

\$2,500,000 - 1781 Wavell Street, London East (east M)

MLS® #X12337556

\$2,500,000

0 Bedroom, 4.00 Bathroom, 6,960 sqft

Retail on 0.29 Acres

East M, London East (east M), Ontario

Prime London, Ontario Investment Opportunity
1781 Wavell Street, Turn-key,
income-generating property featuring two
established businesses Wavell Variety, and a
fully equipped coin laundry plus three rental
apartments, all in one package. Situated in a
high-visibility location in East London, this
mixed-use building offers a rare chance to own
a money-making investment with 25 dedicated
parking spaces for customers and tenants.
The main floor boasts a busy variety store
serving the local community and surrounding
neighbourhoods, alongside a profitable
coin-operated laundromat with a separate
customer entrance. Upstairs, you'll find three
well-maintained rental units, providing steady
monthly income. Located near East Lion
Community Centre, Kiwanis Park, Argyle Mall,
Clarke Road Secondary School, and major
transit routes, the property benefits from heavy
foot traffic and strong tenant demand. Easy
access to Highway 401 makes it a convenient
hub for both residential and commercial
clients. This is a solid, long-term investment
ideal for portfolio expansion or an
owner-operator looking to run a business while
earning rental income. Fire inspection and
rental permit are approved. Fire extinguisher
and the fire-resistant door installed. Inventory
is extra (id:6289)



Essential Information

Listing #	X12337556
Price	\$2,500,000
Bathrooms	4.00
Square Footage	6,960
Acres	0.29
Type	Retail

Community Information

Address	1781 Wavell Street
Subdivision	East M
City	London East (east M)
Province	Ontario
Postal Code	N5W2E2

Amenities

Amenities	Public Transit, Recreation
Features	Irregular lot size
Parking Spaces	25

Interior

Heating	Radiator
Cooling	Fully air conditioned

Listing Details

Listing Office	STREETCITY REALTY INC.
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