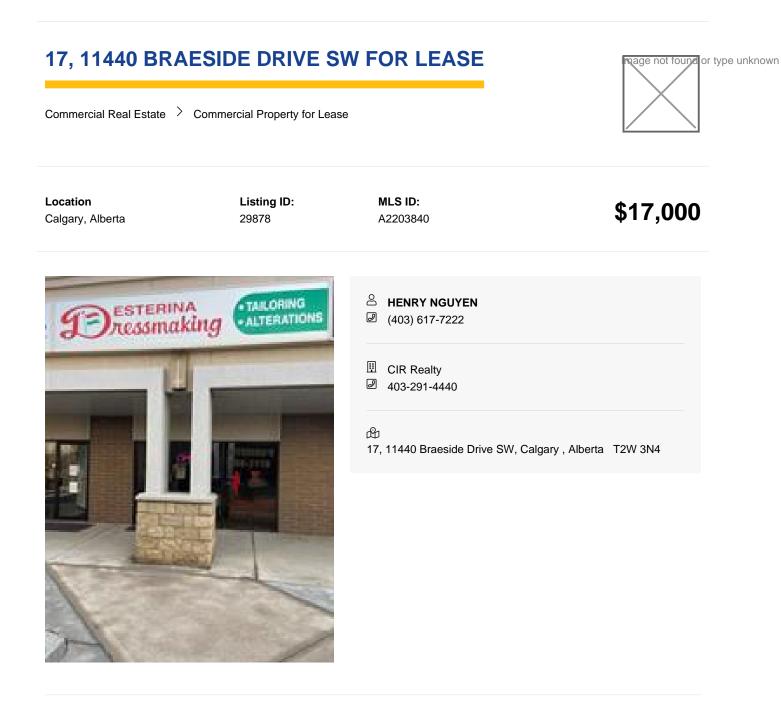


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Transaction Type Days On Market Lease Amount For Lease 103 29.50 Lease Frequency Subdivision Year Built Annually Braeside 1978 Structure Type **Property Type Property Sub Type** Retail Commercial **Business** Inclusions Building Area (Sq. Ft.) Building Area (Sq. M.) Sewing machines, overlock machines 512.00 47.57 (serger), blind stitch machine, and sewing tools currently in the shop. Restrictions Reports

Leases

Landlord Approval

A well established alteration/dress making business which has been running for 30 years. Located in Braeside SW and in a strip mall where anchor tenants are RBC, Tim Horton, Subway, KFC and over 20 retailers and service providers. Since it has been in business for such a long time that the business is well connected to different sources of clients. Besides the alteration, this business is also a mini depot for dry cleaning which brings more income. Good for an one person or small family business. Shop space contains a working area, a fitting room and a 2 piece washroom. Monthly rent is \$2,278 which includes OP cost (or CAM). Utilities are approximately \$250.00/month. Business hours are M-F 9.30 a.m. - 6 p.m.; Sat 9.30 a.m. - 3 p.m., but the hours are flexible and can be changed accordingly. Plenty of parking spots! High traffic area!

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