

# For Sale



**PRIME INVESTMENT OPPORTUNITY WITH TENANT LEASES IN PLACE**  
**MULTI-UNIT AUTOMOTIVE COMPLEX CORNER LOT | \$ 2,950,000**

341 Guelph Street  
Georgetown, ON

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# Introduction

This Multi-unit Automotive Complex is situated on the corner of Armstrong and Guelph St / Hwy 7, Georgetown. The .811-acre property with income from established long-term tenants provides a secure, long-lasting investment opportunity. Corridor Commercial zoning allows for a variety of uses.

Boasting 5,700+ SF, the plaza features 9 grade-level doors of various widths and lengths. There is ample parking for tenants and customers in the front. The property is offered based on projected tenant income. A proforma summary can be provided upon receipt of an accepted Confidentiality Agreement.

The sale is on an AS IS, WHERE IS basis, without warranties, and excludes all Tenants' possessions, fixtures, and equipment. Closing is flexible, subject to assuming existing Tenants.

Please do not approach Tenants or their customers directly. The Vendor may consider VTB financing to qualified buyer.



# Property Photos



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# Property Details

- Multi-unit Automotive Complex corner lot
- The .811-acre property with income from established long-term tenants provides a secure, long-lasting investment opportunity.
- Boasting 5,700+ SF, the plaza features 9 grade-level doors of various widths and lengths.
- The building consists of three commercial automotive units with drive-in bays, retail areas, washrooms, separate utilities, and rooftop HVAC units. The site offers ample parking, strong exposure along Guelph Street (Highway 7), and convenient access from Armstrong Avenue.



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# Key Features

## Foundation:

- Concrete slab, concrete block
- Exterior walls:
- Concrete block, brick veneer

## Roof:

- Tar and gravel flat

## Interior Walls:

- Ceilings – painted, drywall, ceiling tiles and open to frames.

## Utilities & Services:

- Municipal Services – Water and Sewer
- Natural Gas – three [3] Meters
- Hydro – 400 amp breaker service, four [4] Meters – Tenant Pays occupied units.

## HVAC:

- Three [3] Natural gas roof-top HVAC units
- York estimated 2 years old
- Two [2] Lennox

## Washrooms:

- Six [6] 2 pc washrooms

## Topography:

- Lot in relation to street gradLot Frontage – at road grade level
- Driveway slopes to the North West side of building
- Corner site Armstrong Ave and Guelph Street



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# Key Features

## Units:

### Unit 1: Service Garage 1,500 SQ FT

- Front office retail space [client waiting room]
- Two 2 pc washrooms
- Four [4] grade level, drive through bay doors.
- Below grade service pit.

### Unit 2: Service Garage 2,700 SQ FT

- Front office
- Two 2 pc washroom
- Six [6] grade level, drive through bay doors
- Indirect access to one [1] grade level, drive in bay door with separate storage unit.

### Unit 3: Service Retail 1,525 SQ FT

- Front Office
- Two 2 pc washroom
- One [1] bay, grade level bay door.

## Interior Appeal:

- Exterior fascia signage
- Brick and concrete exterior finish
- Lots of parking.



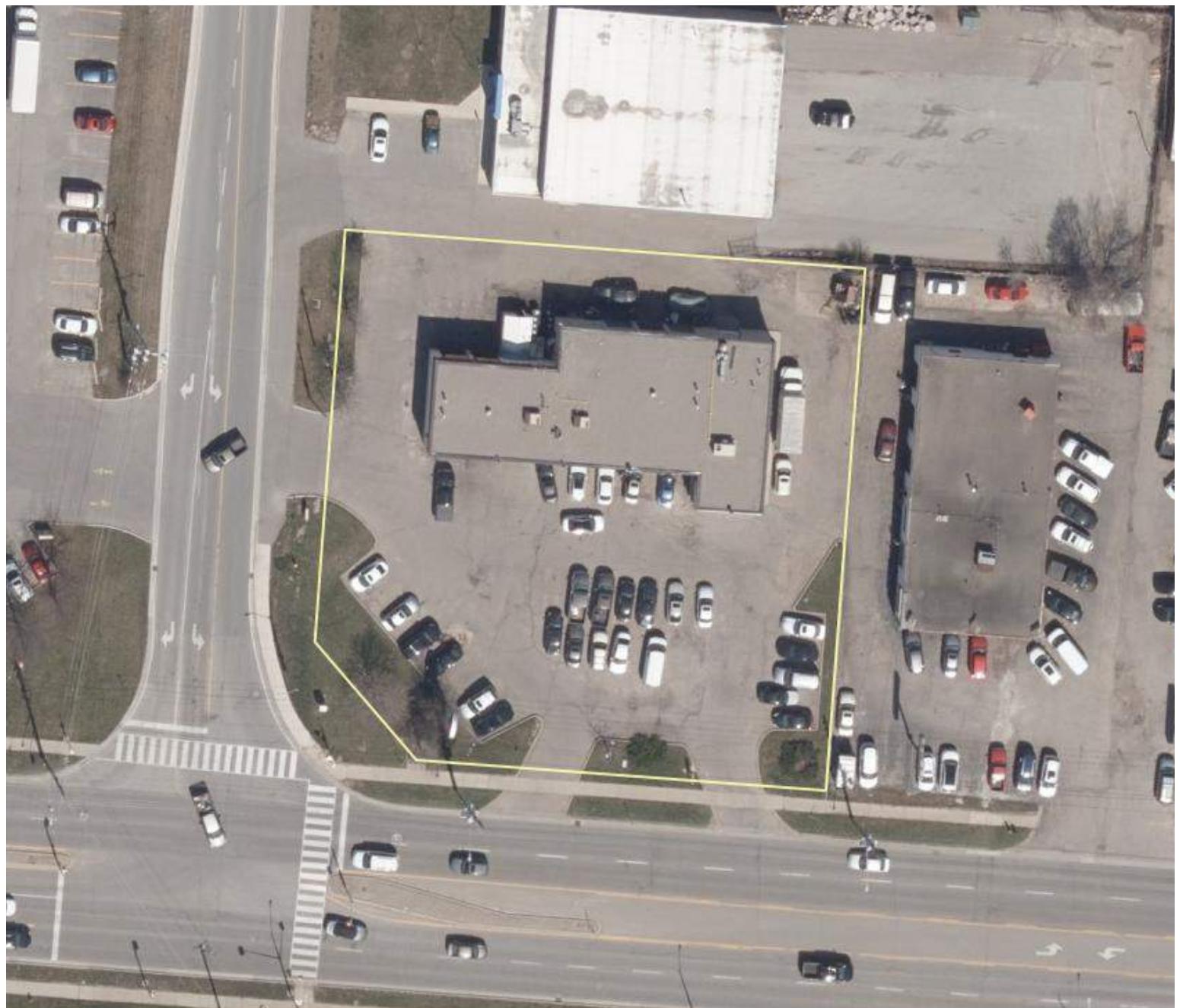
# Property Photos



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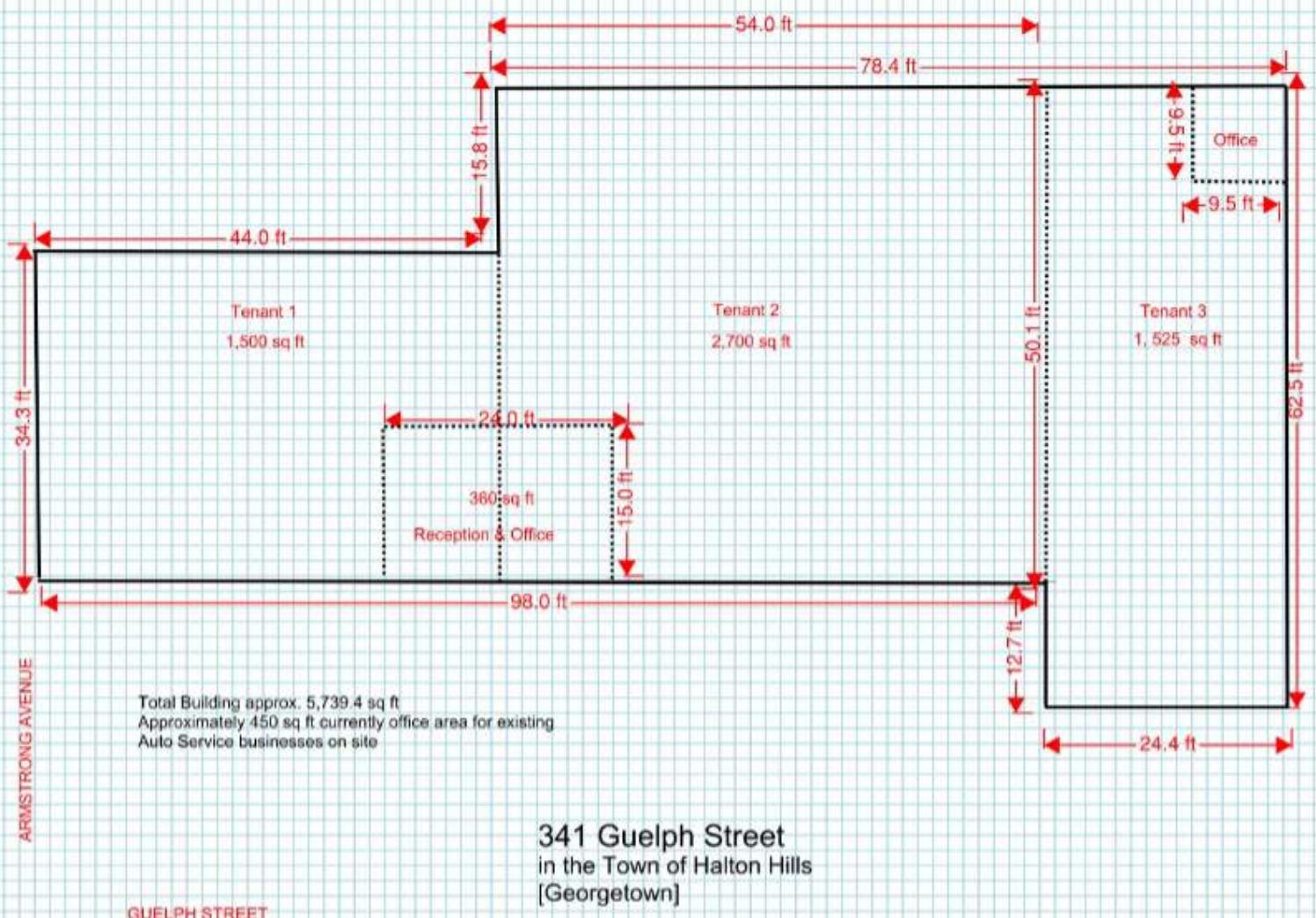
# Aerial of Site



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# Site Plan



\* Drawing for illustration purposes only and not to scale on the property site plan.

# LOT SURVEY

<p><b>Metric</b> Distances shown on this plan are in metres and can be converted to feet by dividing by 0.3048.</p>		<table border="1"> <tr> <th>Part</th> <th>Lot</th> <th>Plan</th> <th>Municipality</th> <th>Instrument</th> <th>Area</th> </tr> <tr> <td>1</td> <td>Part of Reg Plan 617 (Georgetown)</td> <td>518885</td> <td>Town of Halton Hills</td> <td>518885</td> <td>0.327 Ha. 0.018 Acres</td> </tr> </table>	Part	Lot	Plan	Municipality	Instrument	Area	1	Part of Reg Plan 617 (Georgetown)	518885	Town of Halton Hills	518885	0.327 Ha. 0.018 Acres	<p>I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.</p> <p><i>R.E. Clipsham</i> R.E. Clipsham Ontario Land Surveyor</p> <p>Plan 20R-8887 RECEIVED AND DEPOSITED Date September 1988 Date 13 SEPTEMBER 1988 <i>R.E. Clipsham</i> Land Registry for the Registry Division of Halton (NT 201)</p>
Part	Lot	Plan	Municipality	Instrument	Area										
1	Part of Reg Plan 617 (Georgetown)	518885	Town of Halton Hills	518885	0.327 Ha. 0.018 Acres										

**PLAN OF SURVEY OF**  
**Part of Lot 14**  
**Registered Plan 617 (Georgetown)**  
**TOWN OF HALTON HILLS**  
**Regional Municipality of Halton**

Scale 1:400  
R.E. Clipsham Limited  
1988

**Caution**  
This plan is not a plan of subdivision within the meaning of THE PLANNING ACT.

**Notes**

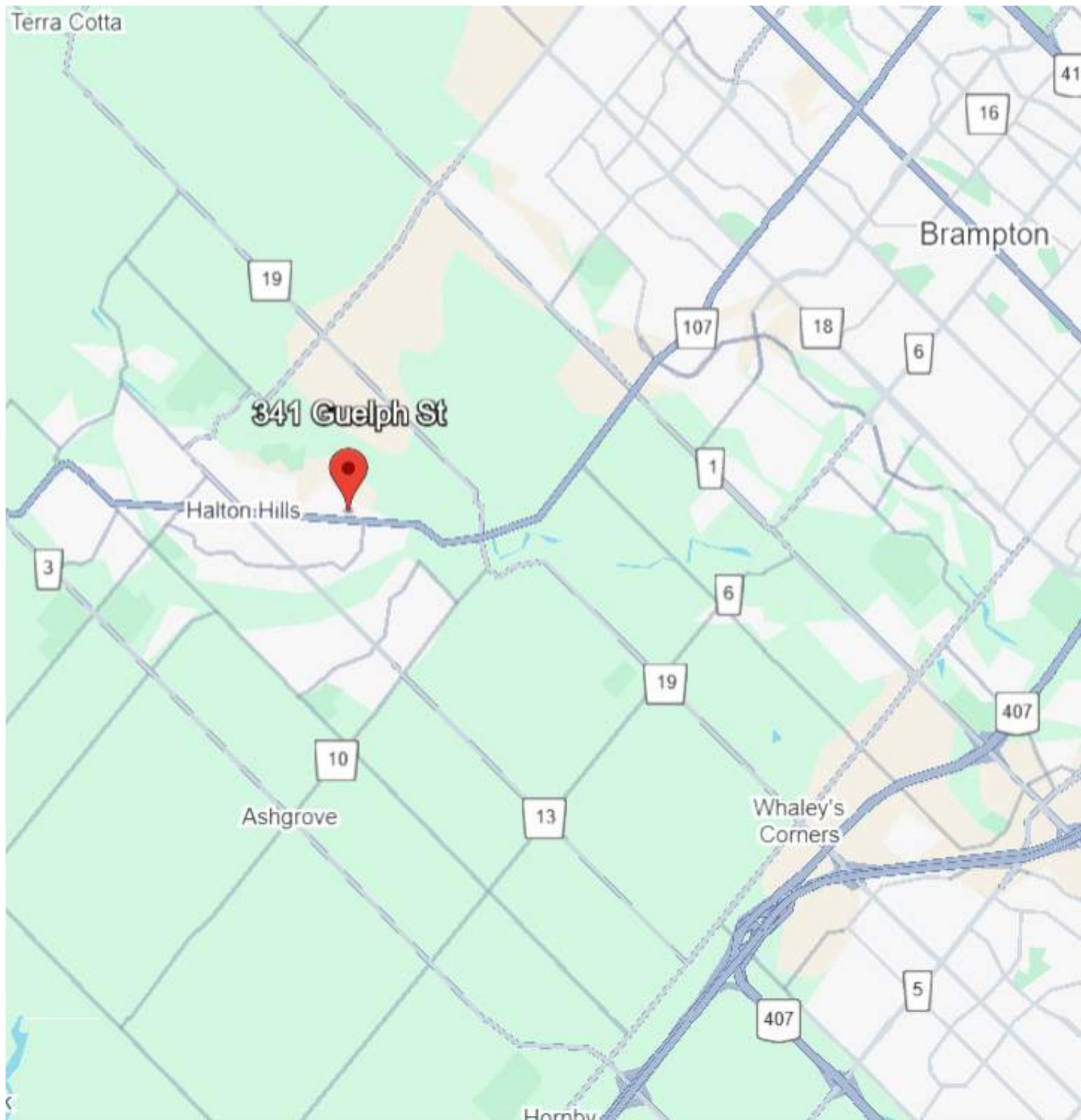
1. ■ denotes Found Survey Document.  
2. □ denotes Planned Survey Document.  
3. Bearings shown herein are Astronomic and are reflected in the East limit of Armstrong Avenue (N90°16'00"E) as shown on Registered Plan 617 on file in the Land Registry Office for the Land Registry Division of Halton (NT 201).  
4. 1004 denotes R.E. Clipsham Limited O.L.S.  
5. 6211 denotes 20R-6211  
6. 518885 denotes Int 518885  
7. 1988 denotes W.H. Corp. O.L.S.

**Surveyor's Certificate**

I certify that:

1. This survey and plan are correct and in accordance with THE SURVEYS ACT and THE REGISTRY ACT and the regulations made thereunder.

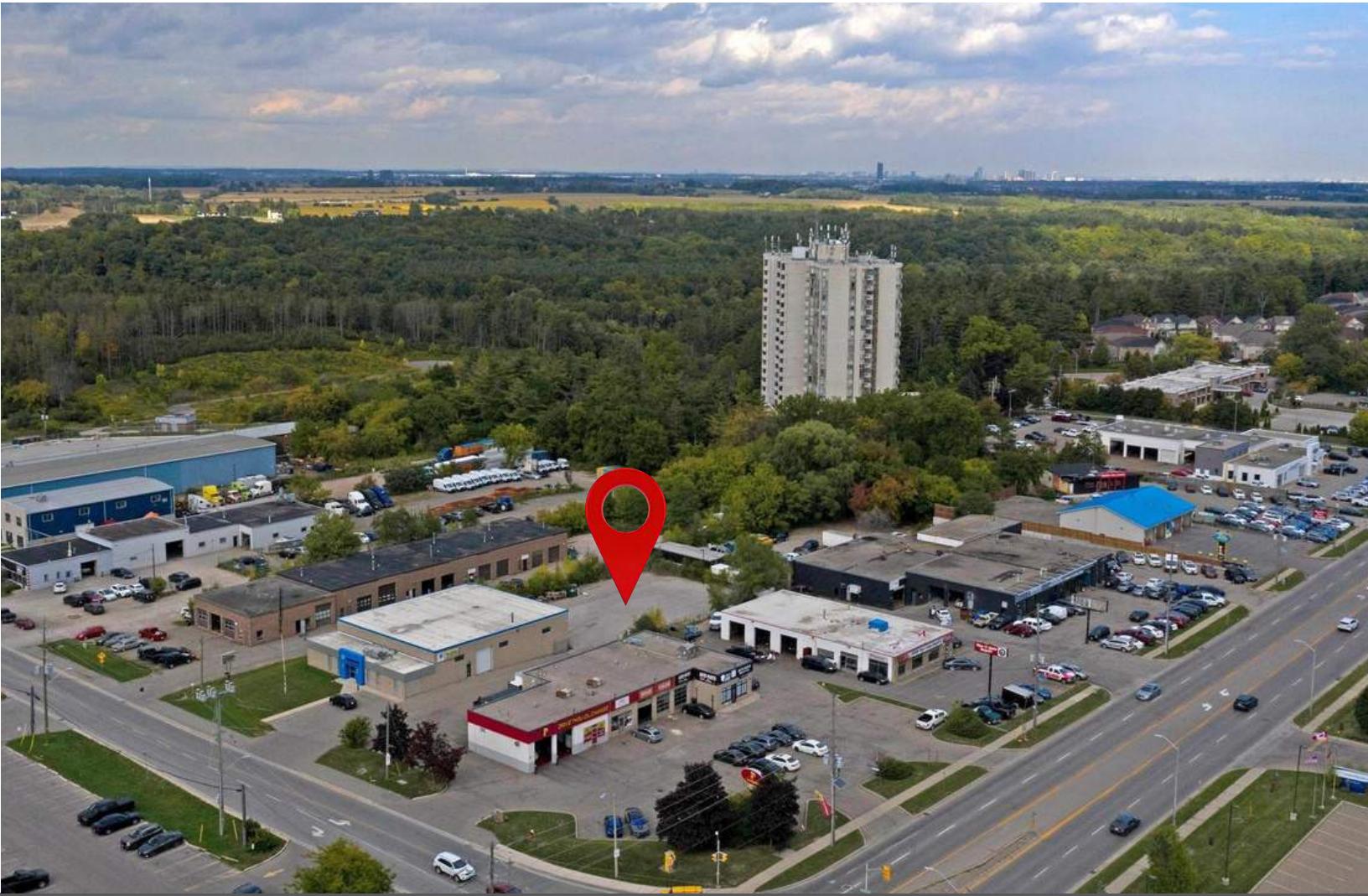
# Location



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