



**FOR SALE**

**250 BAYLY ST W, AJAX**

**\$249,000**

**\$6,325 Gross Rent**

**2,353 Sq Ft**

**Art School**

## ARTS ON FIRE

Arts on Fire is a very popular and profitable art school situated in one of the busiest plazas in Ajax on Bayly Street in between Westney and Harwood. This thriving business has been in operation since 2018 and since 2022 in this permanent location.

It features 3 different art studios of varying sizes capable of handling multiple parties, events, classes and summer camps at once. Built by one owner that was formerly hands-on, this business is now run virtually from a far and it still turns great profits.

Attractive lease of \$6,325 Gross Rent including TMI 2 + 5 years remaining on the current lease. Easy to run with proven staff and an excellent reputation in the community. Great margins and available with training. Please do not go direct or speak to staff.

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Broker and Founder**  
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# carve REAL ESTATE



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## OTHER LOCATIONS:



### KAY'S PLACE ARTS & CRAFTS

- Picture Framing & Gift Shop
- 2,100 Sq Ft
- \$2,500 Gross Rent
- 40 parking spaces and tons of signage



### FUZZY LAB

- Tufting Business
- 1,300 Sq Ft
- \$8,646 Gross Rent
- 7 Stations



### SCHOLAR'S EDGE TUTORING

- Tutoring Business
- 1,100 Sq Ft
- \$3,008 Gross Rent
- Consistent income for hands-on ownership

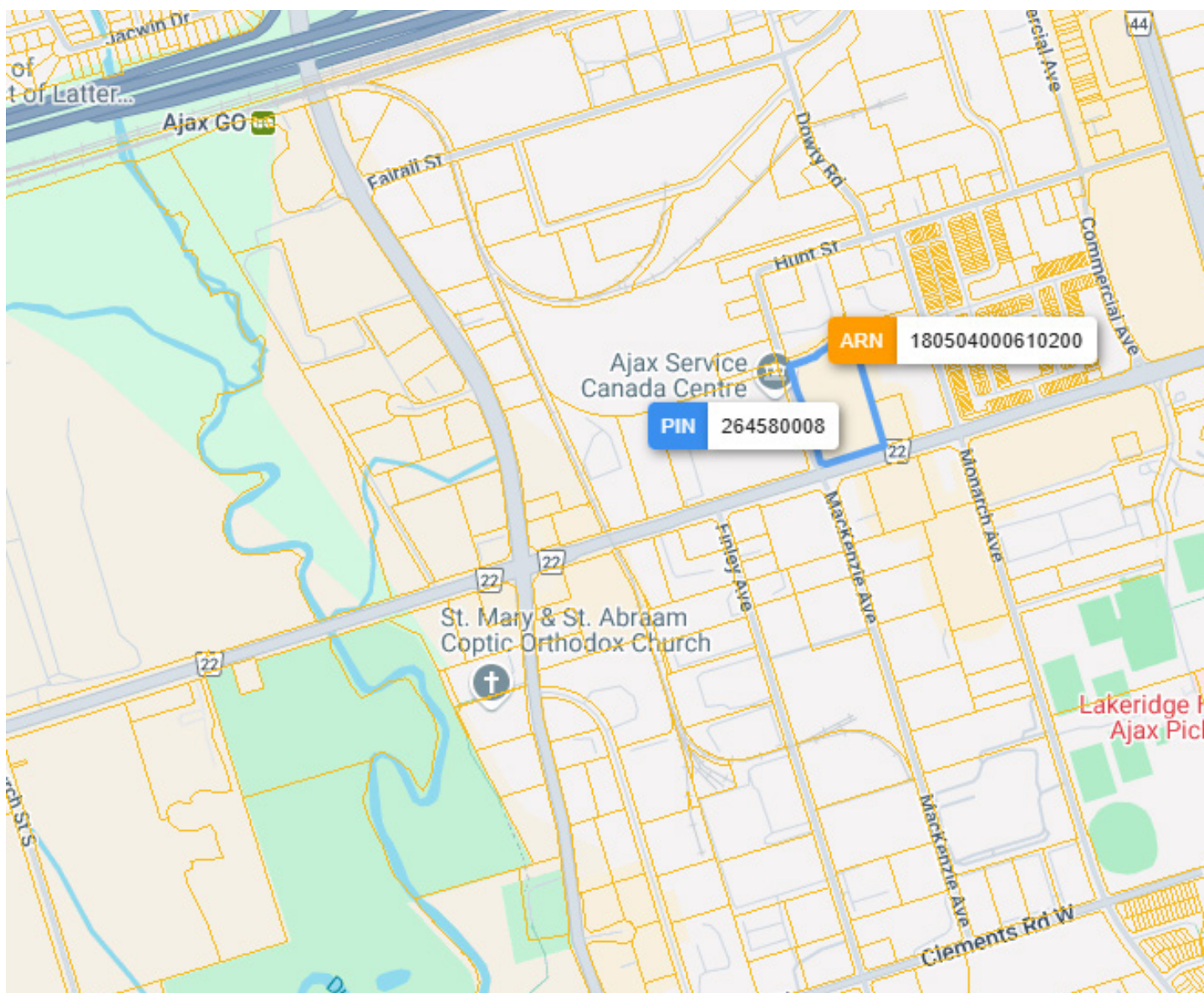


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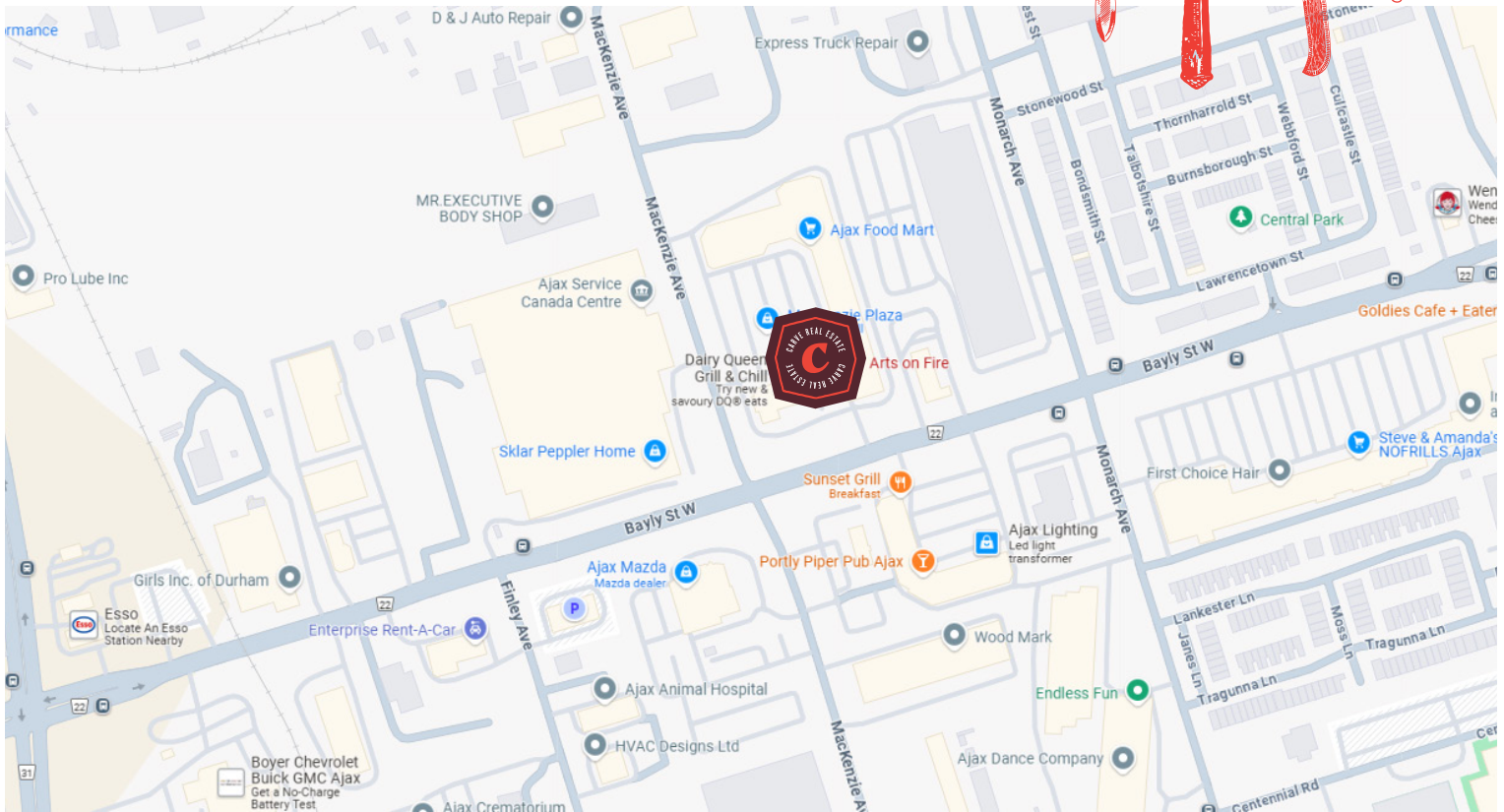
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## BUILDING DETAILS

This 2,353 Sq Ft unit has an excellent design that is perfectly suited for a business such as this. There is a “mud room” of sorts at the entranceway for shoes and jackets that shows off some of the children’s artwork. There are three distinct studios, each labelled and of different sizes. Each of these has its own feel and it enables the business to accommodate different parties and classes.

There is a parent lounge and a larger staff lounge at the back with a kitchenette and bathroom. This unit was built to suit and has a great layout that is easy to staff and manage.

**Property Details:** This is a concrete pad and steel roof construction with 200-amp 3-phase power that is very easy to maintain. The plaza has a great mix of tenants and it is located in one of Ajax’s main retail and shopping area. Home to many restaurants, businesses, supermarkets, offices, dealerships, and more. There is over 100 parking spots and great signage for the business.

### LOT SIZE

**Frontage:**  
383.12 ft along Bayly St W

**Depth:**  
Approximately 767.64 ft

**Dimensions:**  
374.14 ft x 422.61 ft x 9.34 ft x  
9.34 ft x 9.34 ft x 9.34 ft x 9.34  
ft x 9.34 ft x 8.83 ft x 32.84 ft x  
488.80 ft x 149.24 ft x 202.97 ft  
x 269.80 ft

**Size:**  
193,255.06 ft<sup>2</sup>(4.437 ac)



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