



**FOR SALE**

**38 JIM ASHTON ST, LONDON**

**\$799,000**

## GEORGE MATTI MOTORSPORTS

**\$5,000 Gross Rent**

George Matti Motorsports is a 4 Bay auto mechanic garage and dealership. Located on a 12,561 sq ft lot on a stand alone independent concrete pad just off of Oxford between Highbury and Clarke. Surrounded by residential, industrial, and office and directly across the street from Fanshawe College.

**5,000 Sq Ft**

This is a very profitable business with an outstanding track record and excellent profit margins for ownership and various streams of income.

**Auto Garage & Dealer**

4 complete garage bays plus office space and tons of parking for 60 cars providing lots of storage area. Very attractive lease of \$5,000 gross including TMI with 1 + 5 + 5 + 5 years remaining. 5,000 sq ft building with lots of signage.

**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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## OTHER LOCATIONS:



### MOTO KAVE MOTORCYCLES

- Vehicle retail & garage
- \$3,486 gross rent
- 1,500 sq ft
- Apartment/lounge area upstairs



### SOMEPLACE ELSE LONDON SOCIAL

- Popular nightclub, lounge, and restobar
- \$3,486 gross rent
- 1,053 sq ft
- Full DJ booth, sound system, bar & more



### LAVISH LONDON

- London's only LGBTQ nightclub
- \$4,000 gross rent
- 3,500 sq ft
- A mainstay for years with a loyal following

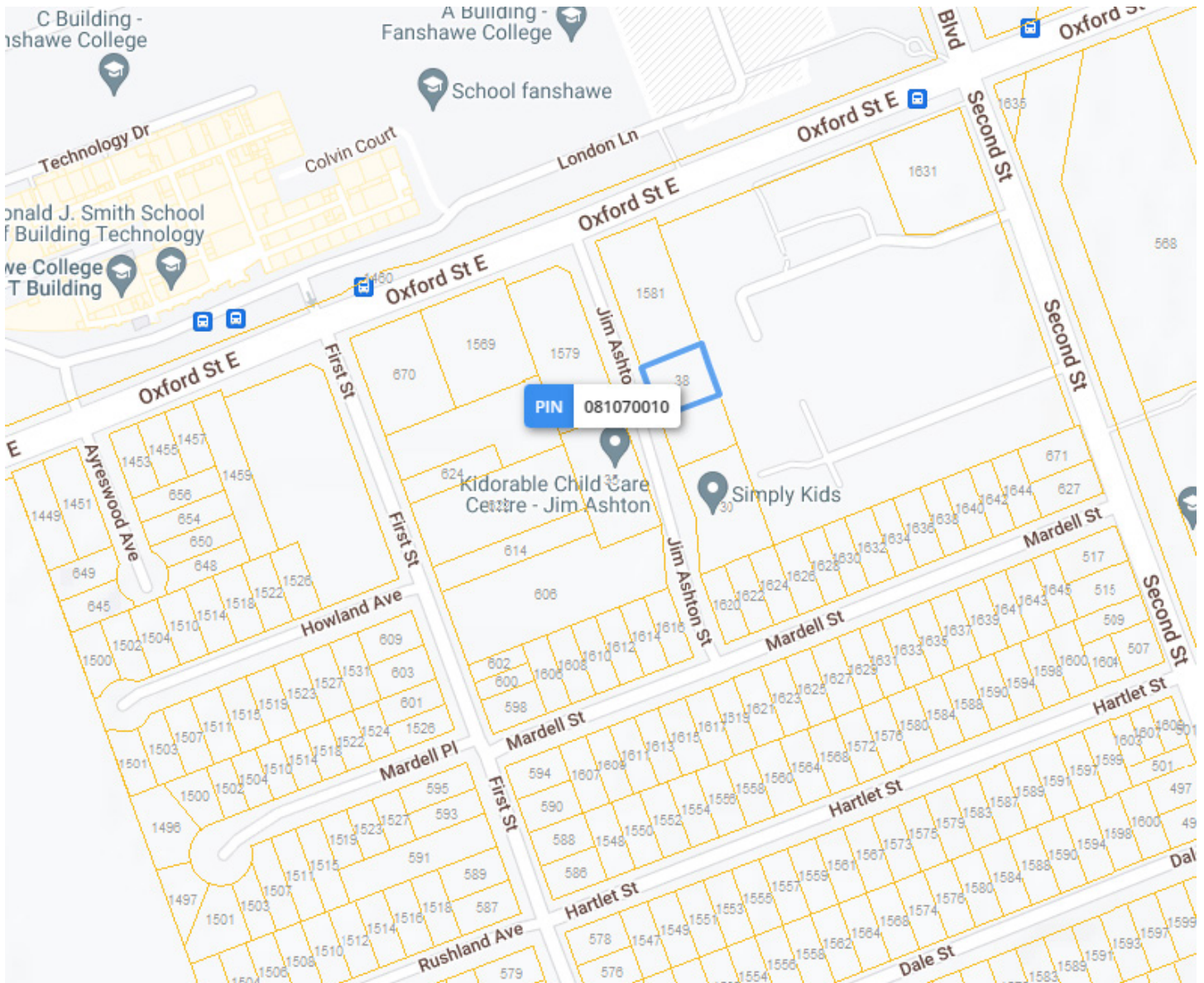


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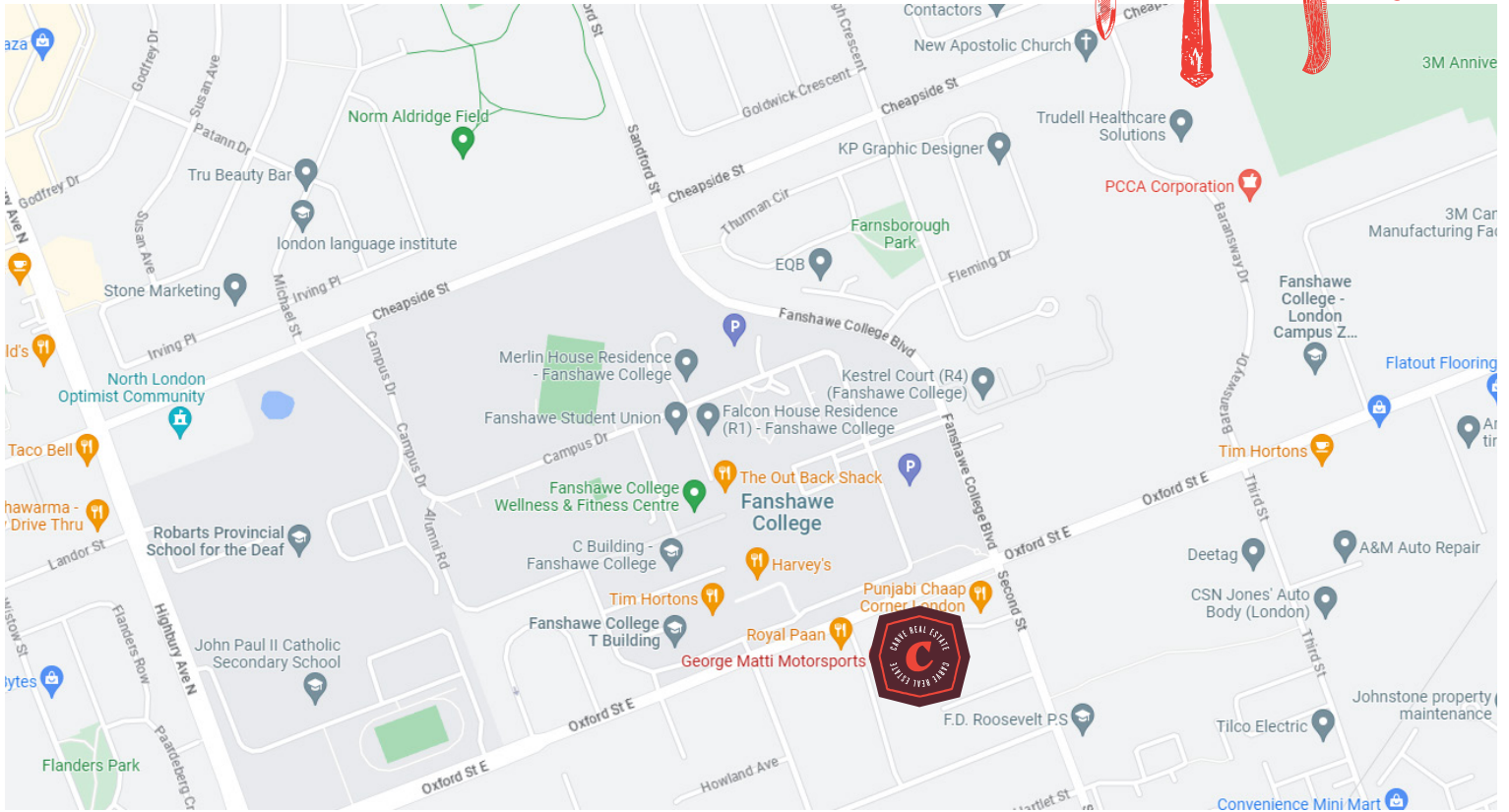


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## BUILDING DETAILS

This is a classic automotive garage structure just beside a very busy intersection in Central East London. While it may be an older building, the systems and equipment are in excellent location and the age of the structure allows for one major benefit. Cheap rent.

The location also benefits from having access to London's East End where the majority of the factories and industry is.

**Property Details:** Great signage and visibility and so close to one of the largest college campuses in all of Ontario. 3 phase power and a big parking lot to the front and back of the building allowing for the storage of many cars.

### LOT SIZE

**Frontage:**

102.00 ft along Jim Ashton St

**Depth:**

Approximately 123.76 ft

**Dimensions:**

122.94 ft x 102.31 ft x 122.88 ft x 102.25 ft

**Size:**

12,561.47 ft<sup>2</sup> (0.288 ac)



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