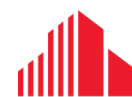




1062 OXFORD STREET EAST
LONDON, ONTARIO

ESTABLISHED AUTO REPAIR LOCATION
AVAILABLE
FOR SALE & FOR LEASE

Asking Price: \$1,225,000 | Asking Rent: \$22.00 PSF Net



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

ABOUT THE PROPERTY

Corner visibility location on Oxford Street East near Highbury Avenue, building has been the long-time home of auto repair garage.

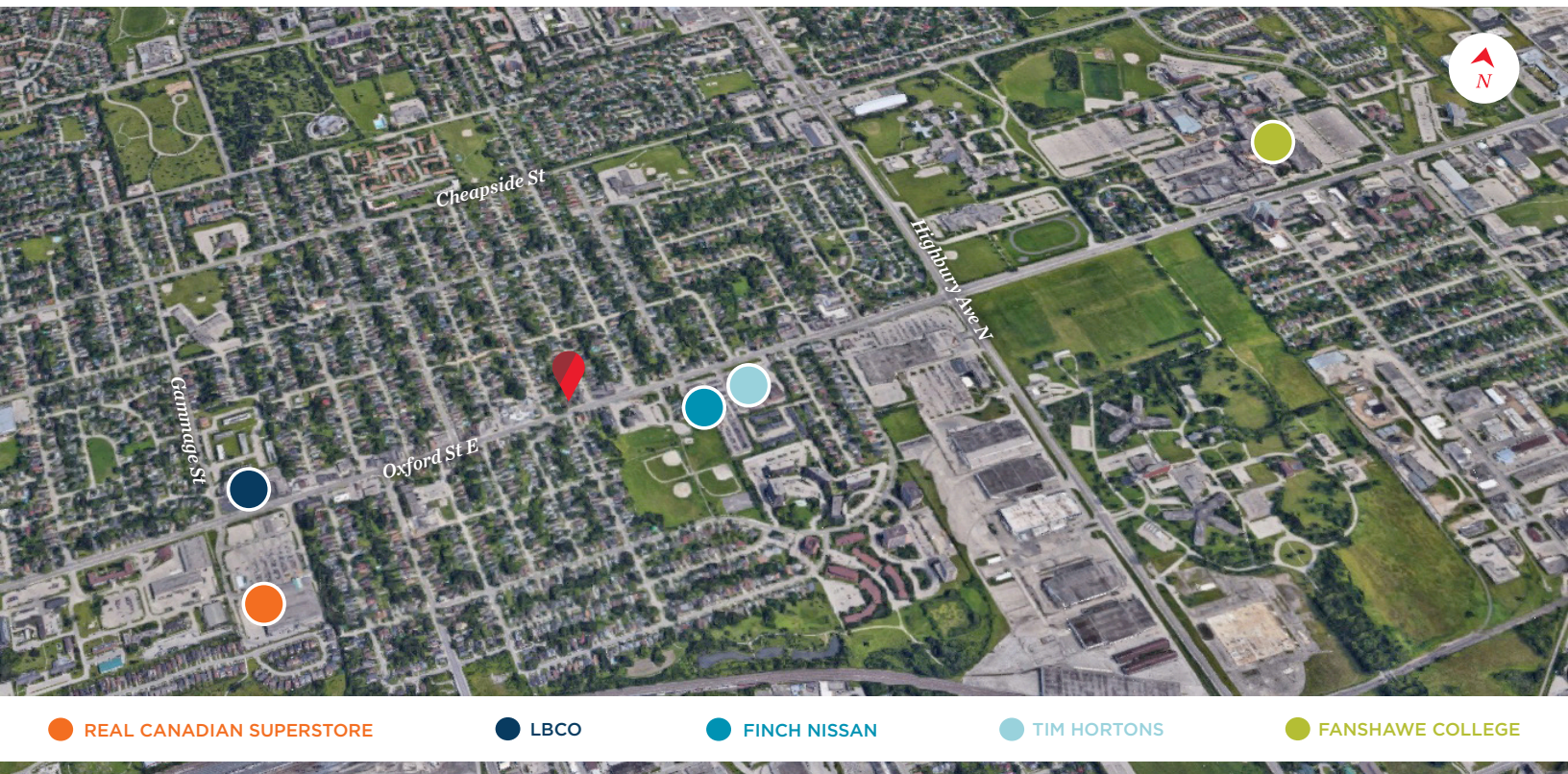
- **Property Taxes:** \$16,082 (2023)
- **Zoning:** Arterial Commercial (AC2,AC4,AC5) Zone (see following page for details)
- **Bay Doors:** 4
 - » Height 14'
- Additional office and reception
- Business and equipment not included
- Daily traffic volumes of 29,000 vehicles per day
- Do not go direct

FOR SALE OPPORTUNITY

<i>Available Space</i>	<i>Asking Price</i>
3,000 SF Total	\$1,225,000*
<i>Additional Comments</i>	
*Potential for vacant possession or may be sold with a new lease extension in place in 2024	

FOR LEASE OPPORTUNITY

<i>Available Space</i>	<i>Asking Rent</i>
3,000 SF	\$22.00 PSF Net*
<i>Additional Comments</i>	
*Inclusive of taxes, insurance, maintenance and utilities	



DAVID JONGERDEN

Sales Representative

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CUSHMAN & WAKEFIELD
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ZONING & PERMITTED USES

ARTERIAL COMMERCIAL (AC) ZONE

Accessory dwelling units	Converted dwellings
Day care centres	Emergency care establishments
Existing dwellings	Group Home Type 2
Lodging House Class 2.(Z.-1-93172)	

ARTERIAL COMMERCIAL (AC2) ZONE

Any use permitted in the AC Zone variation	Animal hospitals
Dwelling units, above the first floor	Clinics
Convenience stores	Convenience service establishments
Duplicating shops	Florist shops
Medical/dental laboratories	Medical/dental offices
Offices	Personal service establishments
Studios	

ARTERIAL COMMERCIAL (AC4) ZONE

Any use permitted in the AC Zone variation	Animal hospitals
Dwelling units above the first floor	Bake shops
Catalogue stores	Clinics
Convenience service establishments	Duplicating shops
Food stores	Financial institutions
Home and auto supply stores	Medical/dental offices
Offices	Personal service establishments
Printing establishments	Restaurants, eat-in
Retail stores	Service and repair establishments
Studios	Video rental establishments
Brewing on Premises Establishment. (Z.-1-021027)	Artisan Workshop (Z.-1-172561)
Craft Brewery (Z.-1-172561)	

ARTERIAL COMMERCIAL (AC5) ZONE

Automobile repair garages	Automotive uses, restricted
Restaurants	Taverns

<https://london.ca/sites/default/files/2023-08/Zoning%20By-law%20Section%2026.pdf>

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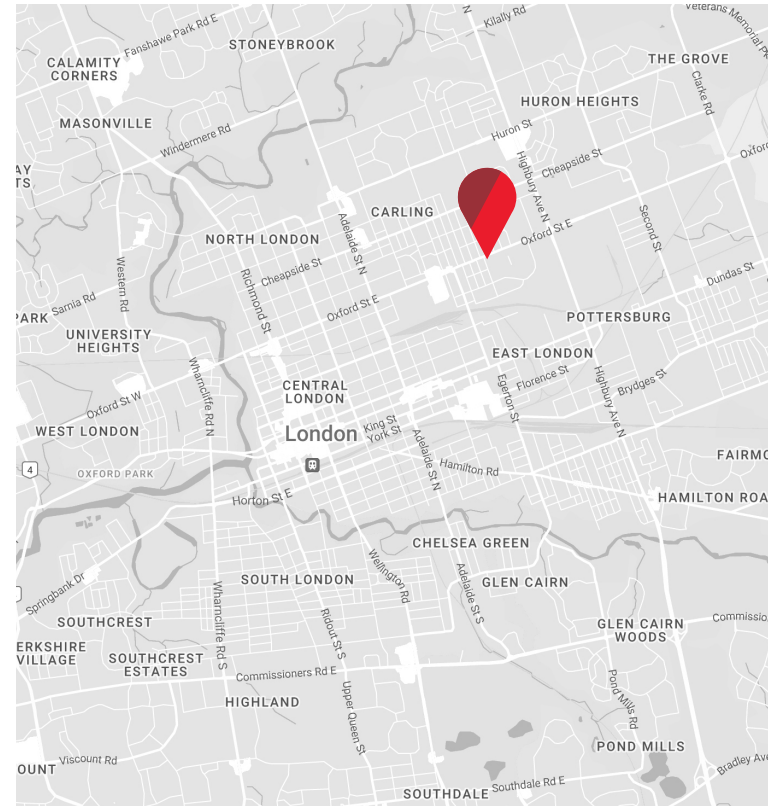
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PROPERTY IMAGES



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