

103 BEECHWOOD AVENUE

GUELPH / ONTARIO

For Lease / Mixed Use Leasing Opportunities



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GUELPH, ONTARIO

RETAIL SPACE

Unit 1	5,500 SF
Unit 2	7,700 SF
Unit 1 & 2	13,200 SF

RENT

Unit 1	\$9.00
Unit 2	\$8.00
Unit 1 & 2	\$7.50

TMI

\$3.50 SF

COMMENTS

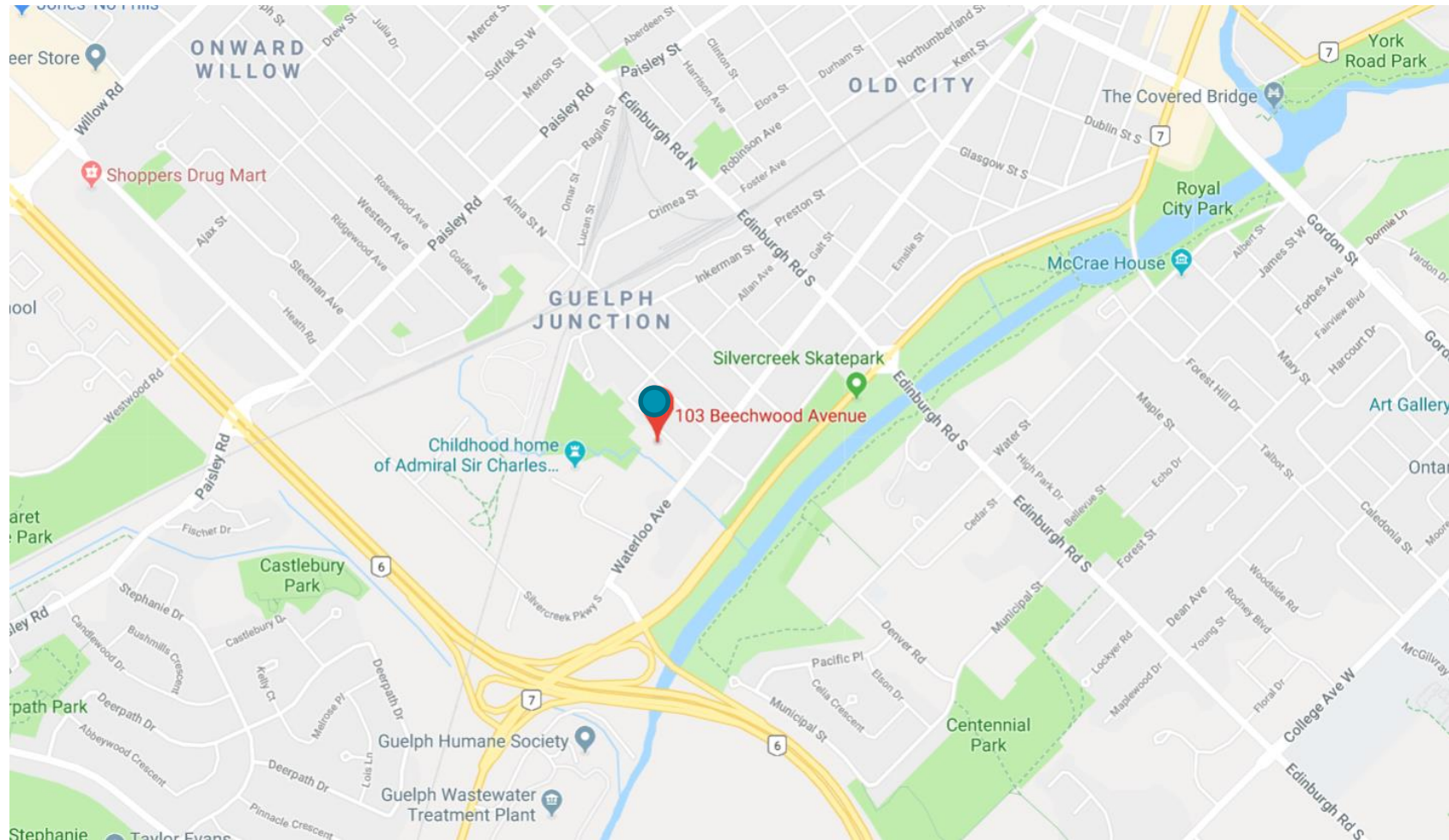
- Mixed Use Leasing Opportunities in established Downtown Guelph Neighbourhood within a one minute drive to Wellington Street and the Hanlon Expressway.
- This building can be divided into two units; one has an older framer warehouse of approx. 5,500 SF and the other part of the warehouse is approx 7,700 SF. 20' clear height.
- Units can be leased together for a total of 13,200 SF. Additional rent of \$3.50 per SF includes taxes and insurance.
- Tenant takes care of their own maintenance.
- Office Residential (OR-36) Zoning allows Accessory Apartment, Artisan Studio, Day Care Centre, Duplex Dwelling, Dwelling Units with permitted commercial uses, Group Home, Home Occupation, Office, Personal Service establishment, semi-detached dwelling, single detached dwelling.



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NEIGHBORHOOD MAP



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