



# 20,802 sf prime mixed-use building available for sale

120-134 Wyndham Street Guelph

## Get more information

**Nick Pecarski**  
Sales Representative, Vice President  
+1 226.366.9004  
[nick.pecarski@avisonyoung.com](mailto:nick.pecarski@avisonyoung.com)

**Mason Sinkeldam**  
Sales Representative  
+1 226 366 9070  
[mason.sinkeldam@avisonyoung.com](mailto:mason.sinkeldam@avisonyoung.com)

**Chris Valeriote**  
Sales Representative, Principal  
+1 226 366 9014  
[chris.valeriote@avisonyoung.com](mailto:chris.valeriote@avisonyoung.com)

**AVISON  
YOUNG**



# Downtown Guelph mixed-use site for sale

**120-134 Wyndham Street Guelph**

For sale is a prime mixed-use building located in the heart of downtown Guelph, Ontario. This well-maintained property offers an excellent investment opportunity, featuring a combination of commercial and residential spaces.

The ground floor is dedicated to a high-traffic retail space with large street-facing windows, perfect for attracting foot traffic from the bustling downtown core.

Above, the upper levels house spacious, fully-leased residential units, offering tenants comfortable urban living. Property is just a block away from the future Conestoga College campus.

As a landmark city-building initiative, the Baker District redevelopment further revitalizes our downtown and-by extension-improves our entire city's economic and social prosperity.

Five minute drive from site



**Building Size**

20,802



**Lot Size**

0.297



**Frontage**

106.6



**Public Transit**

Immediate  
access



**Signage**

Building



**Asking & Taxes**

\$5,950,000  
\$45,077 (2024)

**33,852**

Population

**42,158**

Daytime population

**\$106,965**

Avg. hslid income

**40**

Median age

For Sale

120-134 Wyndham St.  
Guelph, ON



## Baker Street development

The Baker District redevelopment project is a multi-year, multi-faceted project that will include a new library, parking garage and public squares in the Downtown core along Baker Street, Chapel and Park Lanes.

The project phasing includes developing the site from the current status of a surface parking lot, through site preparation activities which include archaeological clearance, then construction of private development towers including commercial and residential spaces, along with the new parking garage, library and public squares.



More people living downtown and contributing to the City's tax base to fund municipal programs and services.



An increase in retail spending for current and new businesses.



More jobs due to an increase in demand for retail and commercial services.



More people visiting and learning downtown; contributing to a vibrant and healthy downtown.

### Get more information

**Nick Pecarski**  
Sales Representative, Vice President  
+1 226.366.9004  
nick.pecarski@avisonyoung.com

**Mason Sinkeldam**  
Sales Representative  
+1 226 366 9070  
mason.sinkeldam@avisonyoung.com

**Chris Valeriote**  
Sales Representative, Principal  
+1 226 366 9014  
chris.valeriote@avisonyoung.com

[avisonyoung.ca](http://avisonyoung.ca)

**Avison Young** Commercial Real Estate Services, LP, Brokerage  
231 Shearson Crescent, Suite 102, Cambridge ON N1T 1J5  
T +1 226 366 9090 F +1 866 541 9755

**AVISON  
YOUNG**



Platinum member

© 2025. Avison Young Commercial Real Estate Services, LP. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.