment for entrepreneurs seeking a turnkey operation. Situated on a bustling street with excellent visibility and accessibility, Strong community presence and established clientele, Over 3,000 sq ft of retail space, providing ample room for inventory and customer flow, Current lease until November 2028, with a 5-year renewal option. Exceptionally low gross rent of \$6,335/month (including TMI & HST), Significant opportunity to increase revenue by expanding operating hours (currently limited), adding a kitchen, lottery, meat section, Beer and frozen food section (Freezer already available), Retiring Owner, Non-Franchise: Allows for greater operational flexibility. Don't miss this opportunity to own a profitable and well-established Indian grocery store in a prime Brantford location. (id:6289)



## Essential Information

|                |           |
|----------------|-----------|
| Listings #     | X12331210 |
| Price          | \$295,000 |
| Bathrooms      | 2.00      |
| Square Footage | 3,000     |

|       |          |
|-------|----------|
| Acres | 0.00     |
| Type  | Business |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | #3 & 4 - 206 King George Road |
| Subdivision | N/A                           |
| City        | Brantford                     |
| Province    | Ontario                       |
| Postal Code | N3R5L3                        |

### Amenities

|           |                         |
|-----------|-------------------------|
| Amenities | Highway, Public Transit |
|-----------|-------------------------|

### Interior

|         |                        |
|---------|------------------------|
| Heating | Natural gas Forced air |
| Cooling | Fully air conditioned  |

### Exterior

|                 |                               |
|-----------------|-------------------------------|
| Lot Description | Bldg=203.85 x 178.88 FT ; Low |
|-----------------|-------------------------------|

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | ELIXIR REAL ESTATE INC. |
|----------------|-------------------------|



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Listing information last updated on October 19th, 2025 at 12:01am PDT