

1 Malcolm Road

Corner Site Located in Guelph Ontario

For Sublease
Ideal For Automotive Dealership



Ray Robinson*, Senior Vice President
416.346.2918 | rrobinson@lennard.com

Andy Kang, Sales Representative
905.340.0641 | andy.kang@lennard.com



Here is where
your business
will *grow*.

Lennard:

602-350 Burnhamthorpe Road W, Mississauga
905.625.5020 • lennard.com

*Sales Representative

1 Malcolm Road

Exceptional corner site with strong exposure and access, located in Guelph's established Automotive Corridor. Automotive Dealership opportunity available for Long-Term Sublease at Elmira Road North / Malcolm Road.



Option A:

Whole Building
9,180 SF

Option B:

Tenant 1: **Service Area**
4,032 SF

Tenant 2: **Retail Area**
3,509 SF



Net Rent

\$1.00 PSF
(Contact the Listing Team
for price guidance)

T.M.I (2026)

\$6.00 PSF



Term

12 to 60 months
(Longer Term Available)

Availability

Immediate

Property Highlights

- Building Is Well Maintained.
- Showroom, Offices And Repair Shop Located On The Main Level.



Zoning

Sc2-1



Clear Height

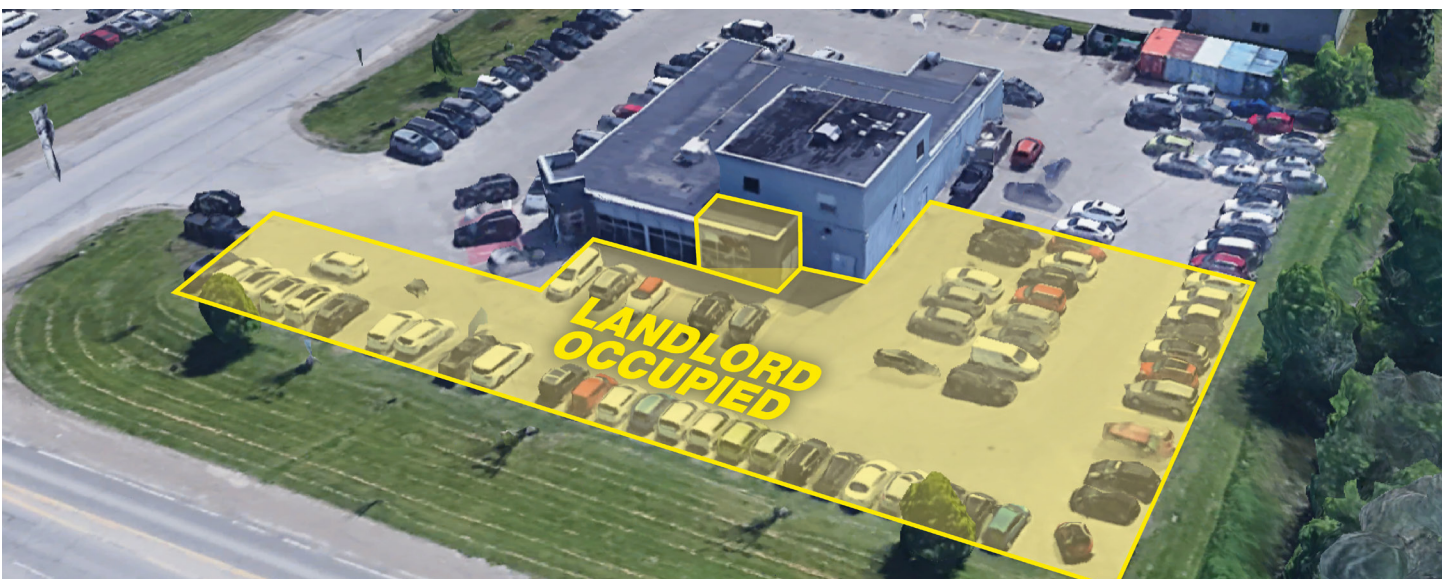
13ft



Parking

Surface

(Landlord will occupy a portion of the parking lot as per drawing below)



Statements and information contained herein are based on information furnished by principals and sources we deem reliable; however, we make no representation or warranty as to the accuracy, completeness or current status of such information and assume no responsibility for any errors, omissions, or misstatements. All information should be independently verified by the recipient. Lennard Commercial Realty, Brokerage.

Lennard:

Ray Robinson*, Senior Vice President
416.346.2918 | rrobinson@lennard.com

Andy Kang, Sales Representative
905.340.0641 | andy.kang@lennard.com

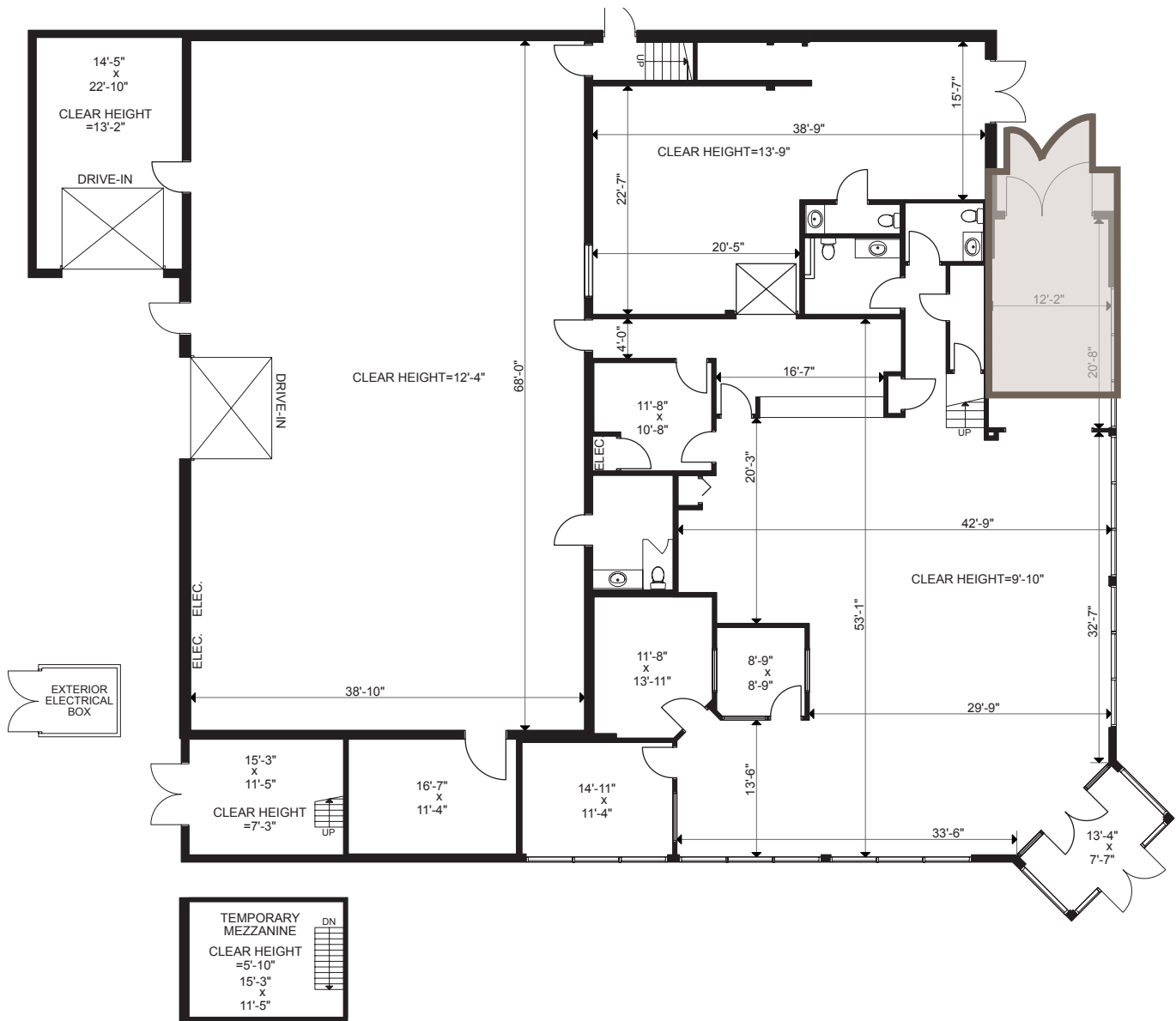
1 Malcolm Road

Floor Plan: Ground Floor

Option A: Whole Building (9,180 SF)

Ground Floor - Retail & Service (7,541 SF)

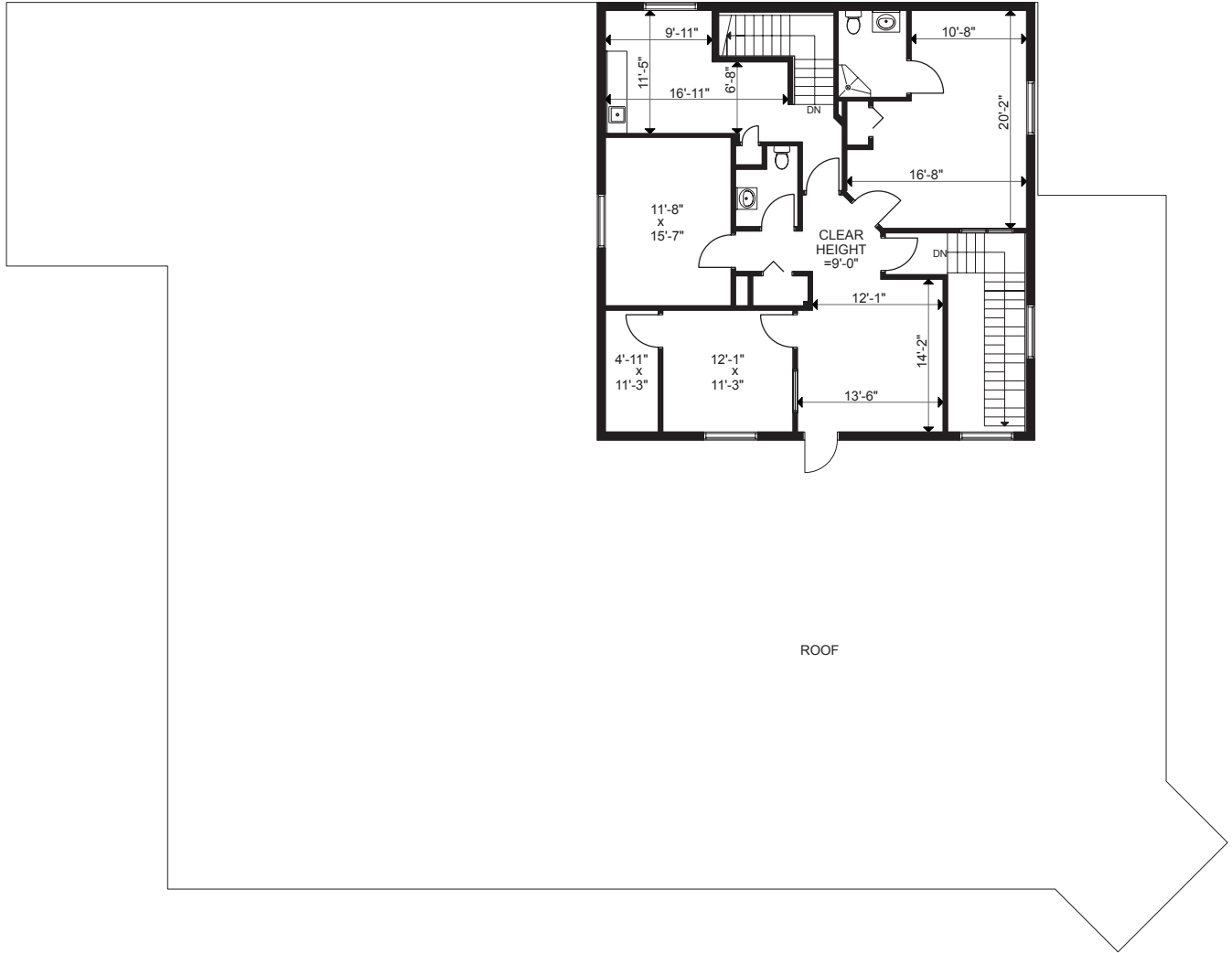
■ Space Occupied by Landlord



1 Malcolm Road

Floor Plan: Second Floor

Option A (con't):
Second Floor - Office (1,639 SF)



Lennard:

Ray Robinson*, Senior Vice President
416.346.2918 | rrobinson@lennard.com

Andy Kang, Sales Representative
905.340.0641 | andy.kang@lennard.com

1 Malcolm Road

Floor Plan

Option B: Ground Floor

Service Area (4,032 SF)

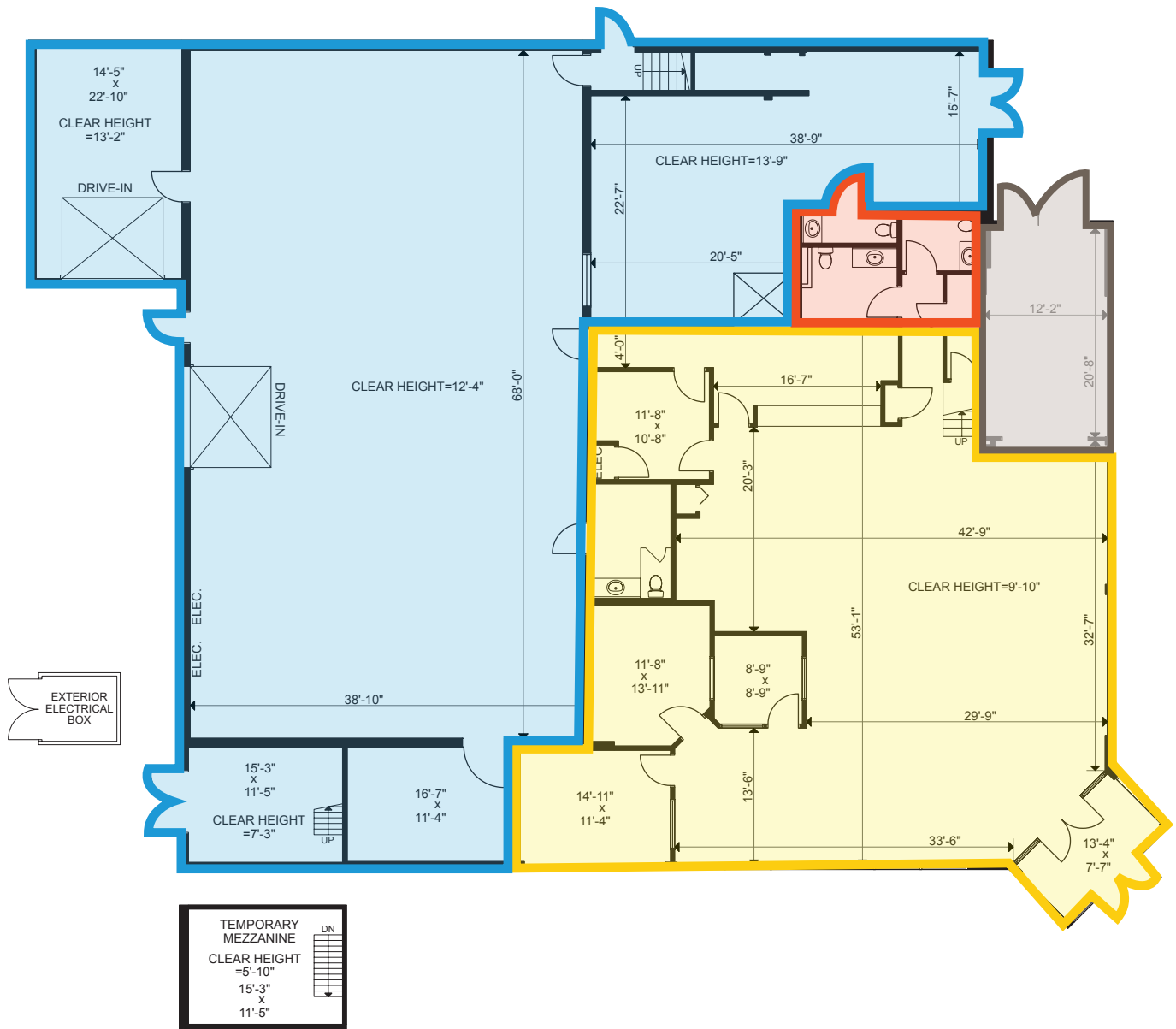
Retail Area (3,509 SF)

■ Tenant 1

■ Tenant 2

■ Occupied by Landlord

■ Shared With Landlord & Tenant



1 Malcolm Road

Zoning

Service Commercial (Sc2-1)

SC.1- Service Commercial Zone

Permitted Uses:

- Animal Care Establishment
- Parking Facility
- Auto-oriented Department Store
- Print Shop
- Car Wash, Automatic
- Public Hall
- Car Wash, Manual
- Recreation Centre
- Catalogue Sales Outlet
- Religious Establishment
- Club
- Research Establishment
- Commercial Entertainment
- Restaurant
- Commercial School
- Restaurant (take-out)
- Day Care Centre (in accordance with Section 4.26)
- Retail sales, service and rental of: electrical/lighting supplies; electronic and audio-visual equipment; furniture and appliances
- Financial Establishment
- Tavern
- Food Vehicle (in accordance with Section 4.30)
- Tourist Home
- Funeral Home
- Vehicle Specialty Repair Shop
- Group Home (in accordance with Section 4.25)
- Vehicle Service Station
- Hardware Store
- Vehicle Gas Bar
- Hotel
- Veterinary Service
- Liquor Store
- Accessory Uses (in accordance with Section 4.23)
- Medical Clinic
- Occasional Uses (in accordance with Section 4.21)
- Office Supply

Additional Uses - Within a Mall Only:

- Artisan Studio
- Personal Service Establishment
- Bake Shop
- Pharmacy
- Cleaning Establishment
- Photofinishing Place
- Convenience Store
- Postal Service
- Dry Cleaning Outlet
- Rental Outlet
- Florist
- Repair Service
- Laundry
- Taxi Establishment
- Medical Office
- Vehicle Parts\ Establishment
- Office
- Video Rental Outlet

SC.2-Highway Service Commercial Zone

Includes all SC.1 permitted uses above, plus the following additional uses:

- Amusement Park
- Retail sales, service and rental of: Recreational Vehicles; construction and farm equipment; Small Motor Equipment Sales
- Auction Centre
- Storage Facility
- Building Supply
- Taxi Establishment
- Catering Service
- Tradesperson's Shop
- Contractor's Yard
- Transportation Depot
- Courier Service
- Trucking Operation
- Garden Centre
- Vehicle Body Shop
- Kennels
- Vehicle Establishment
- Monument Sales
- Vehicle Sales Establishment

Statements and information contained herein are based on information furnished by principals and sources we deem reliable; however, we make no representation or warranty as to the accuracy, completeness or current status of such information and assume no responsibility for any errors, omissions, or misstatements. All information should be independently verified by the recipient. Lennard Commercial Realty, Brokerage.

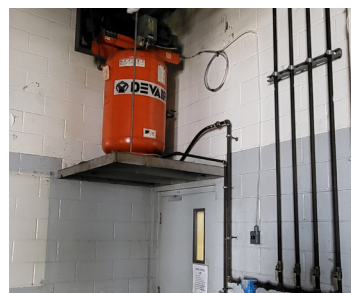
Lennard:

Ray Robinson*, Senior Vice President
416.346.2918 | rrobinson@lennard.com

Andy Kang, Sales Representative
905.340.0641 | andy.kang@lennard.com

1 Malcolm Road

Property Photos



Statements and information contained herein are based on information furnished by principals and sources we deem reliable; however, we make no representation or warranty as to the accuracy, completeness or current status of such information and assume no responsibility for any errors, omissions, or misstatements. All information should be independently verified by the recipient. Lennard Commercial Realty, Brokerage.

Lennard:

Ray Robinson*, Senior Vice President
416.346.2918 | rrobinson@lennard.com

Andy Kang, Sales Representative
905.340.0641 | andy.kang@lennard.com

Lennard:

Ray Robinson*
Senior Vice President
416.346.2918
rrobinson@lennard.com

210-137 Glasgow Street,
Kitchener, Ontario
519.340.5900
lennard.com

Andy Kang
Sales Representative
905.340.0641
andy.kang@lennard.com

602-350 Burnhamthorpe Road W,
Mississauga, Ontario
905.625.5020
lennard.com