



COMMERCIAL

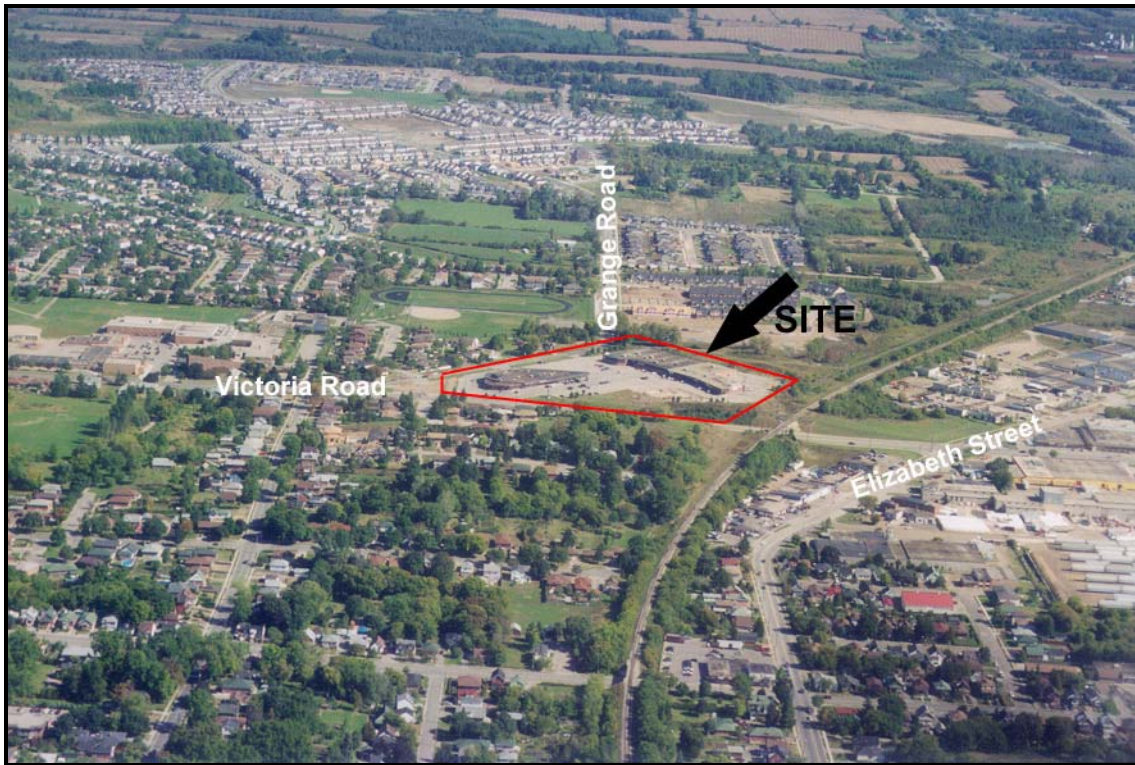
Park Capital Inc., Brokerage  
76 Dawson Road, P.O. Box 923  
Guelph, ON, N1H 6M6

Tel: (519) 824-9900 – Fax: (519) 824-2471

[www.parkcapital.ca](http://www.parkcapital.ca)

**FOR LEASE:**

**Prime Commercial/Retail**



**259 Grange Road, Guelph**

*For further information, please contact...*

**Michael Merker**

Broker of Record/President  
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ext. 22

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**Property Description:**

**Address:** 259 Grange Road  
Guelph, Ontario N1E 5G6

**Complex Size:** +/- 90,368 Sq.Ft.

**Space Available:** Unit #1-C: +/- 3,100 Sq.Ft.  
Unit #6: +/- 9,772 Sq.Ft.

**Lot Size:** +/- 7.95 Acres

**A.A.D.T.:** 22,270 (April 2004)

**Zoning:** CC (Community Shopping Centre)

**Available:** Date to be determined

- **High-traffic area**
- **Established location**
- **Surrounded by residential subdivisions**
- **Ample on-site parking**
- **Pylon signage available**



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