



**FOR SALE**

**922 SIMCOE ST N, OSHAWA**

## KAY'S PLACE ART & GIFTS

Kay's Place Art and Gifts is a very successful and longstanding family run business with excellent profit margins and consistent sales. It has been in business for 34 years, with 14 of those years in this great location. Simcoe Street is one of the busiest streets and thoroughfares in Oshawa and this central location is ideal.

There are 40 parking spaces and tons of signage including a marketing pylon on Simcoe. There is a great layout that is easy to manage and staff and there are zero employees with only two owners that work the business. Please do not go direct or speak to ownership.

Very attractive lease rate of \$2,500 Gross Rent with 5 + 5 years remaining. All equipment for the picture framing is down in the workshop. Easy to learn and outstanding margins on the business. Low competition in the area.

**\$249,000**

**\$2,500 Gross Rent**

**2,100 Sq Ft**

**Picture Framing & Gifts**

**READY FOR SECONDS?**

Call me to discuss this listing today.



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# carve REAL ESTATE



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## OTHER LOCATIONS:



### SCHOLAR'S EDGE

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



### FUZZY LAB

- Tufting Business
- 1,300 Sq Ft
- \$8,646 Gross Rent
- Popular business in a modern unit



### TONY AND CLAUDIA'S FALLINGBROOK MARKET

- Market & Deli
- 1,450 Sq Ft
- \$5,935 Gross Rent
- Loyal following in an affluent area

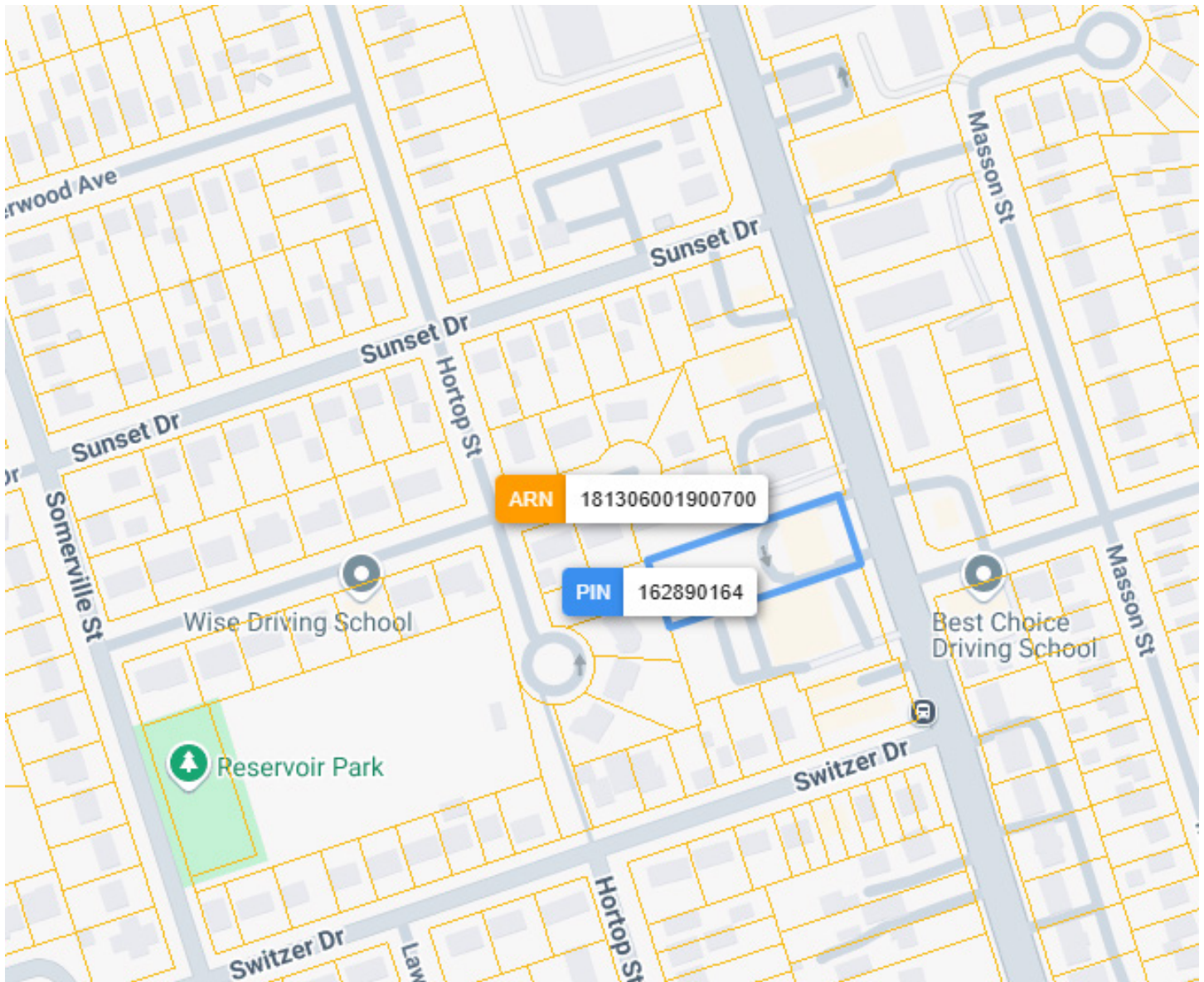


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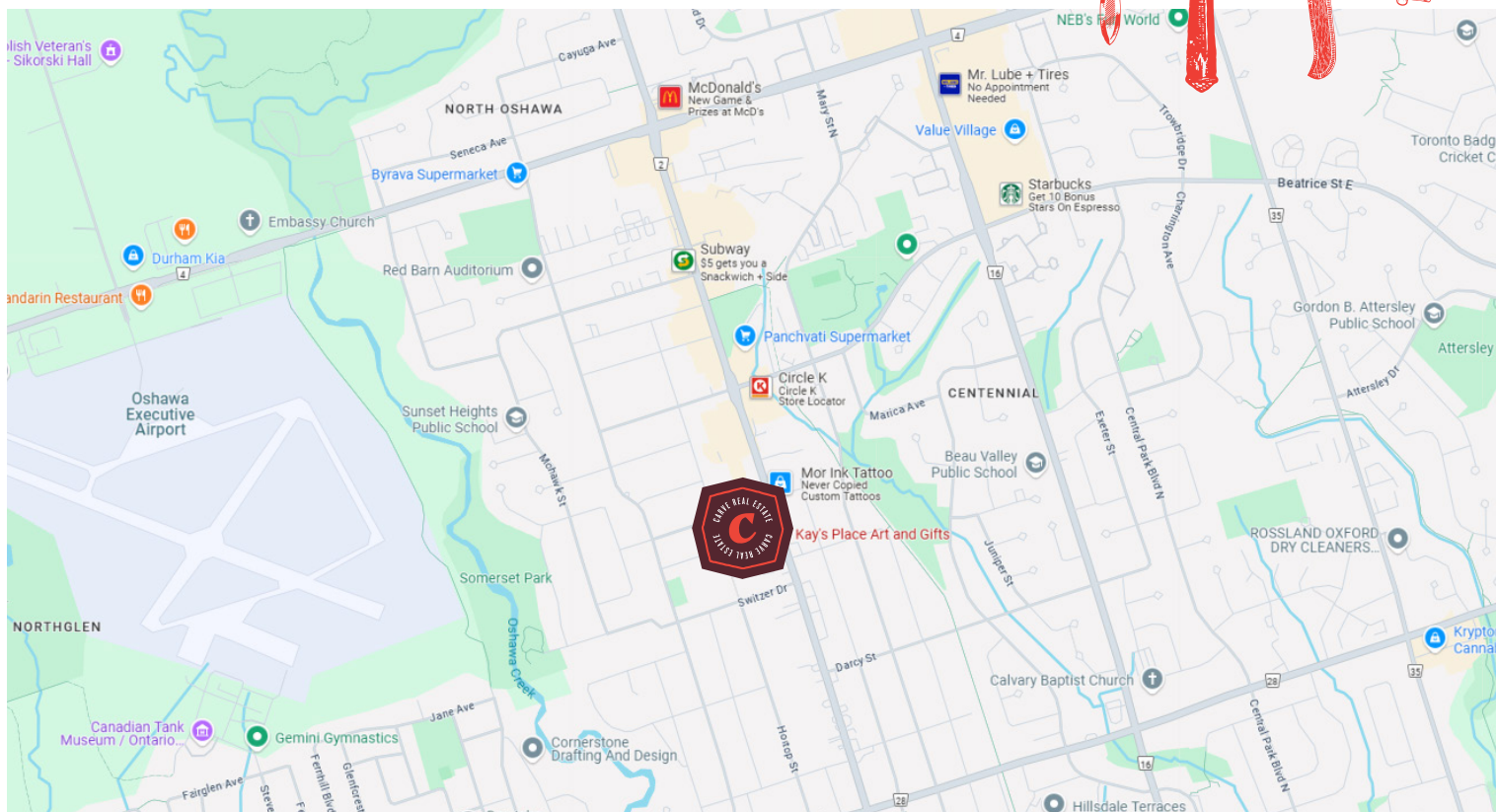
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## BUILDING DETAILS

This is an older building that has been the home of this business for years. 14 years in fact and it is perfectly suited for this business. On top of that you benefit from having excellent rental rates while enjoying a big square footage of 2,100 Sq Ft and a fully useable basement that is high and dry.

The main floor houses the show rooms and displays for the artwork and it has a great layout with multiple rooms showcasing photos. There is one workshop at the back of the main floor and the big workshop, storage, and more is downstairs. There is even a small door for bringing in the framing that makes it very easy to do from the rear of the building.

**Property Details:** This strip of Simcoe Street in central Oshawa is home to a number of plazas, and it is perfectly wedged between “old” Oshawa and the “new” Oshawa to the north where the College and University campuses are.

### LOT SIZE

**Frontage:**  
110.00 ft Along Simcoe St N

**Depth:**  
Approximately 307.00 ft

**Dimensions:**  
33,637.19 ft<sup>2</sup> (0.772 ac)

**Size:**  
307.35 ft x 109.23 ft x 307.44 ft  
x 110.10 ft



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