



**FOR SALE**

**6402 HAMLYN ST, LONDON**

**\$1,299,000**

**\$5,200 Gross Rent**

**3,800 Sq Ft**

**Motorcycle Shop**

## MOTO KAVE MOTORCYCLES

Excellent opportunity to acquire both a thriving business and the real estate in London. Moto Kave is a unique retail, service, and repair shop specializing in e-bikes, e-scooters, e-motorcycles, ATVs, and more. This owner-operated business generates strong sales and income, making it an ideal investment for operators or entrepreneurs looking to step into a growing industry.

The property features a fully owned, modern building situated on 4,596 sq ft of land, with a 2,000 sq ft commercial space on the main floor. Above, you'll find a stylish and spacious 1,800 sq ft loft-style apartment complete with a full kitchen, bathroom, and even a pool table—perfect for live/work flexibility or additional rental income.

The site includes parking for nine vehicles and two washrooms, one on each level, offering convenience for both staff and customers. Please do not go direct or speak with staff or ownership regarding this opportunity.

**READY FOR SECONDS?**

Call me to discuss this listing today.



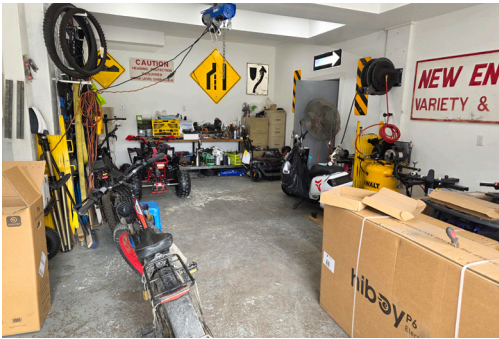
**RYAN EARL, Broker and Founder**

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## OTHER LOCATIONS:



### HUMMINGBIRD PIZZA

- Licensed Restaurant & QSR
- 3,000 sq ft
- Licensed for 98
- Located on a prime corner Downtown



### GERVAIS

- Restaurant & Tavern - Business
- 16,000 sq ft
- Licensed for 441
- Key dining and gathering destinations



### DI SALVO'S

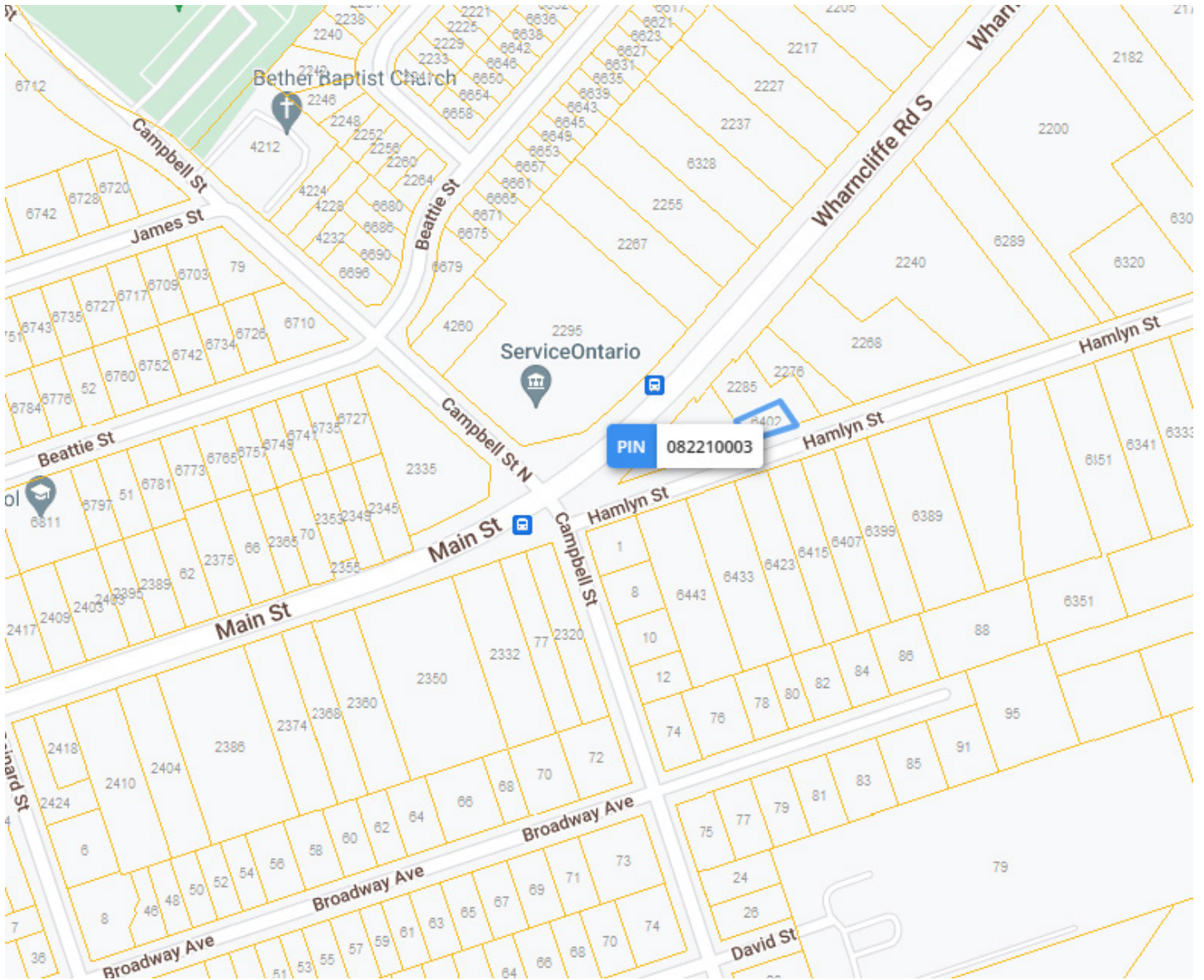
- Restaurant with Property
- 3,500 Sq Ft
- Licensed for 149 + 80 Patio
- Occupies a prime space in Parry Sound



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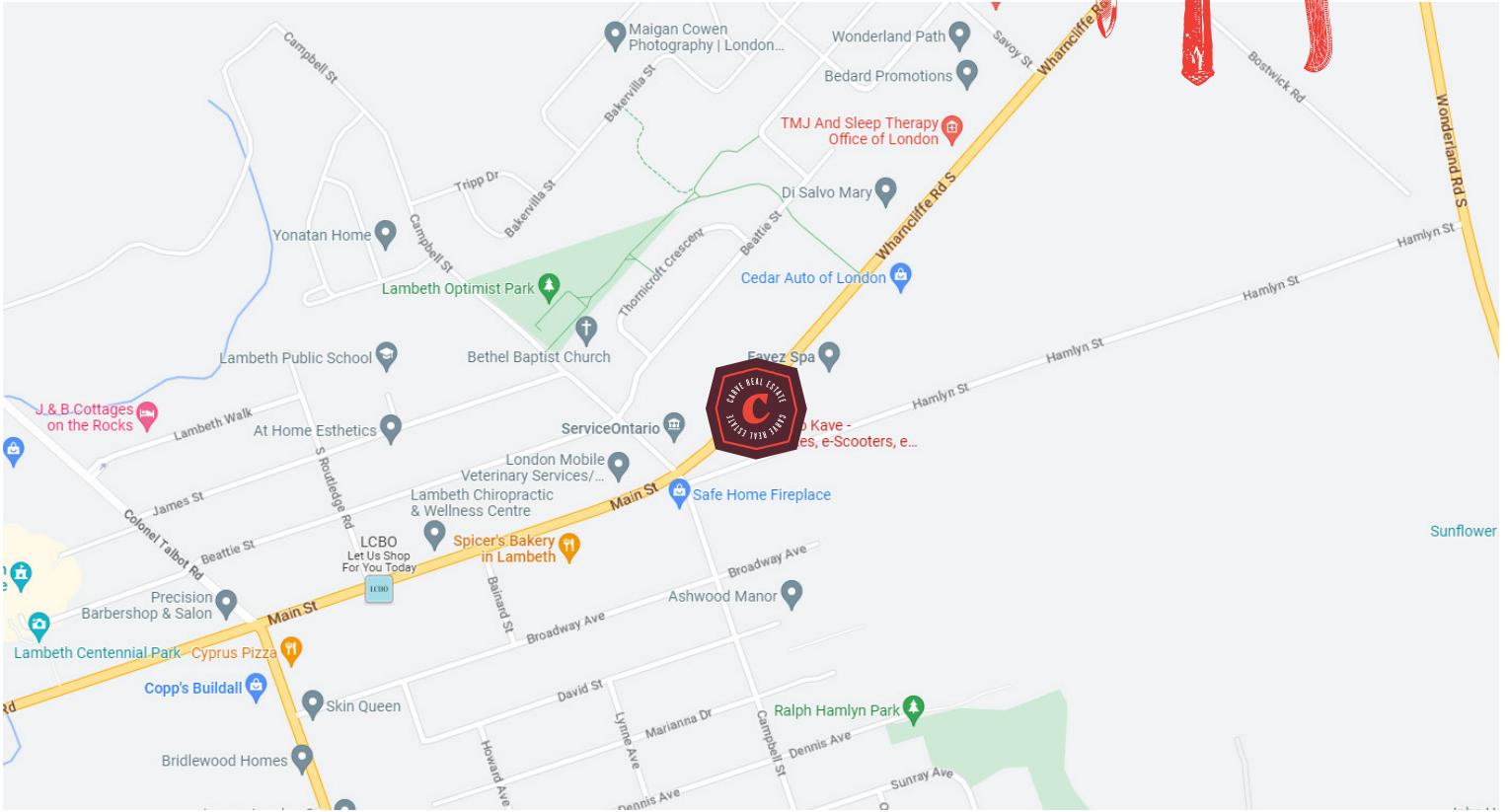
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## BUILDING DETAILS

Located in the growing and economically diverse city of London, this property benefits from a strong local population, major institutions, and its strategic position between Toronto and Detroit. London continues to see steady residential and commercial growth, making it an ideal place for retail and service-based businesses that cater to both local residents and the surrounding region.

The electric mobility sector is rapidly expanding as more consumers adopt sustainable and cost-effective transportation options. E-bikes, e-scooters, and electric recreational vehicles are increasingly popular for commuting and leisure, supported by evolving infrastructure and lifestyle trends. This business is well-positioned to take advantage of this momentum, with multiple revenue streams including sales, servicing, repairs, and accessories in a high-demand and future-focused industry.

The property itself is a modern, fully built facility designed to support both retail and service operations. It features 200-amp 3-phase power, a full workshop setup, and efficient layout for repairs and maintenance. Combined with the upstairs residential component, this is a rare opportunity to own a turnkey live/work property tailored to a growing and dynamic industry.

### 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 ft<sup>2</sup> (0.106 ac)



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