CUSHMAN & WAKEFIELD
Waterloo Region

CAFE BUSINESS FOR SALE

CHANCELLORS WAY MEDICAL ARTS CENTRE CAFE

175 CHANCELLORS WAY, GUELPH, ON

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GUELPH, ON

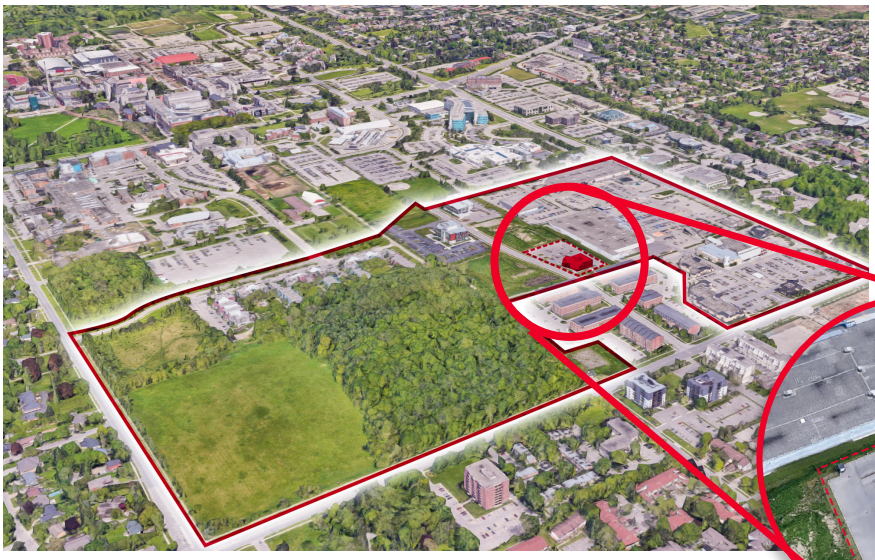
CAFE BUSINESS FOR SALE

PROPERTY FEATURES

- Built in 2017, the cafe located within this state-of-the-art medical building is located in Guelph on Chancellors Way.
- This is a first-class modern building with lots of natural light, LED lighting, air conditioning, magnetic elevator and is completely handicap accessible.
- Located behind the Walmart on Stone Road in Guelph and adjacent to the new Public Health Building on Chancellors Way.
- Tenants include CW Pharmacy, Care Well Health Group, Dr. Howell-Jacobelli NP Dermatology-Aesthetics-Laser, Cd Campus Dentist, Skin Cancer Screening Clinic and Midtown Urgent Care.
- Paid Parking system with ample handicap parking spaces and electric car charging stations. Bike storage lockup is also available.

SALE PRICE
$32,500.00

SQUARE FEET
690 SF



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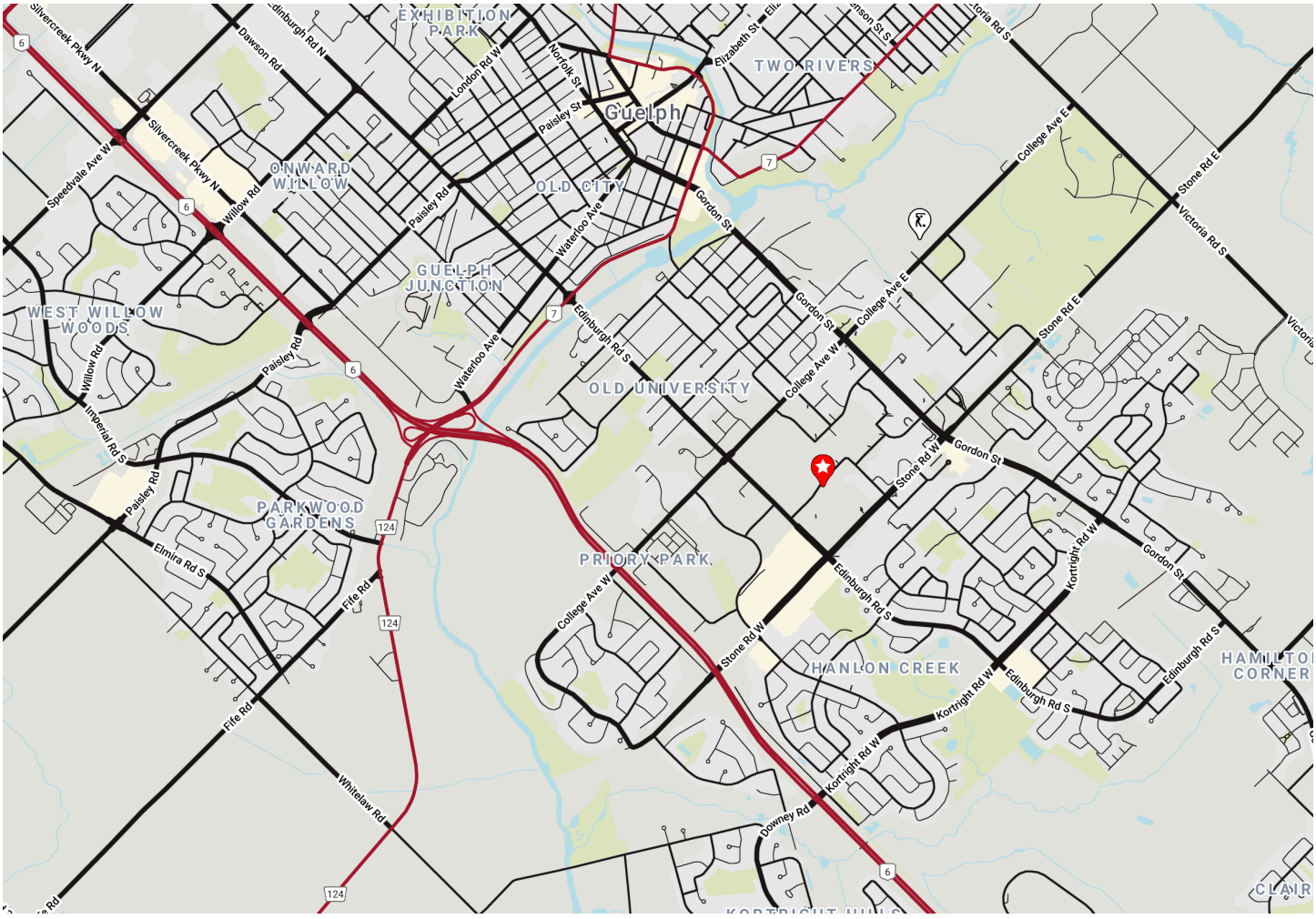
TOTAL DAYTIME POPULATION
96,984*

TOTAL POPULATION
104,378*

MEDIAN HOUSEHOLD INCOME
$79,946*

*within Trade Area (5 km Radius)



Retail Landscape (Trade Area)

- **Restaurants** - 139 (53.5%)
- **Clothing Retailers** - 42 (16.2%)
- **Coffee Shops** - 34 (13.1%)
- **Banks** - 28 (10.8%)
- **Grocery Stores** - 17 (6.5%)

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For more information, please contact:

Mary Sojczynski
Sales Representative, Associate Vice President
+1 519 804 4338
mary.sojczynski@cushwakewr.com

Cushman & Wakefield Waterloo Region Ltd., Brokerage
4295 King Street East, Suite 401
Kitchener, ON N2P 0C6
Phone: 519-585-2200 | Fax: 519-650-5250
cushwakewr.com

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