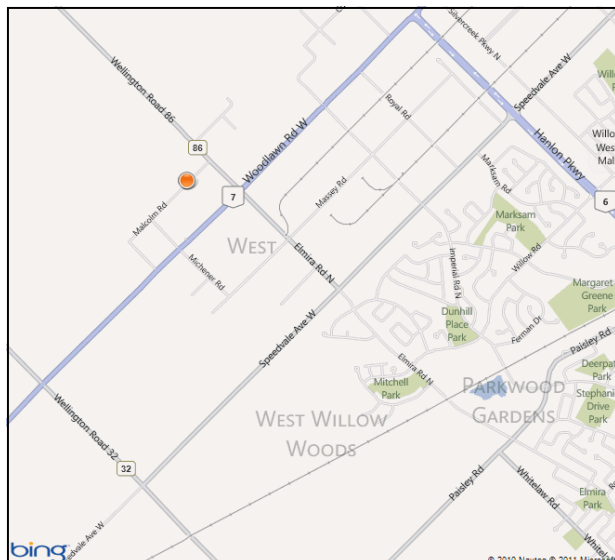
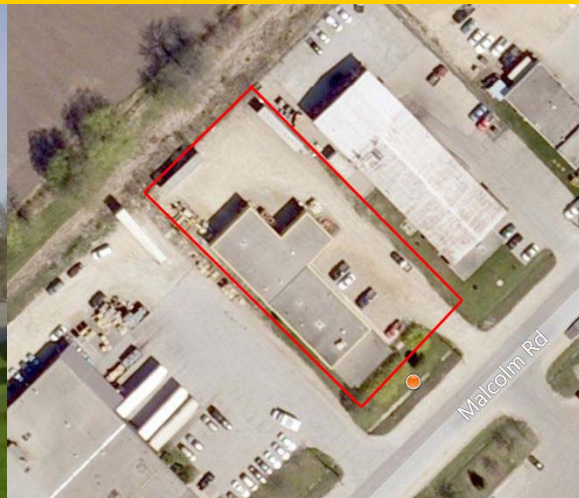


FOR SALE

FREESTANDING INDUSTRIAL BUILDING

21 MALCOLM ROAD, GUELPH, ONTARIO



Freestanding industrial building located in Guelph's North - West Industrial Area. Easy access to Guelph and Waterloo Region markets. Fenced-in paved yard. Ideal for manufacturing, contractor's establishment, etc.

| | |
|----------------------|-----------------------------|
| Total Building Size: | +/- 8,320 SF |
| Office Area: | +/- 1,921 SF |
| Lot Size: | 125' x 250' |
| Loading: | 3 Drive-In Doors |
| Ceiling Height: | 16' clear |
| Electrical: | 400 Amp/600 Volt |
| Heating: | Radiant; H.V.A.C. in office |
| Zoning: | B.4-8 |
| Purchase Price: | \$950,000.00 |

MICHAEL MERKER, CCIM
Broker of Record
Tel: 519.824.9900 x22
Fax: 519.824.2471
Email: mmerker@parkcapital.ca



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Email: info@parkcapital.ca



Permitted Uses Include:

- Catering Service
- Cleaning Establishment
- Contractor's Yard
- Manufacturing
- Repair Service
- Towing Establishment
- Tradesperson's Shop
- Trucking Operation
- Vehicle Sales Establishment
- Veterinary Service
- Warehouse

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