



FOR SALE | RARE OPPORTUNITY TO OWN AN AUTOMOTIVE REPAIR FACILITY
Asking Price: \$1,500,000 | Two Buildings: Total of Approx. 4,640 SF

21-25 CHILDERS STREET

London, ON

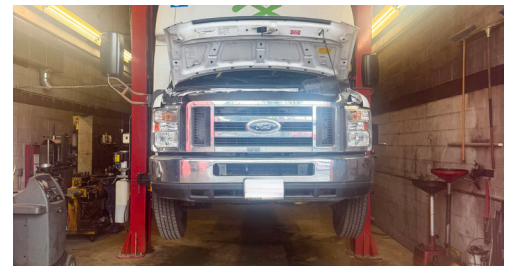
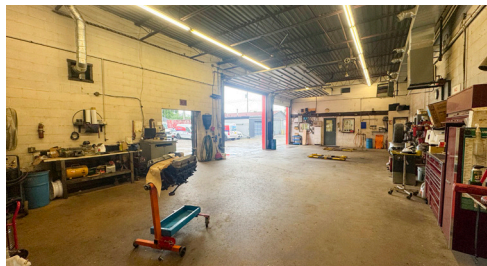
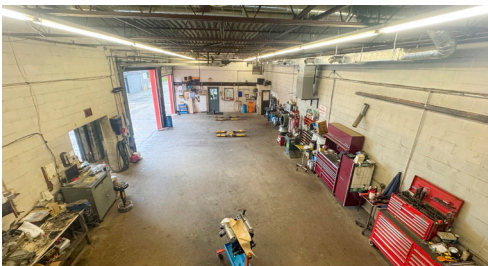


ASKING PRICE: \$1,500,000

PROPERTY HIGHLIGHTS

Rare opportunity to own and operate a successful full service/full turnkey automotive repair facility with a long-standing reputation for quality and reliability. 45 years in business. Located at 25 Childers Street, London, just north of Brydges Street in central London. Two existing Free-Standing buildings at the property.

- **Building Area:** 4,640 SF
 - » **21 Childers Street:** Approx. 3,040 SF
 - * Existing automotive repair facility/building Approx. 20 ft x 40 ft section with 24 foot ceiling height & approx. 28 ft x 80 ft section with a 15 foot ceiling height. 3 drive-in/grade loading doors: One - 12 x 14 ft. and 12 x 12 ft and 12 x 16 ft doors. Building addition could be done (approx. 20 x 40 ft.)
 - * 2 Mezzanine areas in the building with front office area, parts storage area and 4 work bays
 - * 3 auto hoists are installed. Two oil interceptors installed. Gas Furnace and unit Gas heaters
 - » **25 Childers Street:** Approx. 1,600 SF
 - * Existing store front building with rear light industrial unit
 - * Currently two units. Front Unit retail store: Approx. 884 SF and rear unit approx. 18 ft x 42 ft. - One drive-in/grade loading door
 - * Building addition could be done (Approx. 20' x 40') - 2 Mezzanine areas in the building with front office area, parts storage area and 4 work bays
- * 3 Auto Hoists and two oil interceptors installed
- * Gas furnace and unit gas heaters
- **Total Site Area:** 0.346 Acres
- **Zoning:** L11/L17/LI8 - Light Industrial - Permits a wide range of uses such as, automotive repair garage, automotive body shops, truck sales and service, service/repair establishments, repair rental establishments, building/contracting establishments, service trades, custom workshops, tow truck business, warehouse, wholesale establishments, etc.
- **Property Taxes:** \$8,792.06 (2025)
- Price includes the property, two existing buildings and all of the automotive repair equipment/ fabricating equipment that is currently at the property. Very lengthy list of automotive repair and fabricating equipment
- The Asking Price of \$1,500,000, includes the property, two existing buildings and all of the Automotive Repair equipment / Fabricating equipment that is currently at the property. Very lengthy list of automotive repair and fabricating equipment that is included in the sale. Ask listing agent for full list & details
- Note: The Antiques in the front building (25 Childers St.) are not included in the sale



TYLER DESJARDINE
Sales Representative
519 438 5403
tyler.desjardine@cushwakeswo.com

CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
850 Medway Park Dr, Suite 201
London, Ontario N6G 5C6
www.cushwakeswo.com

CUSHMAN & WAKEFIELD
Southwestern Ontario

©2025 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.