



THE BEHAR GROUP
TENANT SERVICES

PROUDLY REPRESENTING

FUZZ WAX BAR

SEEKING

RETAIL SPACE

1,400 - 1,800 SF TO LEASE
ACROSS CANADA



WAXBAR[®]
fuzz

SITE REQUIREMENTS

- **WATER:** Three-quarter inch (3/4") diameter separately sub-metered domestic water supply line.
- **SANITARY SEWER:** One (1) capped four inch (4") diameter sanitary sewer line.
- **SANITARY (WASHROOM) EXHAUST:** One (1) six inch (6") diameter capped Sanitary Exhaust cone through roof or exterior wall for future connection.
- **PLUMBING VENT:** One (1) four inch (4") diameter capped plumbing vent cone through roof or exterior wall for tenant future connection.
- **HVAC:** Single dedicated rooftop HVAC unit with a capacity of 5 tons of the Premises
- **ELECTRICAL:** 100A/600V, 3-phase electrical service, terminated at a non-fused disconnect, with splitter and disconnect switch for connection to HVAC unit(s), at the rear door in a location designated by the Landlord. Electrical supply connection to HVAC unit(s).
- **GAS:** Facilitate supply of separately metered natural gas service with connection to rooftop HVAC units. Supply to be coordinated by Tenant with local utility for any service within the Premises.

Waxing is the type of service that should be done regularly in order to reap the full benefits. Fuzz Wax Bar helps its customers and members stick to a regular waxing routine while providing ongoing perks, goodies, and discounts so their members can save while staying smooth.

Fuzz Wax Bar was one of the first personal care concept to implement a Membership program.

TENANT WEBSITE: www.fuzzwaxbar.com



SUBMIT SITE OPPORTUNITIES FOR CONSIDERATION TO:

BARBARA KLESS* (ONTARIO)
Vice President, Retail Leasing
416.636.8898 EXT. 240
bkless@thebehargroup.com

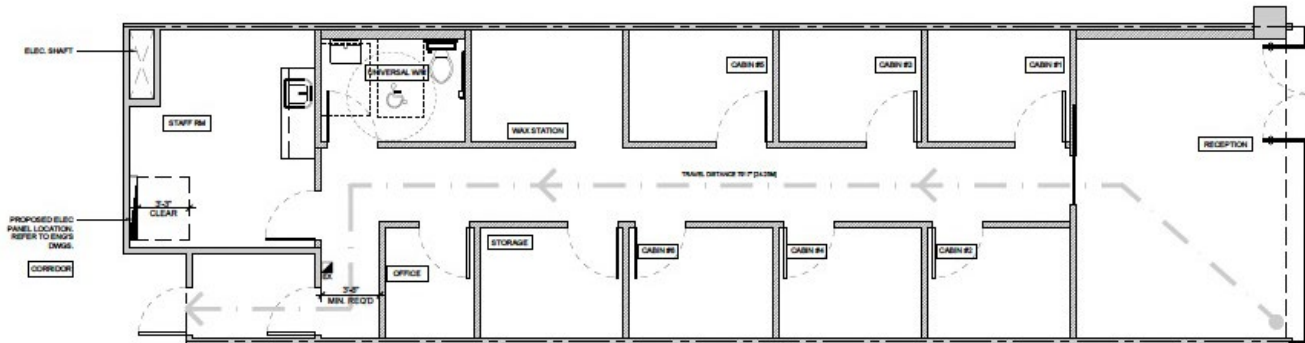
CHELAN KUJUNDZIC* (WESTERN CANADA)
Commercial Sales & Leasing
604.616.0013 EXT. 358
chelan@thebehargroup.com

The Behar Group Realty Inc., Brokerage
1170 Sheppard Avenue West, Unit 24,
Toronto, ON M3K 2A3
Tel: 416.636.8898 / Fax: 416.636.8890
www.thebehargroup.com
* Sales Representative

FUZZ WAX BAR SEEKING RETAIL SPACE

1,400-1,800 SF TO LEASE ACROSS CANADA

TYPICAL FLOOR PLAN



SUBMIT SITE OPPORTUNITIES FOR CONSIDERATION TO:

BARBARA KLESS* (ONTARIO)

Vice President, Retail Leasing
416.636.8898 EXT. 240
bkless@thebehargroup.com

CHELAN KUJUNDZIC* (WESTERN CANADA)

Commercial Sales & Leasing
604.616.0013 EXT. 358
chelan@thebehargroup.com

The Behar Group Realty Inc., Brokerage
1170 Sheppard Avenue West, Unit 24,
Toronto, ON M3K 2A3
Tel: 416.636.8898 / Fax: 416.636.8890
www.thebehargroup.com
* Sales Representative



THE BEHAR GROUP™

**BROKERAGE & COMMERCIAL
REAL ESTATE SERVICES**

**LANDLORD
SERVICES**

**TENANT
SERVICES**

**CAPITAL
MARKETS**

**ADVISORY
SERVICES**

Head Office (Mailing Address)

1170 Sheppard Ave W, Unit 24
Toronto, ON M3K 2A3

Tel: 416.636.8898 | Fax: 416.636.8890

Downtown Office

30 Duncan St, Suite 201
Toronto, ON M5V 2A3

Vancouver Office

1090 Homer Street, Unit 310
Vancouver, BC V6B 2W9

The Behar Group Realty Inc., Brokerage
www.TheBeharGroup.com

DISCLAIMER & DISCLOSURE - IMPORTANT INFORMATION - PLEASE READ

Brokerage Duties and Representation Disclosure: The Real Estate Council of Ontario (RECO) regulates real estate professionals in Ontario. RECO's mandate is to protect the public interest by promoting a safe and informed marketplace and administering the rules that real estate agents and brokerages must follow.

As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

If you are represented by another Brokerage under a Tenant or Buyer Representation Agreement (Brokerage or Designated), please have your Designated Representative contact us on your behalf. This marketing material is not intended to solicit clients who are represented by another brokerage or Designated Representative. If you are not represented by another brokerage or another Designated Representative, and wish to hire brokerage representation, please contact us for details on our Landlord, Tenant, Advisory and Capital Markets Services.

This Tenant/Buyer is a Client of The Behar Group Realty Inc. ("TBG") and/or the Designated Representative(s) named on these materials. The Tenant/Buyer is our client to whom the Designated Representative(s) owes Fiduciary Duties.

Unless you are also a Client of TBG or the Designated Representative for this Tenant/Buyer Client (and you consent to Multiple Representation), then you are a Self Represented Party (SRP). It is important that you understand and acknowledge the risks and role as a SRP. Please read the RECO Information Guide, and before asking for assistance from the Designated Representative listed on this flyer be prepared to sign and acknowledge the RECO Information and Disclosure form for Self Represented Parties: [Click Here](#).

TBG strongly recommends that consumers retain the services of a qualified and experienced real estate agent.

For all transactions completed with TBG, you will be required to sign a Confirmation of Cooperation and Representation Agreement, whether you are a SRP or not, to ensure acknowledgement of representation disclosure.

Photo/Renderings Disclosure: Any photos used in these materials may have been digitally manipulated for illustrative purposes, and the actual property's appearance may differ; please verify details independently. Any property renderings used are artistic concepts only and may not reflect the final build of the project.

Errors and Omissions Disclosure: All information is from sources deemed reliable and is subject to errors and omissions which we believe to be correct and assume no responsibility. Changes in respect of price, rental, prior sale and withdrawal may be changed without notice. None of the information contained herein is intended to be construed as legal or tax or other professional advice. You should consult your legal counsel, accountant, planner/architect/engineer or other advisors as necessary on matters relating to these materials.