

Presenting:

Dance Business 1774 Baron Road, Kelowna



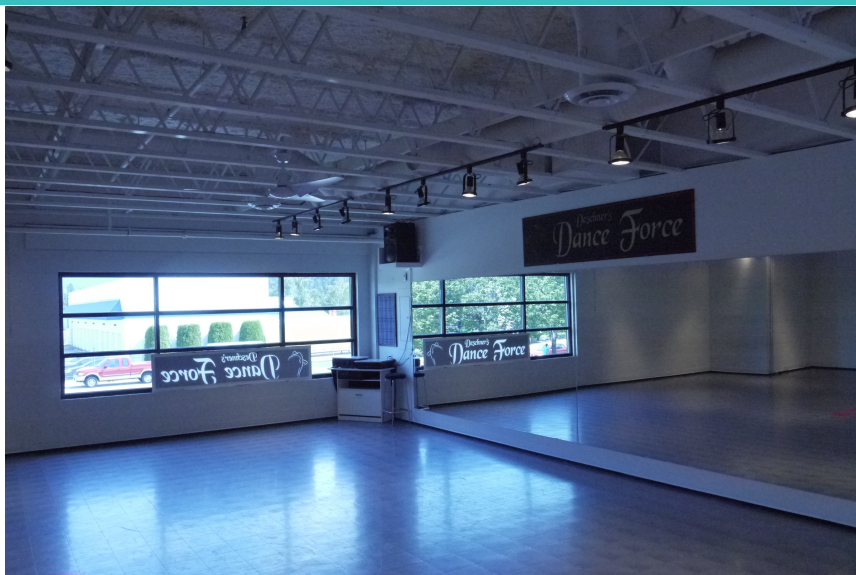
A GREAT BUSINESS OPPORTUNITY

A centrally located and well established Dance Studio business (almost 20 year history) with ongoing secondary rental revenue streams. 3600 square feet, 2 large studios, 2 large offices, 2 bathrooms - includes separate lock-off to partition space. There is ample free surface parking. Leasehold and equipment 3-6 years new. Includes \$20K specialized moveable dance floor, and many extras like marketing ads, website etc. You will have the ability to completely off-set your entire monthly rent with sublet revenue!



DanceForce

The well-established DanceForce studio is centrally located on Baron Road and is a 'Business Only' offering for sale. The premises are modern, clear-span and well lit. An excellent relationship with the the building owner has led to an agreement to lease the entire space for the 1st year at \$3360 a month including GST, and will negotiate for 3 or 5 year term, upon business model approval. The landlord supports the dance studio subletting out Studio B (1512 square feet: **Sublet Revenue #1**), which has its own separate entry and bathroom and can either be locked off from the main Studio A (1440 square feet), or left open. Aside from the studio, Studio A enjoys an oversized reception office, another smaller office for vocal training and recording, change room/ cloak room, waiting area and bathroom. The voice trainer sub-lessee would like to stay and continue working out of the space - **Sublet Revenue #2**. Many bands and other performing arts groups rent out Studio B while preparing for shows. The owner also has a costume collection, made and assembled over the years - **Revenue Income #3**. These costumes rent out to schools and performances. There are two dance trainers that would like to continue on and the owner is more than happy to assist in anyway for a smooth transition.



INCLUSIONS

- * Equipment List available
- * Leasehold List available
- * Sublet List available
- * Business name 'DanceForce' included with historical Kelowna Community Theatre annual booking for June.
- * A produced commercial, website and various marketing tools included.

EXCLUSIONS

- * All pictures, photos, ceramics and wall plaques on walls.

NEGOTIABLE

- * Costumes are negotiable. They rent out for shows or they can be sold to students.
- * Entire line of dance wear; pants, shirts hoodies and shoes.



manuella
FARNSWORTH

1774 Baron Road, Kelowna MLS# 10109498



- * The perfect central location close to buses, amenities and with plenty of free parking.
- * A total of 3600 square feet. Studio A 1440 square feet and Studio B 1512 square feet.

