



FOR SALE

3250 YONGE ST, TORONTO

FUZZY LAB - TUFTING

Fuzzy Lab is a popular tufting business located in a modern unit on Yonge Street between Lawrence and Eglinton. What is tufting? Why it's a type of ancient textile manufacturing! It's also a popular hobby and pastime for those looking to make customer holiday presents, sweaters, art, blankets, and more.

There are 7 stations/tables that can be rearranged for parties, classes, and events. This business does produce income on top of salary for the owner.

Lease rate of \$8,646 Gross Rent with 5 + 5 years in a lovely unit on the west side of Yonge. 1,300 sq ft layout that is easy to manage with 1 parking space. Please do not go direct or speak to staff or ownership. Training available.

\$99,000

\$8,646 Gross Rent

1,300 Sq Ft

Tufting Business

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Broker and Founder
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Royal LePage Signature Realty, Ind. Owned & Operated Brokerage | 495 Wellington St W Suite 100, Toronto, ON M5V 1E9
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OTHER LOCATIONS:



LA MOORIYYA MARKETTE

- Supermarket
- 6,560 Sq Ft
- \$45 per Sq Ft Gross
- Gorgeous industrial space



GREAT ESCAPE HOT TUBS

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



FIIT KICKBOXING

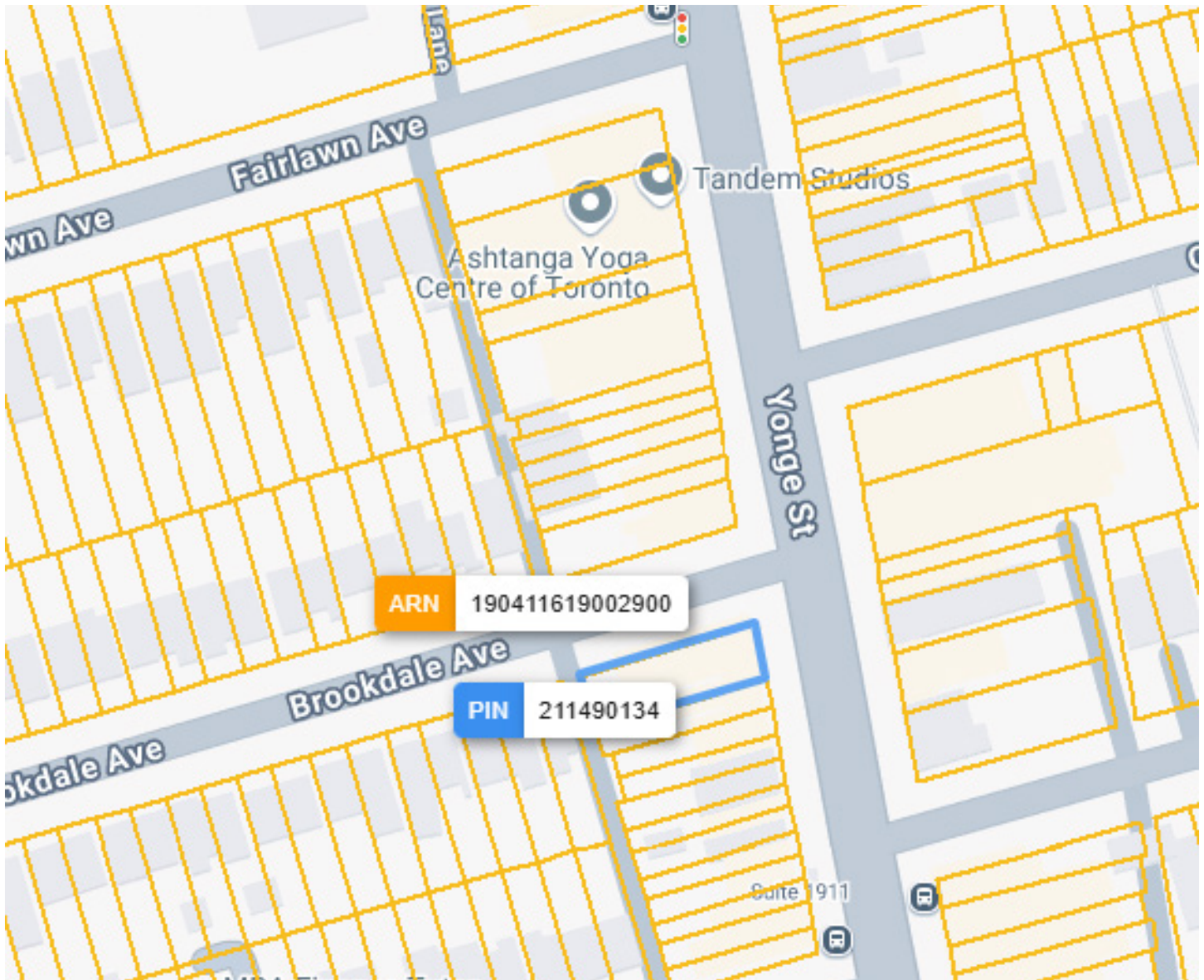
- Gym and Training
- 2,800 Sq Ft
- \$4,955 Gross Rent
- Gorgeous and bright modern unit



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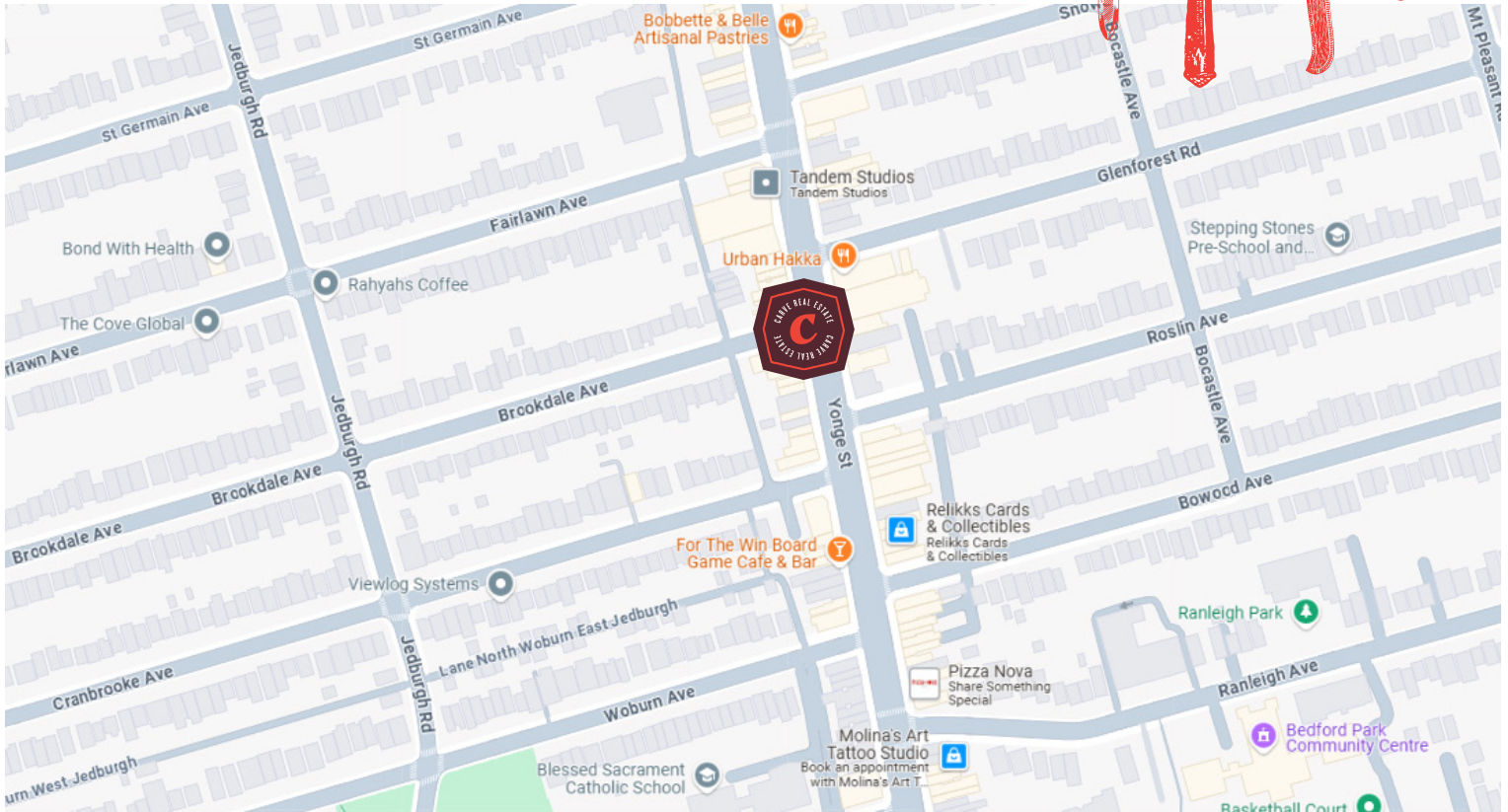


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BUILDING DETAILS

This business has a great location on Yonge Street in a very affluent neighbourhood with Bedford Park, Lawrence Park and Teddington Park surrounding it.

There is one parking space at the back for ownership with lots of street parking and municipal lot options nearby.

Property Details: The leaseholds and systems have all seen upgrades over the years and this unit is in very good shape. Lots of power for the machines with no basement access or dealing with it.

LOT SIZE

Frontage:
36.50 ft along Yonge St

Depth:
Approximately 122.25 ft

Dimensions:
122.16 ft x 36.66 ft x 118.69 ft
x 37.00 ft

Size:
4,423.96 ft² (0.102 ac)



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