



**FOR SALE**

**50 GOEBEL AVE, CAMBRIDGE**

**\$699,000**

**\$7,079 Gross Rent**

**10,000 Sq Ft**

**Hot Tub Company**

## GREAT ESCAPE HOT TUB COMPANY

Great Escape Hot Tub Company is a very profitable hot tub business located in Hespeler Cambridge just one minute off of Highway 401. This business is now 24 years old and it has very consistent sales and cash flow for a hands-on operator. Kitchener, Waterloo, and Cambridge are all within the immediate market.

The retail sales are for Be Well Canada Spa and Maple Spa, two brands from the same company based in Montreal with a great reputation and track record. In addition to the retail sales is a strong repair and maintenance business that supplements the sales business.

Attractive lease rate of \$7,079 gross rent including TMI for a big 10,000 industrial unit with multiple drive-in doors and 5 + 5 years remaining. Great signage and lots of parking including for trucks. Retail, maintenance, and repair areas.

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Broker and Founder**  
416-618-0054  
ryan@carverestalestate.com

**IVY KNIGHT, Real Estate Agent**  
416-846-7468  
ivy@carverestalestate.com

**MANNA AU, Sales Representative**  
416-843-4318  
manna@carverestalestate.com



# carve REAL ESTATE



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## OTHER LOCATIONS:



### FUZZY LAB

- Tufting Business
- 1,300 Sq Ft
- \$8,646 Gross Rent
- Growing business in great area



### OMAC WORLD CLASS MARITAL ARTS

- Martial Arts Studio
- 3,500 Sq Ft
- \$11,000 gross rent
- Outstanding reputation & track record



### GEORGE MATTI MOTORSPORTS

- Very profitable auto garage & dealer
- 5,000 Sq Ft
- \$5,000 Gross Rent
- 4 Garage Bays

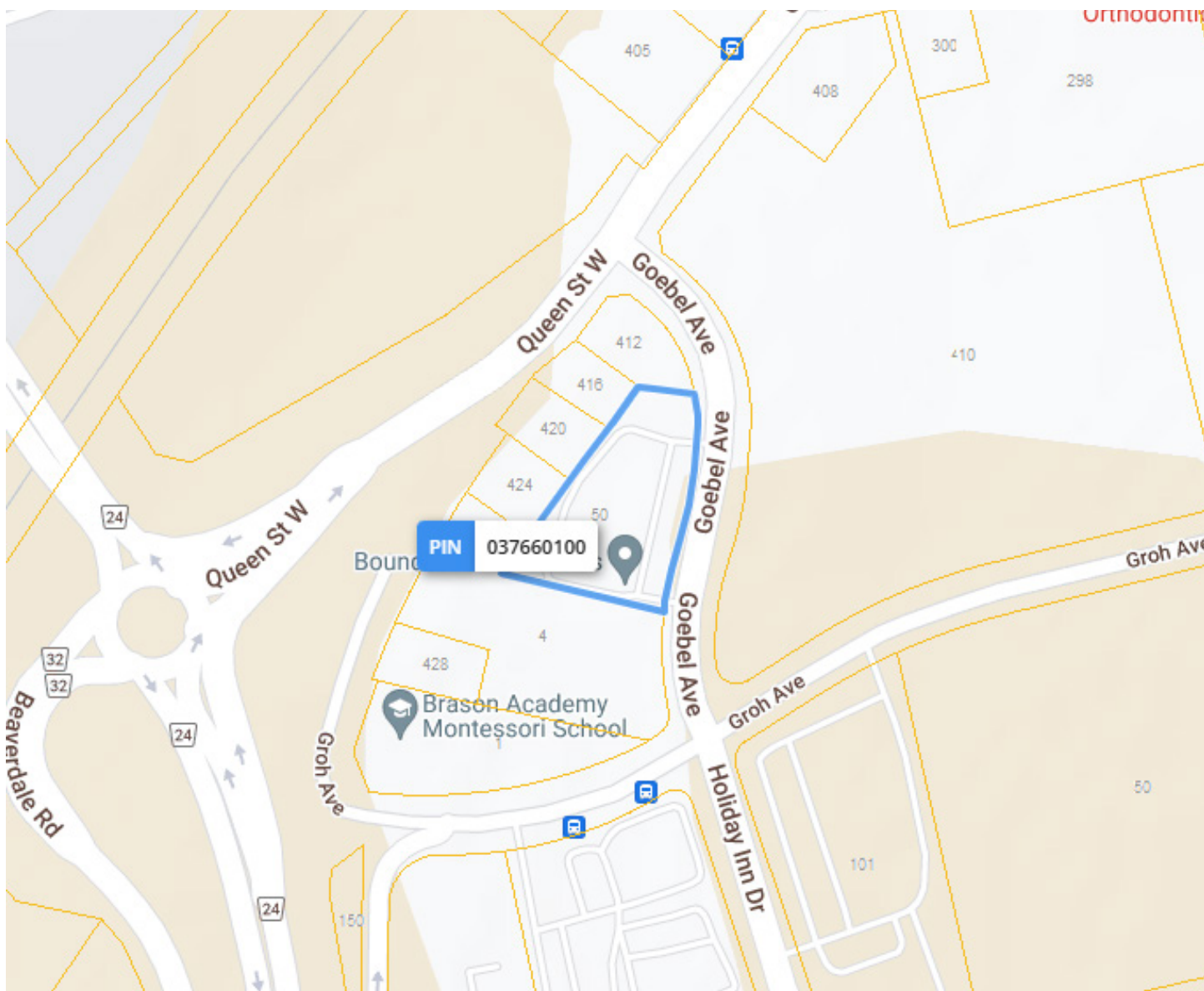


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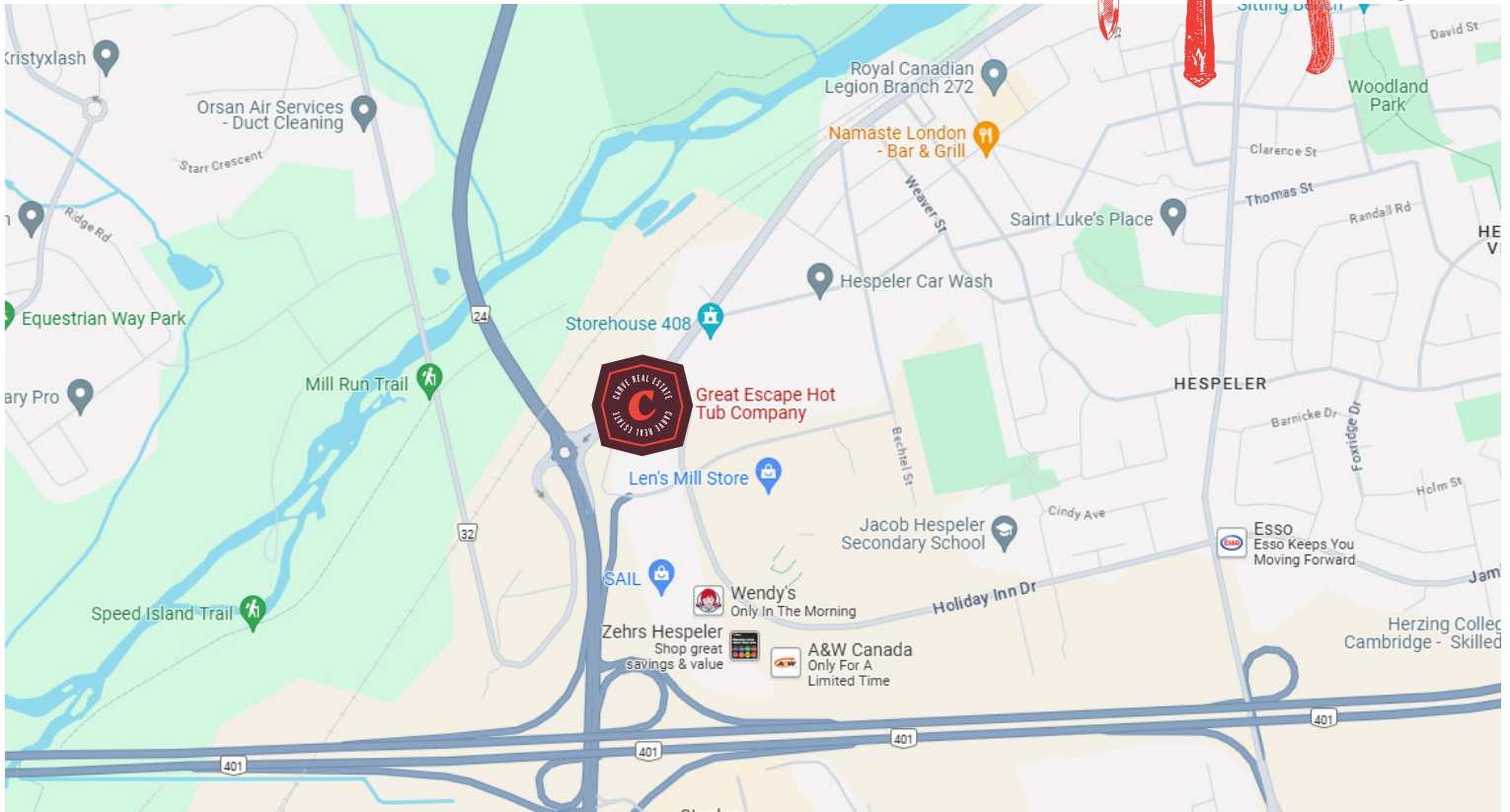
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## BUILDING DETAILS

This is a very impressive business that has a long track record of 24 years and counting. It is run hands-on and has built a reputation as one of if not the best-selling hot tub businesses in the area and features fantastic repeat business.

The retail side of the business is consistent and that leads to the maintenance and repair business that is built upon trust, dependability, and returning business from customers that first purchase their hot tub from here and then continue to be a customer.

**Property Details:** This big 10,000 sq ft space is perfect for the business and features two drive in bay/doors for bringing in the hot tubs for display and for maintenance and repairs. There is a dedicated area for each aspect of the business.

The unit was initially two separate spaces and as such there are two independent 3-phase power boxes. Concrete floors, high ceilings, and tons of space at a great rental rate.

### LOT SIZE

#### Frontage:

358.04 ft along Goebel Ave

#### Depth:

Approximately 270.40 ft

#### Dimensions:

91.20 ft x 375.99 ft x 270.40 ft x  
16.78 ft x 217.91 ft x 125.14 ft

#### Size:

66,682.36 ft<sup>2</sup> (1.531 ac)



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