



COMMERCIAL

Park Capital Inc., Brokerage  
76 Dawson Road, P.O. Box 923  
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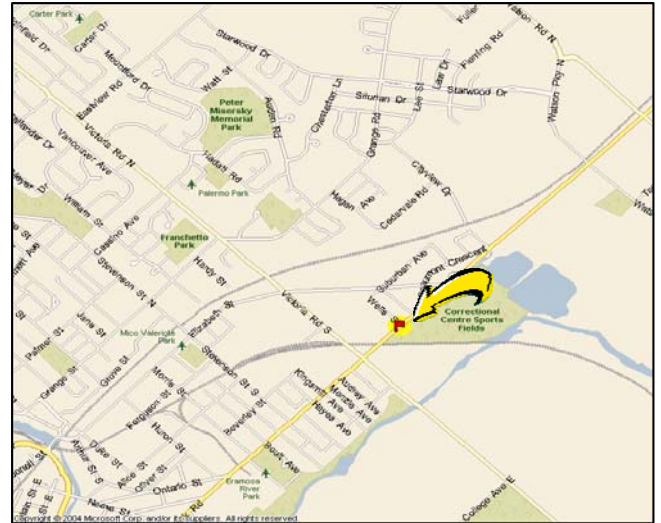
[www.parkcapital.ca](http://www.parkcapital.ca)

## PRIME COMMERCIAL SPACE FOR LEASE:

# 561 YORK ROAD, GUELPH



- **Phase 1 Now Available!!**
- **New Commercial Development**
- **High-traffic location**
- **Frontage on York Road (Hwy. 7)**
- **Flexible unit sizes available**



For further information, please contact...

## Michael Merker

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The Realtor and its agents have relied upon the owner and other sources for the information provided in this material and although we believe it to be substantially accurate, it is all subject to verification by the prospective purchaser or tenant and his/her/its respective legal, tax and other advisors. The Realtor and its agents assume no liability for the accuracy or use of this information in any manner by anyone and reliance upon or use of this information by anyone is solely at his/her/its own risk. The Realtor and its agents reserve the right to change prices, terms and other conditions or withdraw the property from sale and/or lease without notice. This material does not constitute an offer for sale or lease. Not intended to solicit properties currently listed for sale or lease, or to entice parties to breach any existing agency contract.



**PHASE 1:**

**BUILDING AREA:** +/- 18,299 Sq.Ft.  
(One Storey Commercial Building)

**LAND AREA:** Approx. 4.5 Ac.

**FRONTAGE:** +/- 420' On York Rd.

**EXTERIOR FINISH:** Stucco and Glass

**ZONING:** SC.2-12

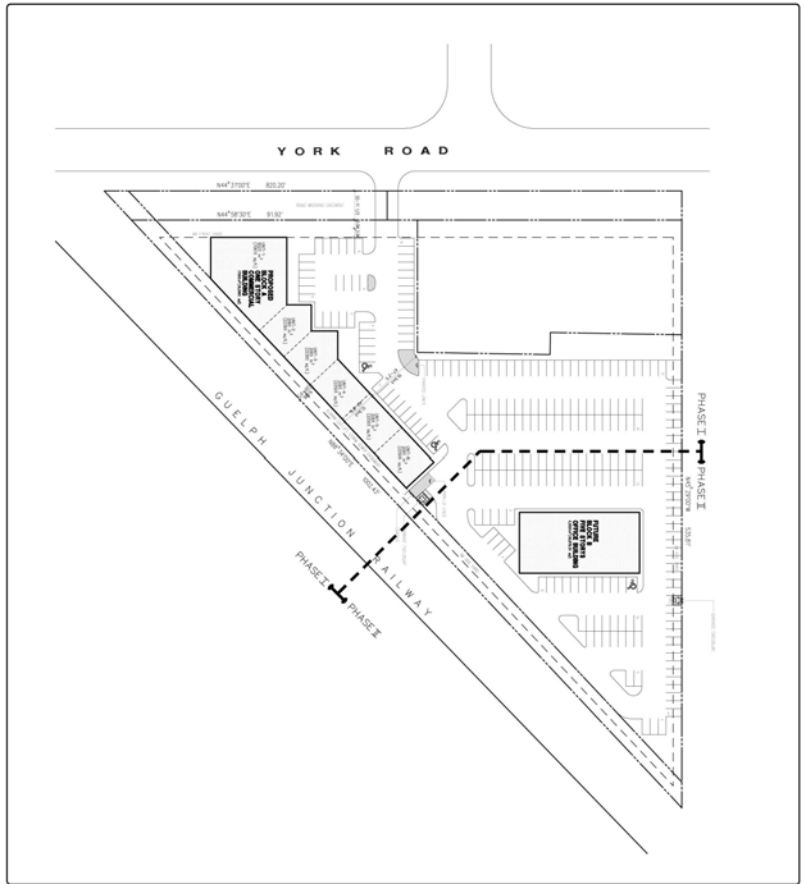
**PARKING:** Ample On-Site

**UNIT SIZES:** Flexible

**OCCUPANCY:** Winter 2008

**LEASE DOCUMENT:** Landlord's Standard

**MINIMUM RENT:** From \$19/SF Net



**SC.2-12 Permitted Uses:**

- Catering Service
- Cleaning Establishment
- Commercial Entertainment
- Garden Centre
- Hotel
- Hardware Store
- Liquor Store
- Manufacturing
- Public Hall
- Recreation Centre
- Repair Service
- Restaurant
- Retail Sales of Appliances
- Tradesperson's Shop
- Trucking Operation
- Vehicle Sales Establishment
- Veterinary Service

**Within a Mall:**

- Financial Establishment
- Office
- Office Supply
- Personal Service Establishment
- Photofinishing Place
- Print Shop
- Rental Outlet
- Retail Sales of Furniture, Home Improvement
- Vehicle Specialty Repair Shop

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