

FOR SALE

2247 RYMAL RD E, HAMILTON

\$109,000

\$3,008 Gross Rent

1,100 Sq Ft

Tutoring Business

SCHOLAR'S EDGE TUTORING

Scholar's Edge Tutoring is an established Canadian franchise with 10 locations in Ontario/GTA. This location is up on Hamilton's mountain in Stoney Creek. The franchise dates back to 1993 and this location has been here since 2016.

Full support from head office and royalties of 10%. Consistent income for hands-on ownership. Average of 6-7 teaches that are part-time contractors.

Lease rate of \$3,008 Gross Rent including TMI with 2 + 5 years remaining. Located in a modern plaza with a good array of tenants with pylon signage and parking for 60 cars. Please do not go direct.

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Broker and Founder
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OTHER LOCATIONS:



GREAT ESCAPE HOT TUB COMPANY

- Hot Tub Store
- 10,000 Sq Ft
- \$7,079 Gross Rent
- Very consistent sales and cash flow



FIIT CO. KICKBOXING

- Gym and Training
- 2,800 Sq Ft
- \$4,955 Gross Rent
- Gorgeous and bright modern unit



OMAC MARTIAL ARTS

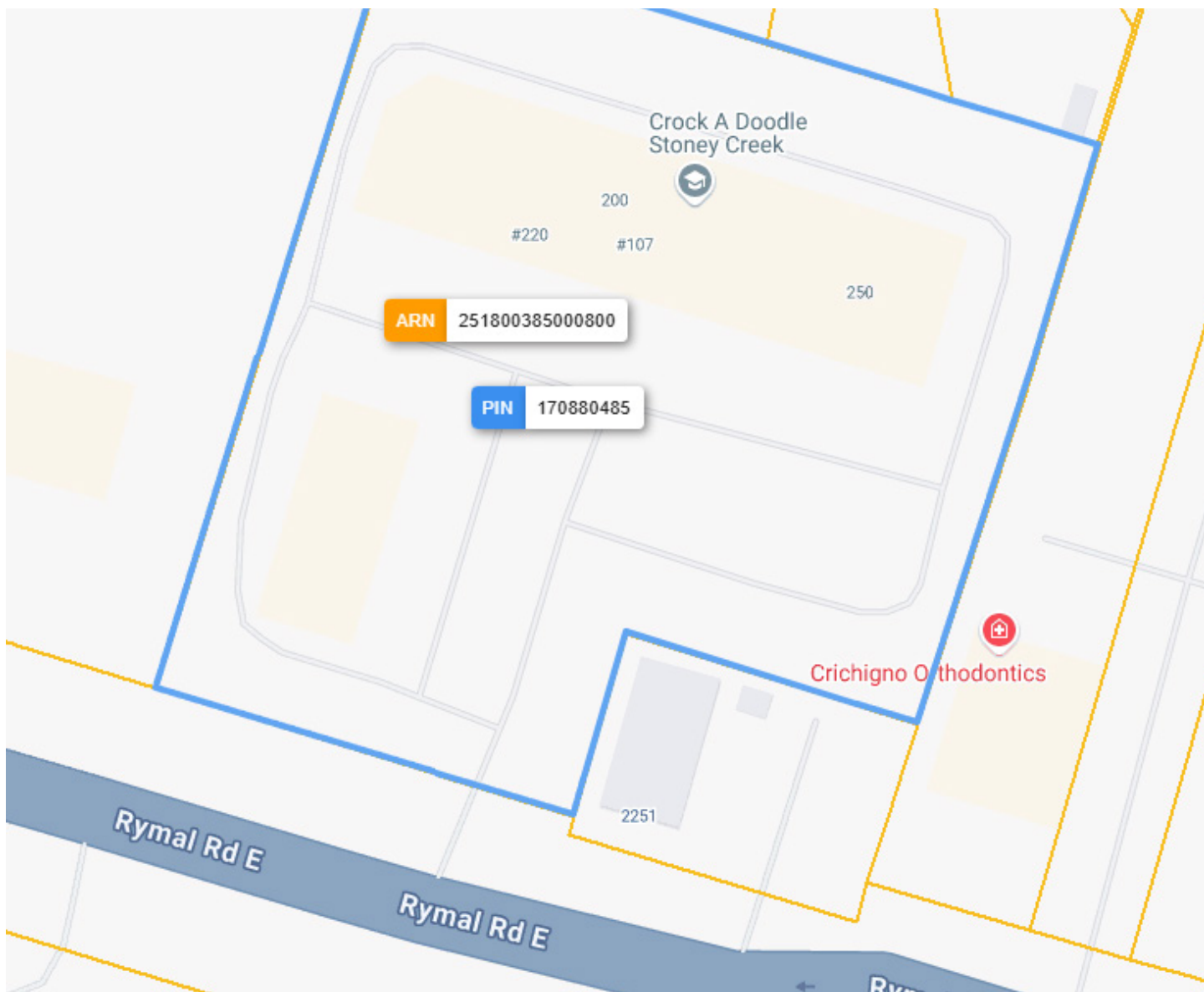
- Martial Arts Studio
- 3,500 Sq Ft
- \$11,000 Gross Rent
- Very successful brand and franchise



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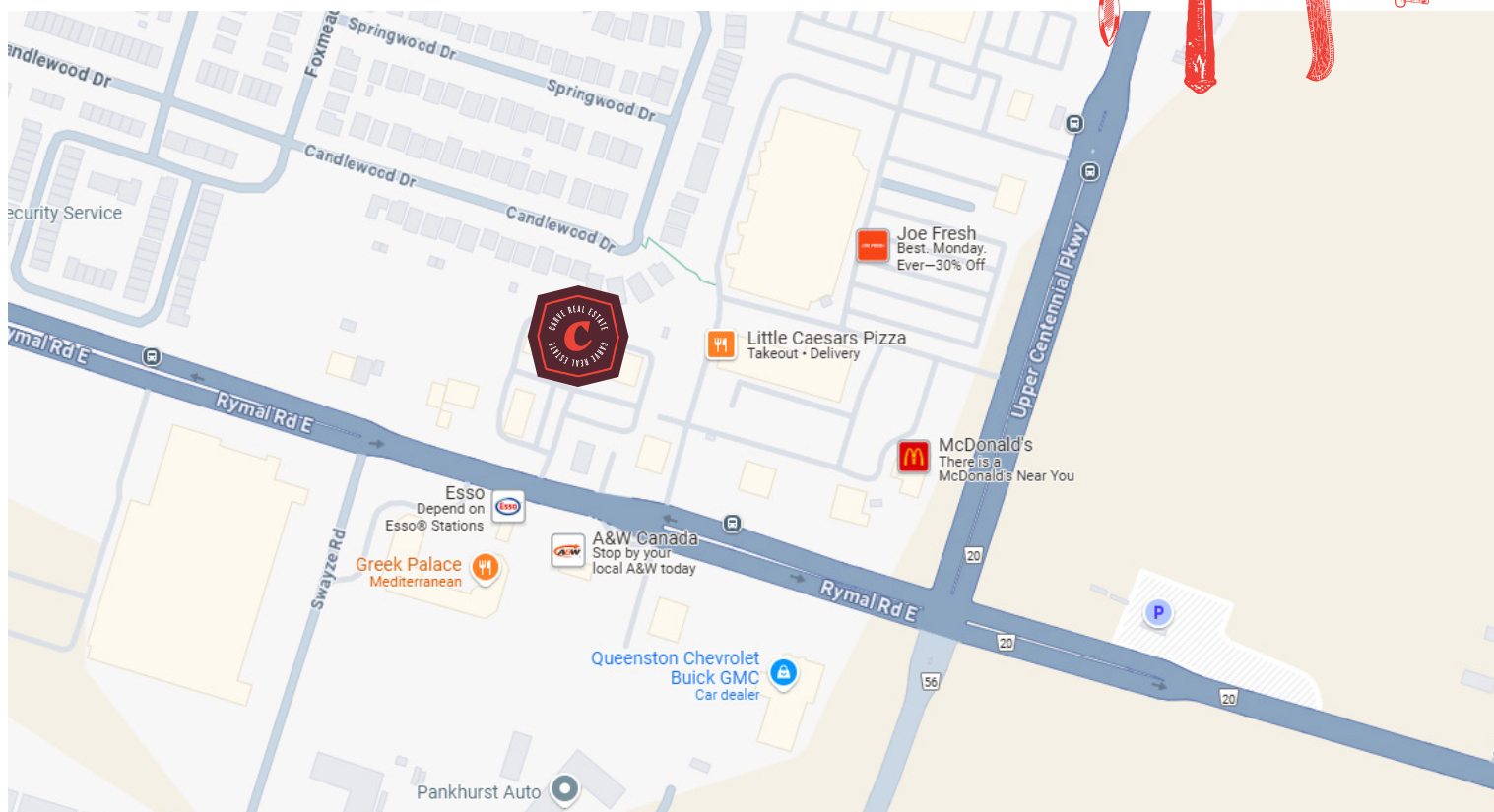


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BUILDING DETAILS

Great area for a tutoring business with a number of residential neighbourhoods nearby. There is also a large number of restaurants, offices, and service businesses with more residential development going on in the area.

The classroom has a great layout with multiple smaller classrooms and some larger communal rooms.

Property Details: Reasonable low rent in a great plaza that has lots of signage and parking for 60 spots with a great tenant mix.

LOT SIZE

Frontage:
322.77 along Rymal Rd E

Depth:
Approximately 344.93 ft

Dimensions:
344.93 ft x 190.46 ft x 82.37 ft x
133.29 ft x 154.26 ft x 108.95 ft
x 322.77 ft

Size:
100,459.48 ft² (2.306 ac)



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