

# 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



341 Guelph Street  
Georgetown, ON



# 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





# 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.



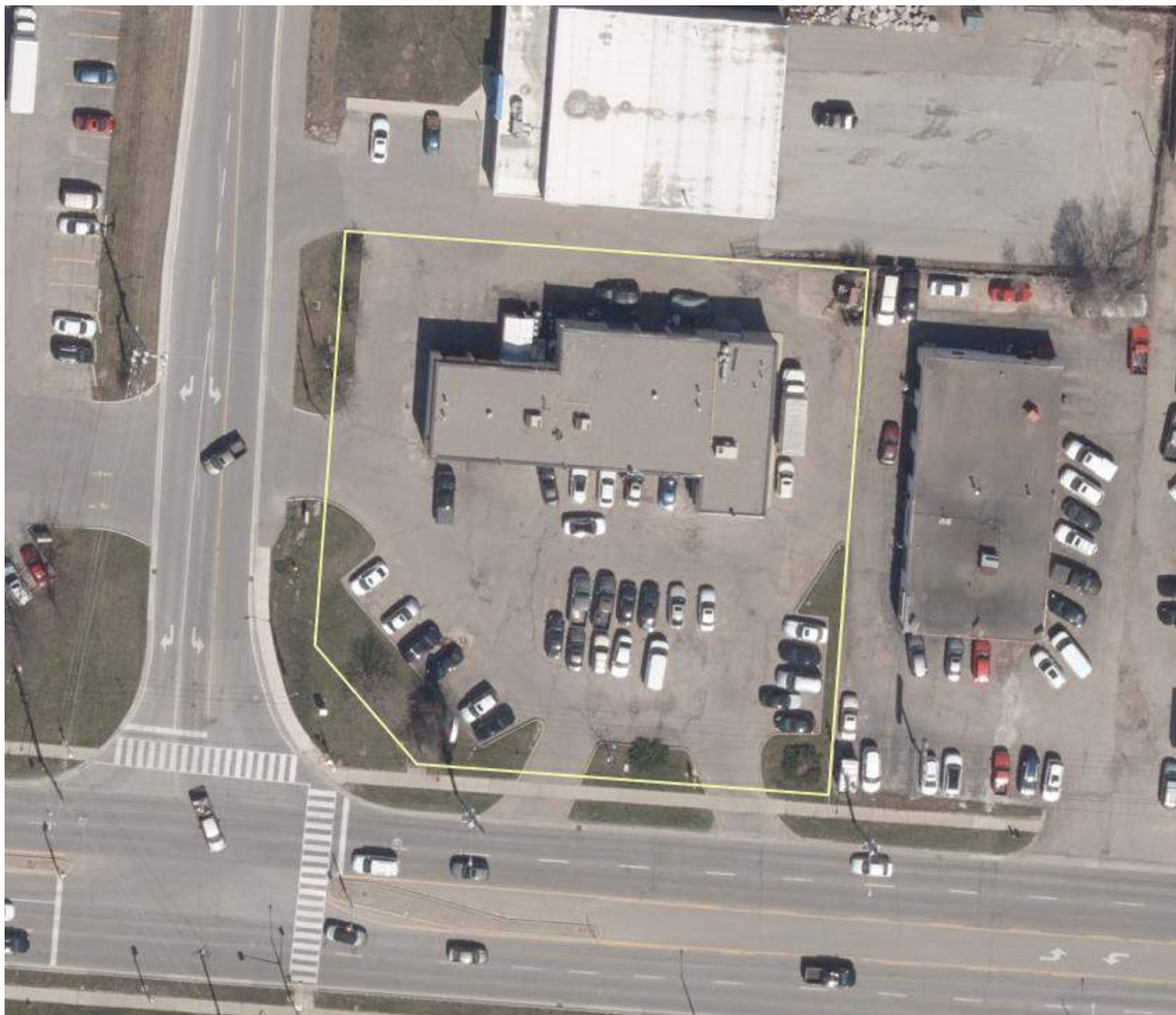
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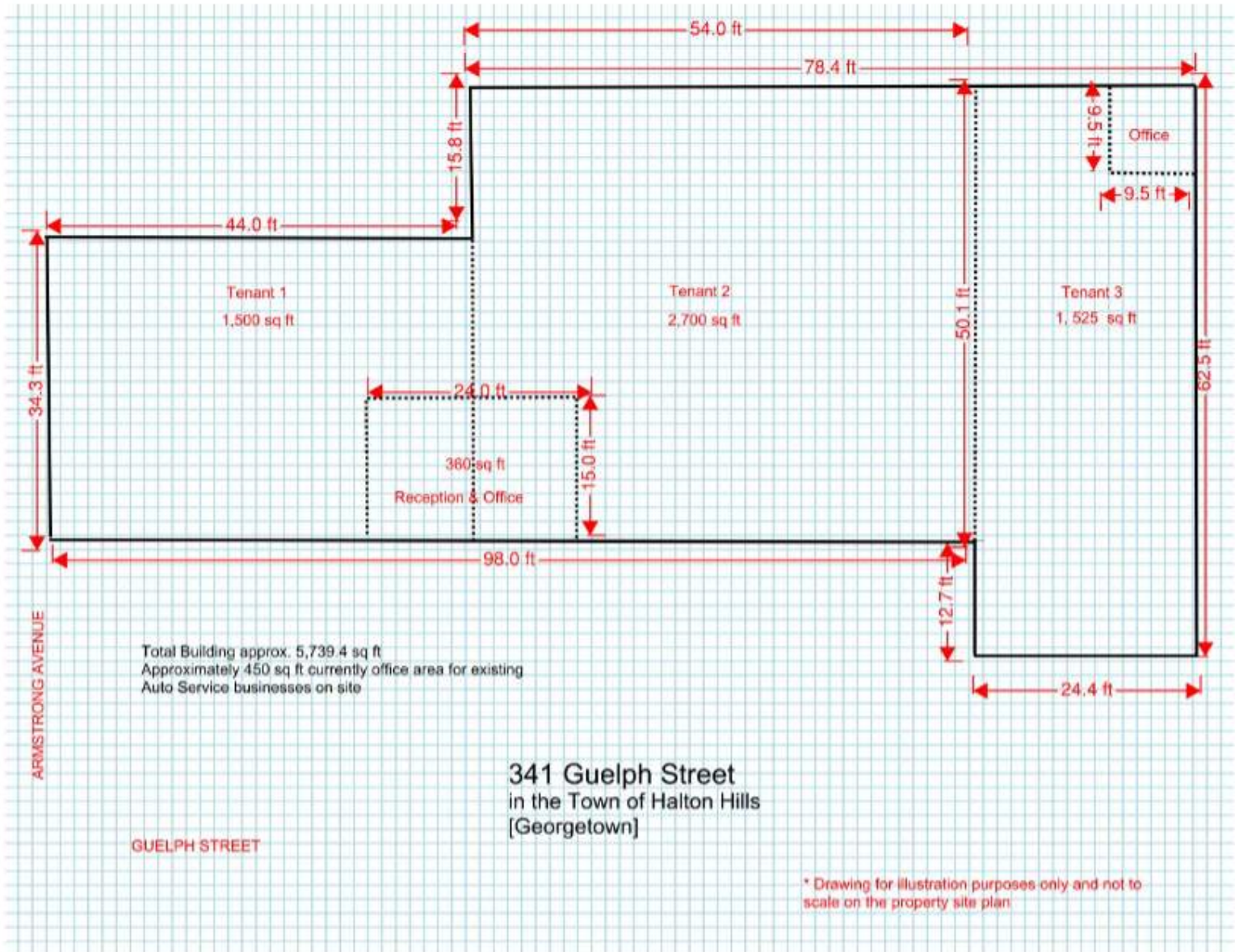
# Aerial of Site



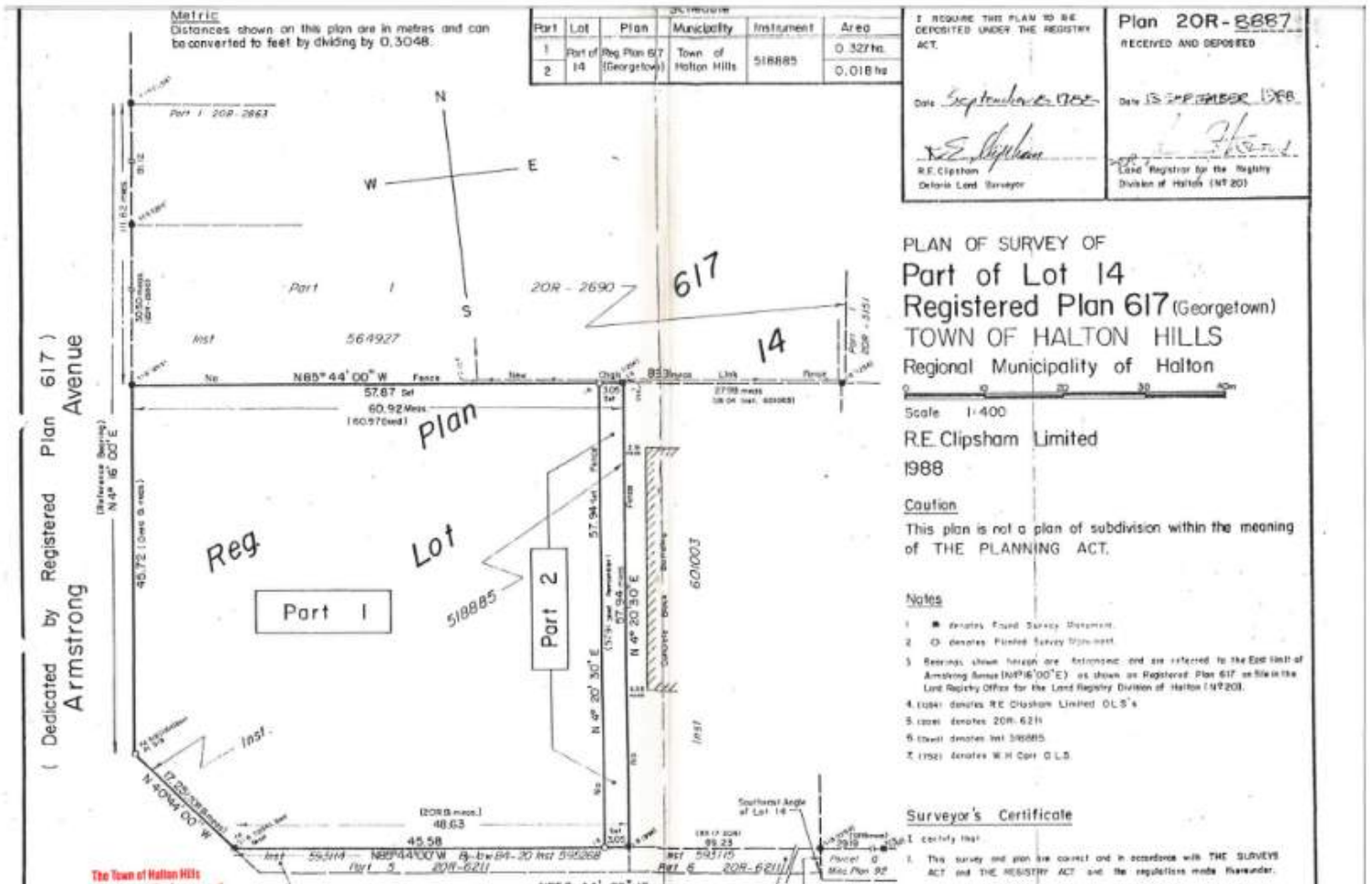
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# Site Plan

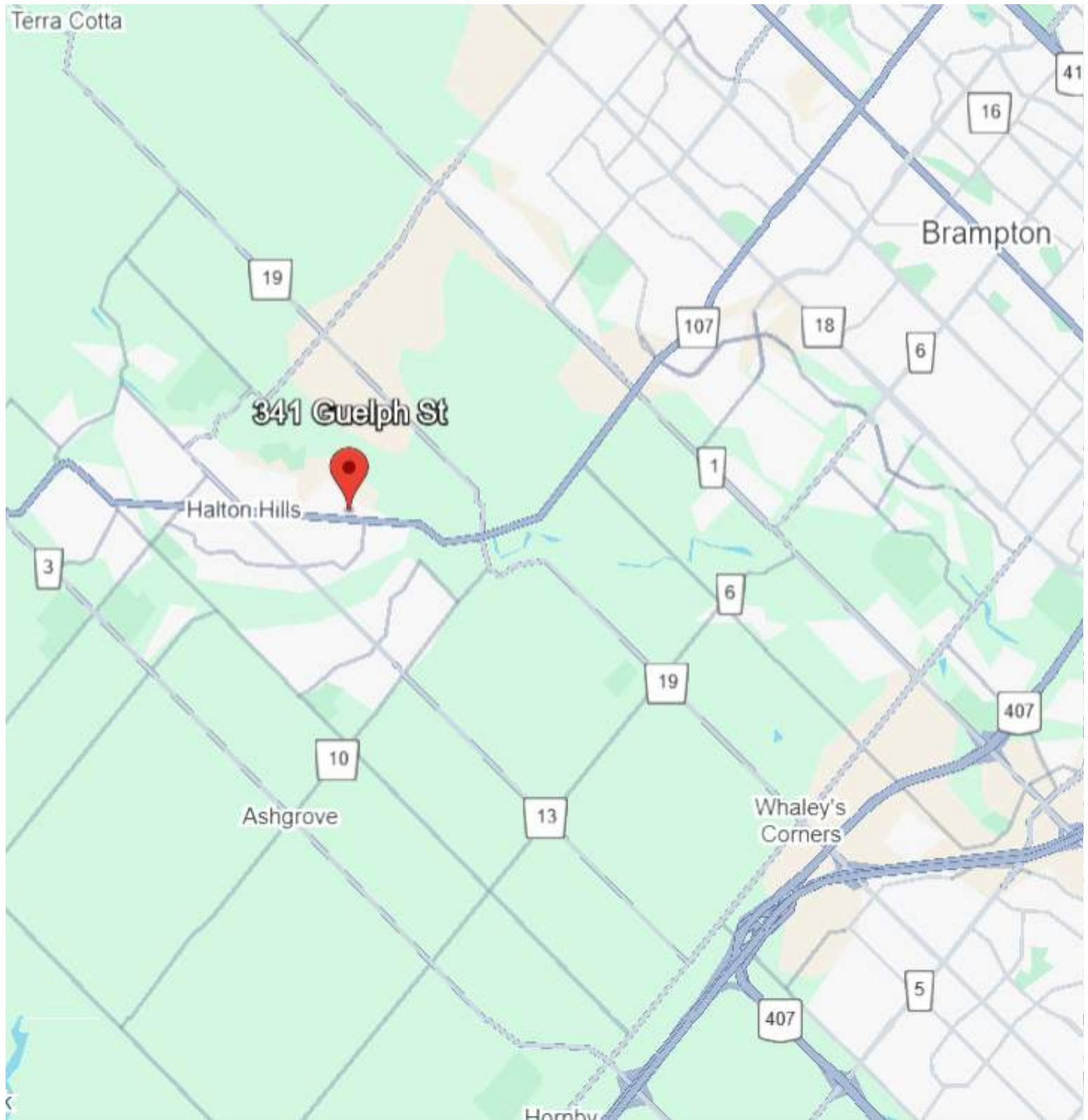


# LOT SURVEY



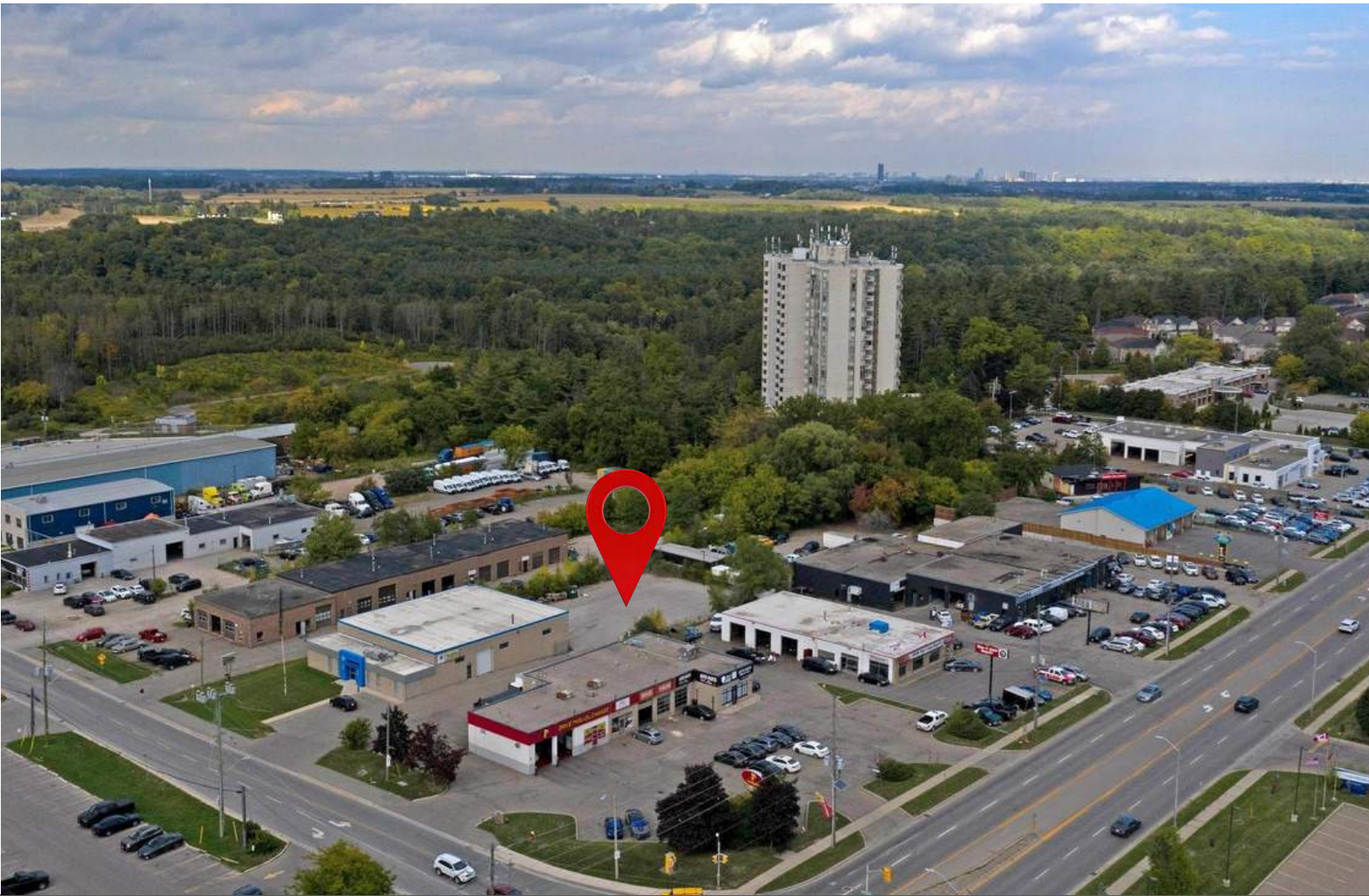


# Location



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