

Income-Producing *Investment* Opportunity

For Sale: Industrial

11 Malcolm Road, Guelph

2 separate buildings offering a versatile industrial and office configuation.

Lennard:
210-137 Glasgow Street, Kitchener
519.340.5900
lennard.com

11 Malcolm Road, Guelph

An opportunity for owner-users or investors looking to establish or expand their presence in the Guelph market.

Total Area
8,000 SF
Industrial Area
7,000 SF
Office Area
1,000 SF

Lot Size
0.72 Acres
125 FT x 252 FT

Asking Price
$2,700,000

Availability
30-60 Days

Zoning
Service Commercial (SC)

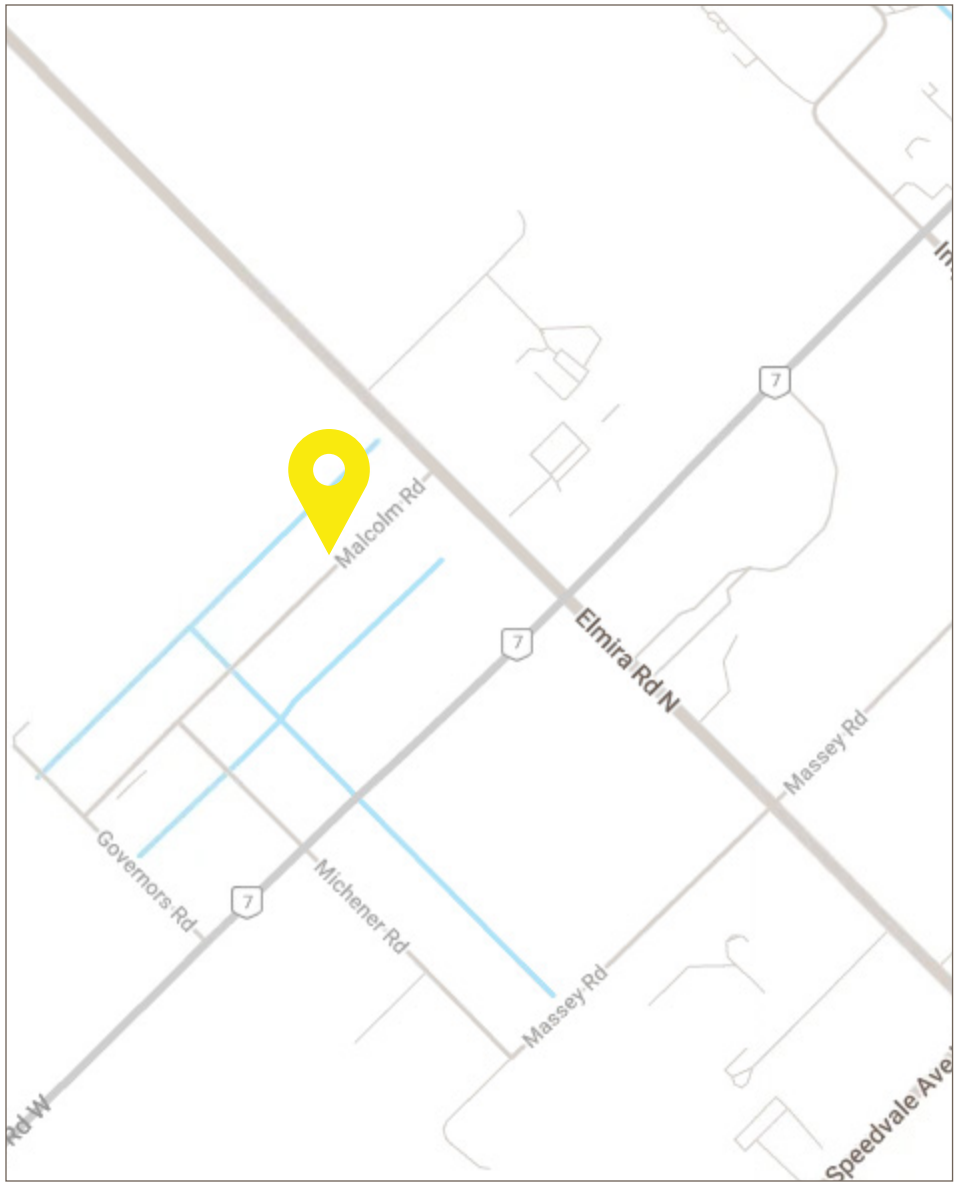
Power
600 Volts, 60 Amps

Shipping
2 Drive In Doors

Property Highlights

- Two separate 4,000 SF buildings, each potentially divisible into 2,000 SF units, offer flexibility for leasing or owner occupancy.
- Situated on Malcolm Road, with access via Elmira Road and connectivity to Highway 7.
- Located in the center of the Guelph Auto Mall which provides an opportunity for auto related work.
- Ample on-site parking for employees, customers and business operations.

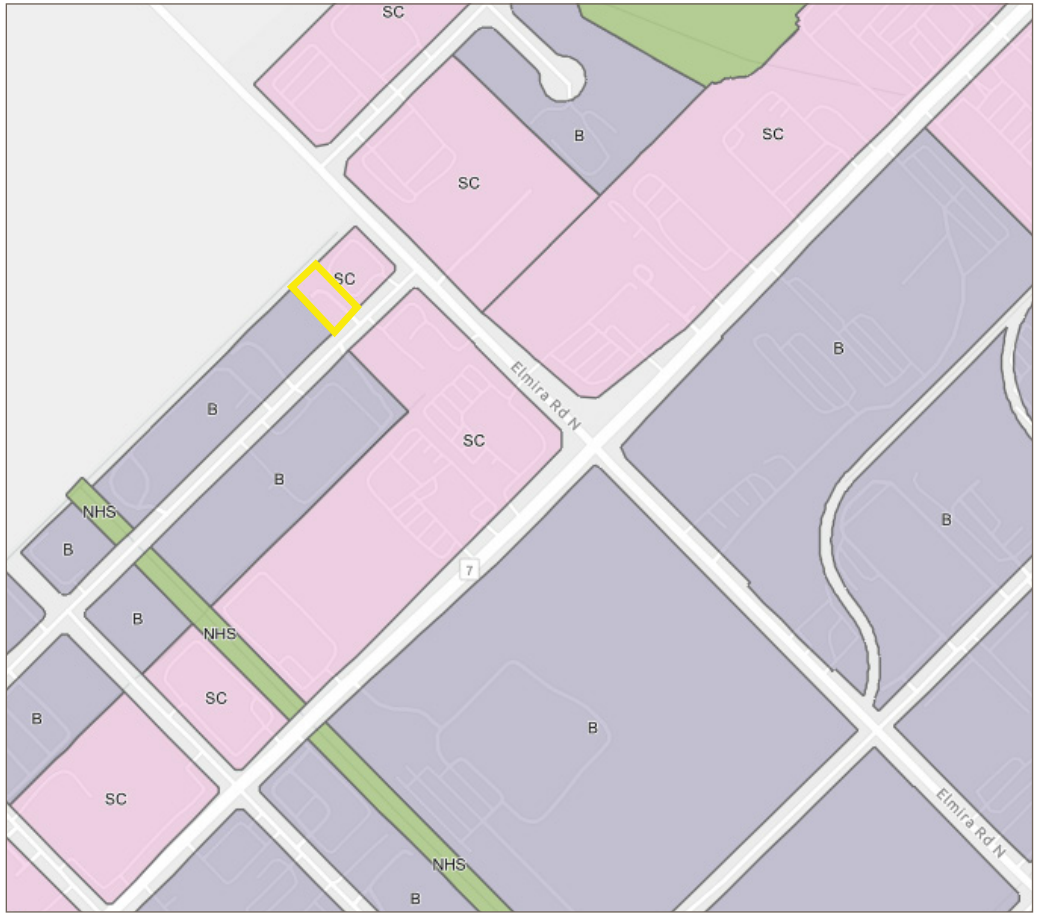
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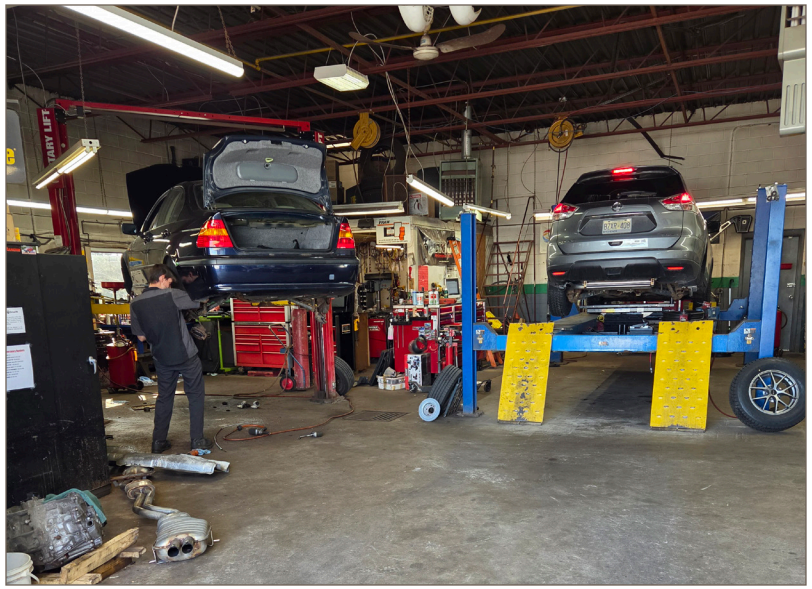


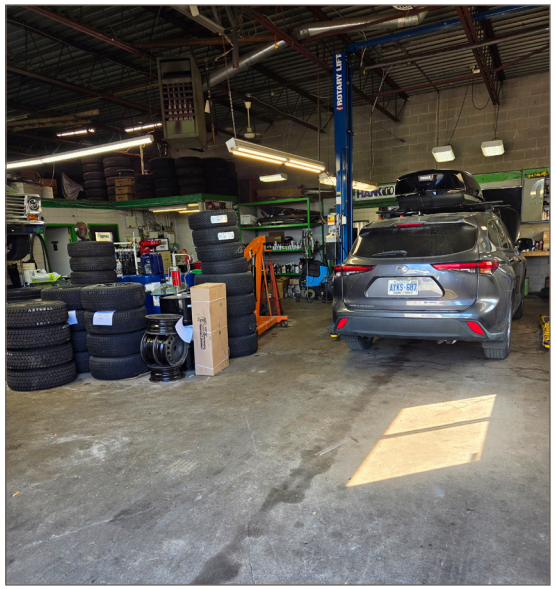
Permitted Uses

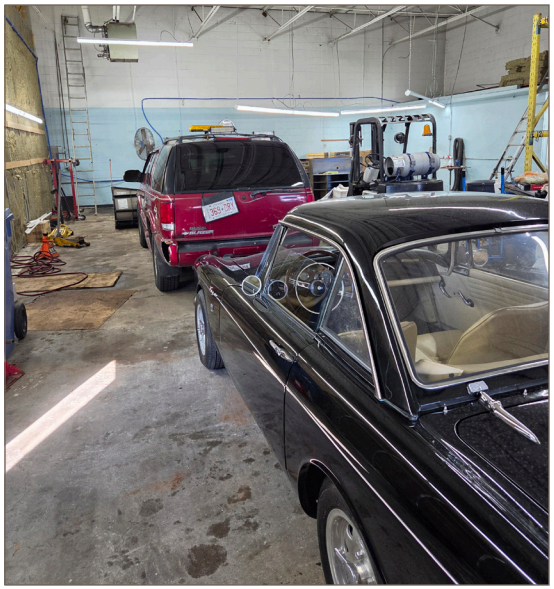
Residential uses	
Additional residential dwelling unit	--
Live-work unit	--
Mixed-use building	--
Single detached dwelling	--
Retail uses	
Auction centre	P
Building supply	P
Convenience store	P
Garden centre	P
Home improvement warehouse	P
Major equipment supply and service	P
Propane retail outlet	P (1)
Vehicle sales establishment	P
Hospitality uses	
Hotel	P
Service uses	
Animal boarding establishment	P
Carwash	P
Catering service	P
Cleaning establishment	P
Commercial entertainment	--
Commercial school	P
Contractor's yard	P
Day care centre	--
Drive-through facility	P
Financial establishment	P
Food vehicle	P
Micro-brewery	P (2)
Micro-distillery	P (2)
Restaurant	P (3)
Restaurant, take-out	P
School, commercial	P
Service establishment	P
Storage facility	P
Taxi establishment	P
Tradesperson's shop	P
Transportation depot	P
Vehicle body shop	P
Vehicle parts establishment	P
Vehicle rental establishment	P
Vehicle repair establishment	P
Vehicle service station	P (4)

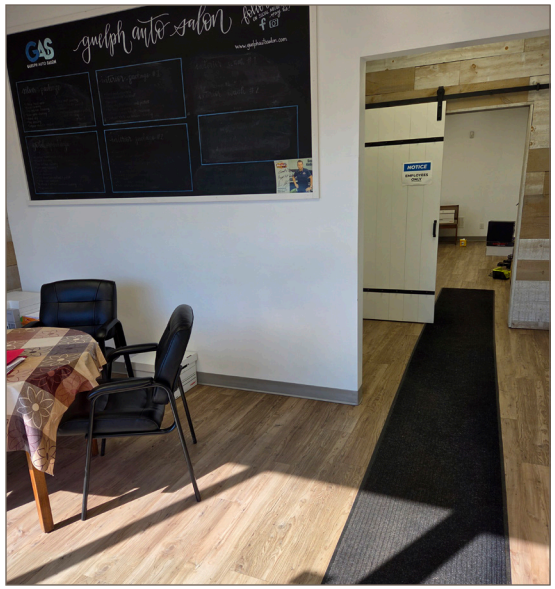
Community uses	
Art gallery	P
Place of worship	P
Public hall	P
Other	
Accessory use	P (5)
Occasional use	P (6)
Outdoor display and sales area	P (8)
Outdoor storage area	P (9)
Complementary uses in accordance with Section 4.20	
Commercial entertainment	P (3)
Community centre	P
Day care centre	P
Fitness centre	P
Medical clinic	P
Nightclub	P (2)
Office	P
Recreation facility	P
Service establishment	P
Veterinary service	P

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