

INVESTMENT/BUSINESS OPPORTUNITY



875 WELLINGTON RD. S., LONDON

Asking Price: \$3,300,000

Contact Exclusive Agent

DALE BENSETTE

Vice President / Broker

ROYAL LePAGE TRILAND REALTY
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ROYAL LePAGE COMMERCIAL GROUP

LOCATION:

Wellington Road South location at the corner of Harlech Gate just south of Southdale Road. This site is located immediately next door to the newer Radisson Hotel and along the very busy Wellington Road South.

DESCRIPTION:

The property is improved with a Convenience Store with gas pumps at the front; a drive-thru automated/hand car wash tunnel which is on a lease; and an 11 bay coin-operated car wash with 9 vacuum stations.

LOT SIZE:

Approximately 2 acres with 195 feet of frontage onto Wellington Road.

REVENUE & LEASE DETAILS:

The automated/hand drive-thru car wash tunnel is on a lease - \$30,000 per year net until 2013. The convenience store/gas bar generates an estimated \$273,000 of annual revenue and is owner-operated. The coin-operated car wash and vacuums generates an estimated \$212,000 of annual revenue and is also owner-operated.

LEGAL DESC.:

Con. 2, Pt. Lot 25, RP33R7268, Parts 7-15.

ZONING:

Highway Service (HS) Commercial 1 and 4.

2005 TAXES:

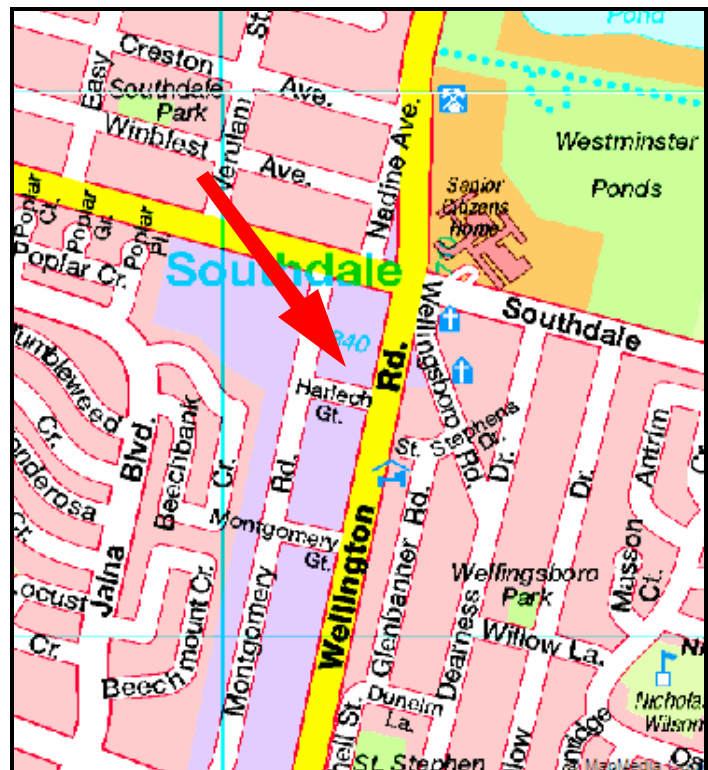
\$72,688

FINANCING:

Consider Clear

ASKING PRICE:

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