



FOR SALE

6402 HAMLYN ST, LONDON

\$49,000

\$5,200 Gross Rent

3,000 Sq Ft

Motorcycle Shop

MOTO KAVE MOTORCYCLES

Moto Kave is a turnkey automotive retail store, repair shop, and fully licensed garage. What's more? There's a killer apartment/lounge area upstairs complete with a pool table and kitchen.

High end new garage, all new leaseholds and systems, full inventory of bikes, bicycles, e-bikes, e-scooters, ATV's, dirtbikes, electric scooters, and more with a great location just minutes from Hwy 401 and 402 in London. Parking and street parking with great signage.

Brand new lease to be given to owner of \$5,200 gross rent for the entire building with 5 + 5 + 5 year term. 1,500 sq ft on each floor for a 3,000 sq ft total. 200 amp 3 phase power in a building that is in outstanding condition.

READY FOR SECONDS?
Call me to discuss this listing today.



RYAN EARL, Broker and Founder
416-618-0054
ryan@carverestate.com
carverestate.com

MANNA AU, Sales Representative
416-843-4318
manna@carverestate.com
carverestate.com

Royal LePage Signature Realty
Ind. Owned & Operated Brokerage
8 Sampson Mews, Suite 201, Toronto, ON. M3C 0H5
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RYAN EARL, Broker and Founder
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 ryan@carverestate.com
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OTHER LOCATIONS:



OLIVER TWISTS

- Licensed Restaurant with Patio
- 1,800 sq ft
- \$3,345 gross rent
- Situated in London's Garden Market



LAVISH LONDON

- Nightclub with Patio
- 3,500 sq ft
- \$4,000 gross rent
- Popular Downtown Venue



BIRD BOX

- Fried Chicken Franchise
- 1,500 sq ft
- \$1,500 gross rent
- Impressive sales and outstanding food



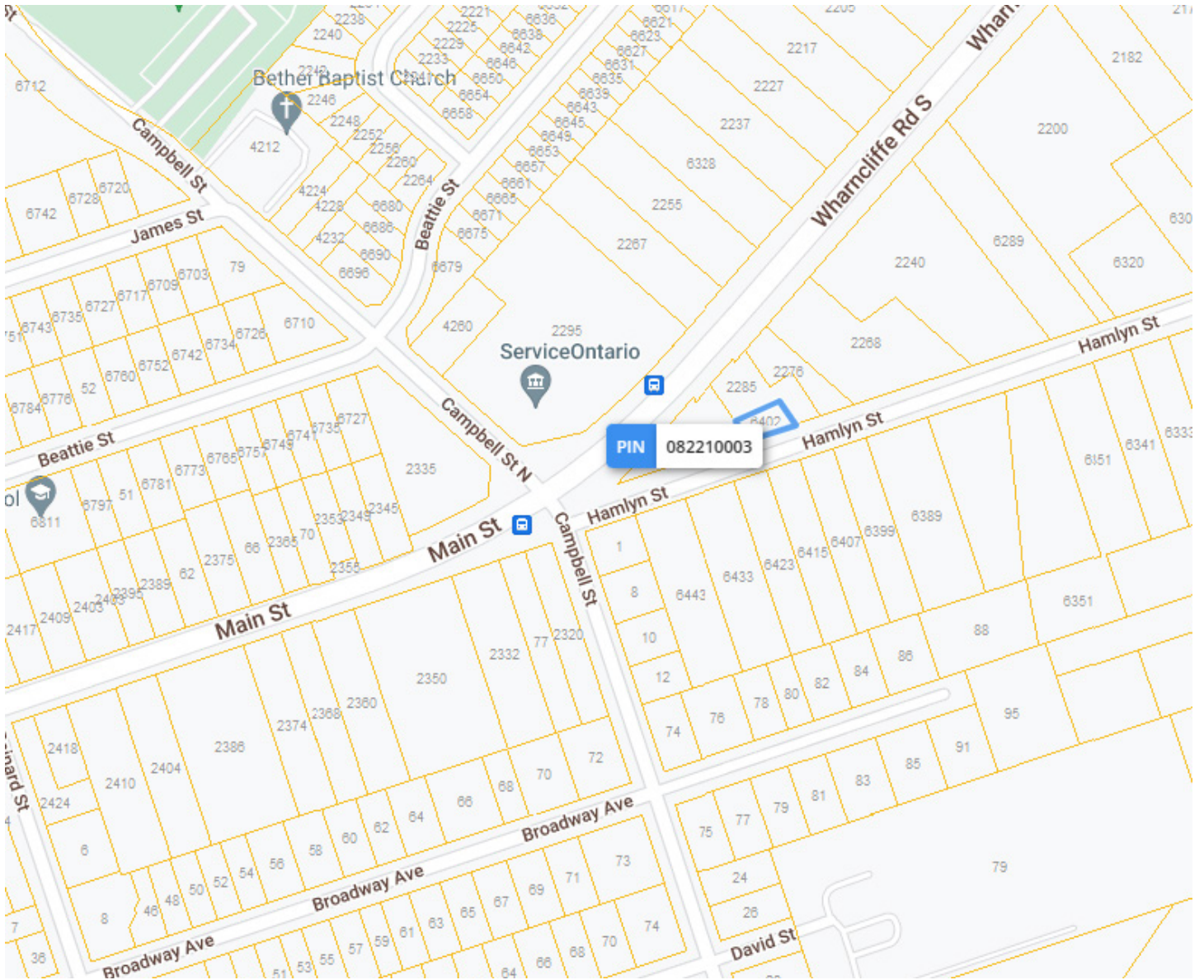
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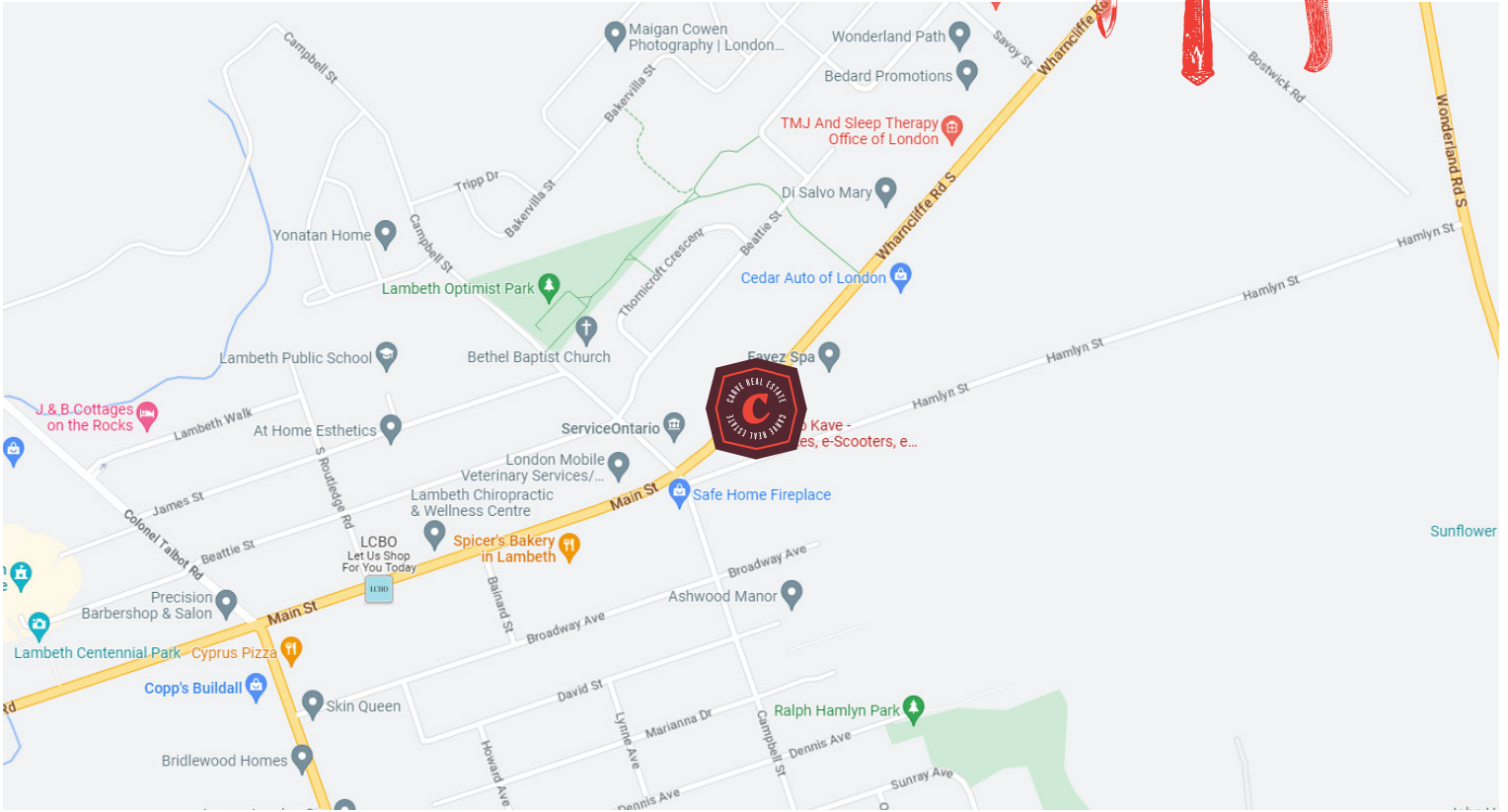
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BUILDING DETAILS

This business is located in Lambeth one of London's great neighbourhoods and just off of both Highway 402 and Highway 401 in southeast London. Home to a number of great residential neighbourhoods and its own shopping center, this particular property is right off of Wharncliffe Road, one of the city of London's main arteries and thoroughfares.

This building is practically new as it has modern fixtures and systems and is located on a concrete pad. The upstairs is zoned for residential and the unit can be converted into a full on residential unit. For now it's the coolest pad you've ever seen on top of a garage and retail store

Property Details: This unit has camera systems, heavy duty theft deterrents, and a garage door that is from Florida where they have hurricanes. It's a heavy duty commercial unit.

LOT SIZE

Frontage:

95.16 ft along Hamlyn St

Depth:

Approximately 55.14 ft

Dimensions:

93.12 ft x 45.18 ft x 95.39 ft x 55.14 ft

Size:

4,596.19 ft² (0.106 ac)



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