

PROPERTY FOR SALE WITH BUSINESS

MANSFIELD

OVERVIEW REPORT

Keep Confidential



OVERVIEW

Total Area: 13,648.63 ft² (0.313ac)

Building area: 3224sf

ASKING PRICE:\$2.4 Million

MLS# X9361571



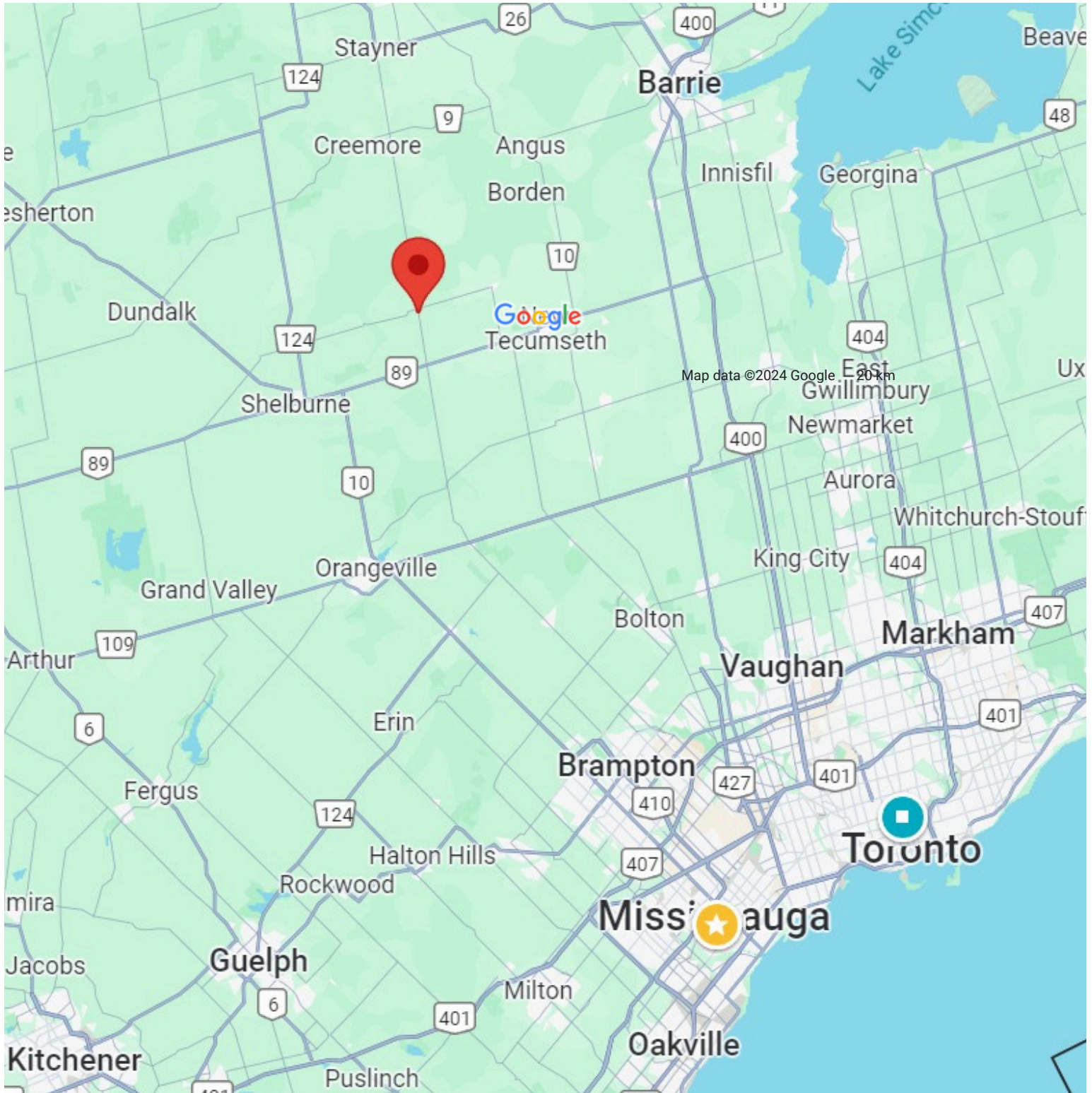
link for virtual Tour



<https://unbranded.mediatours.ca/property/937002-airport-road-mansfield/>



937002 Airport Rd, Mansfield, ON L0N 1M0



- 1. 20 YEARS OLD THIS ESTABLISHED RETAIL BUSINESS OFFERS L.C.B.O., BEER, LOTTO KIOSK, GIFT SHOP & VARIETY STORE ALL UNDER ONE ROOF.**
- 2. OWNER OPERATING L.C.B.O. AND BEER STORE FOR THE LAST 17 YEARS.**
- 3. THIS PRICE INCLUDES BUSINESS & 11 YEARS OLD FREE STANDING 3224 SQF BUILDING.**
- 4. PROFITABLE BUSINESS RUN BY OWNER. 1 HR. NORTH FROM BRAMPTON, MISSISSAUGA. THE MANSFIELD GENERAL STORE.**
- 5. HIGH VISIBILITY LOCATION: THE CORNER OF AIRPORT ROAD AND 10TH SIDEROAD MULMUR, WITH ENTRANCE FROM BOTH ROADS.**
- 6. OWNER RETIRING.**

Approximate Income & Expense Statement	Amount Yr
Convenience Store Sale \$850,000.00 Profit 28%	\$238,000.00
LCBO & Beer Store Sale \$1,650,000.00 Profit 9%	\$148,500.00
LED Screen & Fence Signs	\$4,200.00
Gross Profit yr	\$390,700.00
Property Tax	\$12,000.00
Utilities-Heat/Hydro/Water	\$20,000.00
Phone,Internet & Security	\$1,800.00
Insurance	\$7,000.00
POS Rental & Charges	\$4,800.00
Payroll Average (2 Full Time)	\$109,200.00
Accountant fee	\$3,600.00
Repair & Maintenance	\$2,000.00
Operating Expenses yr	\$ 160,400.00
Net Income yr	\$ 230,300.00

Building 3224Sqft

Total Area 13,648.63 ft² (0.313 ac)

Cap Rate : 9.5%

Operating Hours 7:00am to 10:00pm

18 MONTHS

MANSFIELD GENERAL STORE
937002 Airport Road
Milmur, ON L9V 0L6
GST#: 889436747RT0001

All Station Sales By Department

02:15 PM 09/05/2024
Station 1 Server yong

Report For 04/01/2023 to 09/04/2024

Quantity Retail

Sales

*** Not On File ***	1	\$2.43
Country Style	6313	\$1357.59
Food	95538	\$37901.69
General Sales	12966	\$70495.04
Grocery	2531	\$5449.66
LCBO	177173	\$2493088.48
Tabacco	13396	\$252125.17
Total Sales	307918	\$3214094.06

Other Sales

Lotto Sales	12594	\$122007.56
Return Deposit	47151	-\$5192.20
Total Other Sales	59745	\$116815.36

Discounts

2% Surcharge	13167	\$10549.16
2% Surcharge	555	\$500.83
2% Surcharge	419	\$310.99
2% Surcharge	2474	\$1947.17
Total Discounts	16615	\$13308.15

Net Sales \$3344217.57

Taxes

	Sales	Collected
PST	\$40.96	\$3.28
GST	\$21699.4	\$1091.00
HST Inc	\$2568889	\$333964.46
HST13%	\$550917.	\$71620.92
Total Tax		\$406679.66

Net Sales Inc. Tax \$3750897.23

VAT Rounding Varienc		-\$9056.71
Paid Out	1	-\$52.22
Deposits		\$78949.70
Penny Adjustment	7592	\$0.56

Total In Drawer \$3820738.56

Cash

# Transactions	34191
Float In	\$457.00
Float Out	-\$247.00
Total In Drawer	\$798473.04
In Drawer Less Float	\$798016.20

Debit

# Transactions	268
Total In Drawer	\$10645.09

Visa

# Transactions	26
Total In Drawer	\$1414.94

Master Card

# Transactions	10
Total In Drawer	\$499.90

Credit

# Transactions	18369
Total In Drawer	\$742125.30

DEBIT

# Transactions	62778
Total In Drawer	\$2267810.18

Cash Out Summary

Cash	798473.04
Debit	10645.09
Visa	1414.94
Master Card	499.90
Credit	742125.30
DEBIT	2267810.18

Other Information

Credit Card Total	\$754685.23
Open Transactions	30 \$0.00
Customer Count	115078
Avg.Sale/Customer	\$29.06
Transaction Counter	115191
Avg.Sale/Transaction	\$29.03
No Sales	1965
# Zero Dollar Sales	635
Sale Voids	112
Item Voids	23 \$515.68
Refunds	35 \$2007.38

Void/Refund Summary

Customer Complaint	8 \$41.00
Staff Error	52 \$173.00

Employee Summary

Supervisor 29.73	6214 \$1734.14
yong 31.38	90472 \$263082.76
Bab 43.33	18399 \$796921.66

Sales Rep Summary

\$3820738.56

Customer Stats

end report



LCBO

AGENCY

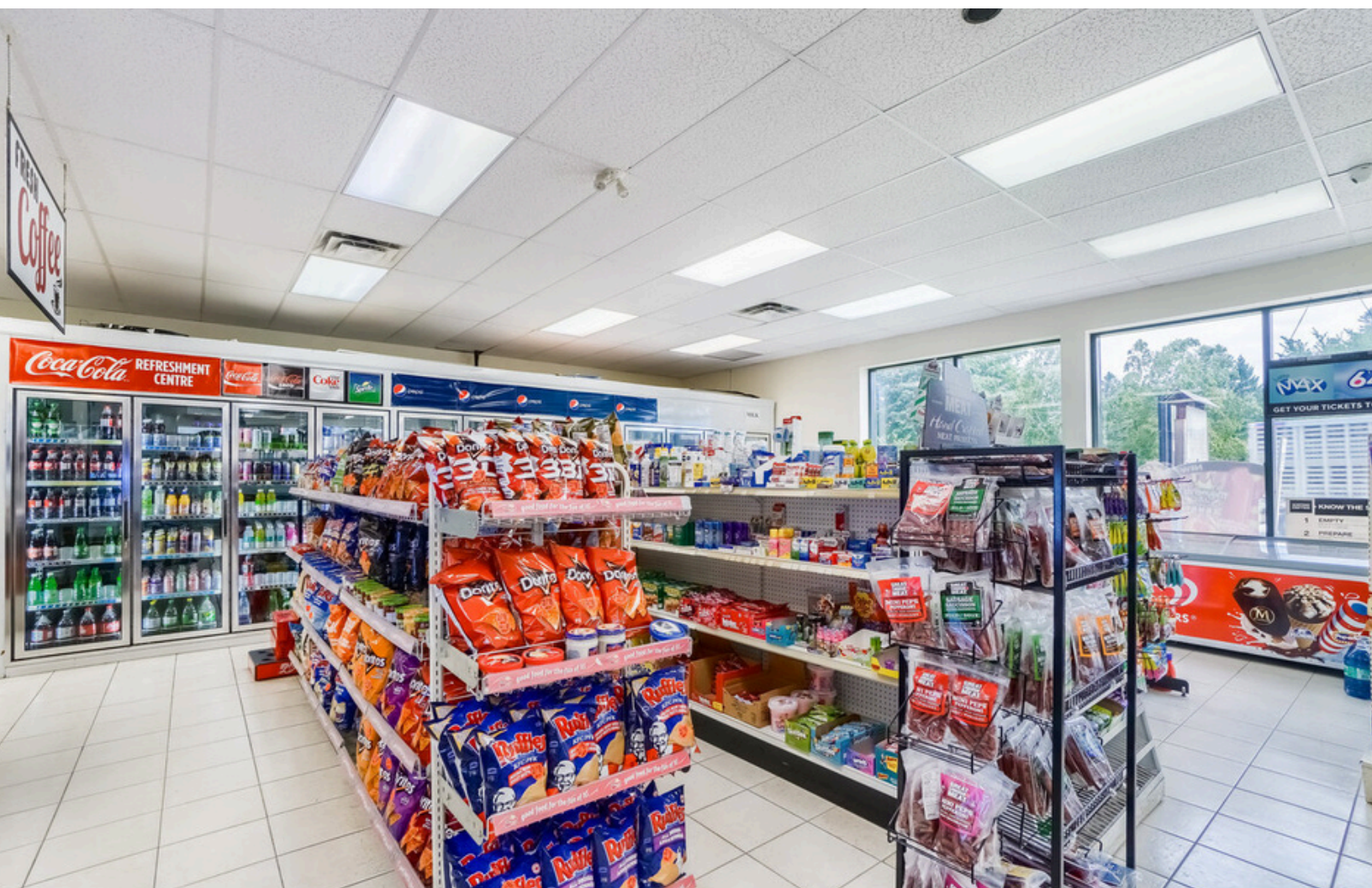
BEEER STORE

Retail Partner

FRESH

Coffee







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