

# 8794 Ravenshoe Rd

Collector Car Storage Business, Buildings and Home



## Collector Car Storage Business, Buildings and Home

Located on 21.32 Acres at 8794 Ravenshoe Rd, Georgina, York.

### Land:

- Size 21.32 acres (approx. 980' X 963')
- Zoning - Rural
- 2 newly updated paved entrances
- 8 acres of workable fields (now in hay)
- Large paved parking
- 2018 Taxes \$2914.00

### House:

- 1780 sq ft open concept brick bungalow
- 25' veranda
- 580 sq ft plus 2 car garage added in 1993
- Existing 1200 sq ft totally updated & renovated 1990
- Full basement of which 1200 sq ft finished with laundry room, rec rm, new 3 piece bathroom & laundry and utility rooms.
- Outside entrance to basement from garage via cement stairs
- 2 skylights on main floor
- Mostly hardwood & ceramic floors
- 3 bedrooms, 2 bathrooms
- Dining room with wood stove
- Modern island, kitchen with bar
- Interlocking stone entrances and sidewalk
- Large, newly renovated deck (2013)
- Propane forced air heating
- Central air
- Breathtaking flower beds all around house & yard.
- 40 + car parking spots, room for transport tractor/rigs turnaround
- Part of central alarm system, rented

### Mechanic & Detailing Shop:

- 60' X 32' steel clad building (1920sqft)
- Steel roof
- Outside yard lighting above doors
- One insulated 12'W X 10'H o/head door with commercial opener.
- Two 12'W X 11'H insulated o/head doors (new 2012)
- Propane unit heater forced air
- R40 insulated attic
- R20 insulated 2" X 6" walls

- Plywood and drywall on inside
- Wash bay area with floor drain
- Water supplied to shop from well
- 100 Amp hydro panel
- Part of central alarm system
- Portable generator hook-up in shop feeds back to transfer switch on pole
- 25/45 kilowatt P70 generator
- 12ft high walls
- Fort-Smith 2 post service hoist

#### Storage Building #1

- 260ft X 40ft steel clad building with steel roof (10,400sqft)
- 16ft high walls
- Floor drains every 50ft
- Reception office for storage customers
- 2 10' X 10' storage rooms (one heated)
- 12ft X 40ft menzine floor for parts supplies (in heated section)
- Bright, modern lighting
- All hydro wiring in steel conduit
- Propane radiant tube heaters
- Emergency power failure lighting
- Exterior yard lighting
- Insulated cement floor (heated section)
- 3 insulated o/head doors (14'H X 16'W)
- 2 insulated o/head doors (14'H X 12'W)
- Part of central alarm system
- 100 amp hydro panel
- R20 insulated walls (heated section)
- Drywall interior walls (heated section)
- Humidity controlled (heated section)
- Heated section 40ft X 176ft, 7040 sf
- Uninsulated section 40ft X 84ft, 3360sf
- 40' X 12' menzine floor (uninsulated section)

#### Storage Building #2

- 120ft X 52ft steel clad building with steel roof (6240sqft)
- 16ft high walls
- Insulated cement floor
- 3 insulated o/head doors 14'H X 16'W
- Outside yard lighting above all doors
- 100 amp hydro panel
- Bright modern interior lighting
- All interior hydro wiring in steel conduit
- Ceiling fans
- Humidity controlled
- Part of central alarm system
- R20 insulated walls

- R40 insulated attic
- Drywall interior walls
- Emergency power failure lighting

Negotiable Equipment:

- 29 Direct Lift parking hoists
- Electric Car Pusher
- Plow Truck 99 Dodge with artic plow (excellent)
- 2012 Triton Vending trailer
- 2 post service hoist in shop (like new)

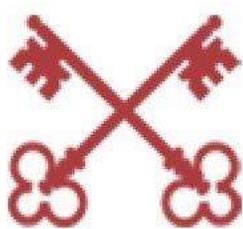
Collector Car Storage Business included

- Customer Data base
- Started 2002
- Sold out for the winters for last five years
- Customer retention – very high
- Sold out & booked full by July 2015 and every year thereafter
- New customer waiting list
- 80K NET per year + which is repeatable and duplicable every October to March
- Lots of growth potential with 126 extra lift spaces = \$100K + for every 6 months

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Gary Foch ICI Sales Representative 905.967.5478 Direct 1.877.356.7034



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