

# FOR SALE

**WHITNEY**  
Commercial Real Estate Services

## 383 WOODLAWN RD W, GUELPH



### 4,500 SF RETAIL BUILDING FOR SALE

This 3.30-acre property features a 4,500 sq. ft. fully built-out restaurant situated directly on high-traffic Woodlawn Road West in Guelph.

The existing restaurant operator/owner is open to a lease-back arrangement, offering immediate income potential, or the property can be delivered vacant for owner-user or redevelopment opportunities. The site has approximately 2.30 acres of excess land, providing significant room for future development.

Benefit from service commercial (SC) zoning, allowing for a wide range of permitted uses, including, but not limited to, vehicle sales, vehicle repair, building supply store, contractors' yards and many more.

**BUILDING AREA** | 4,500 SF

---

**LAND AREA** | 3.298 Acres

---

**ZONING** | SC

---

**ASKING PRICE** | \$4,600,000

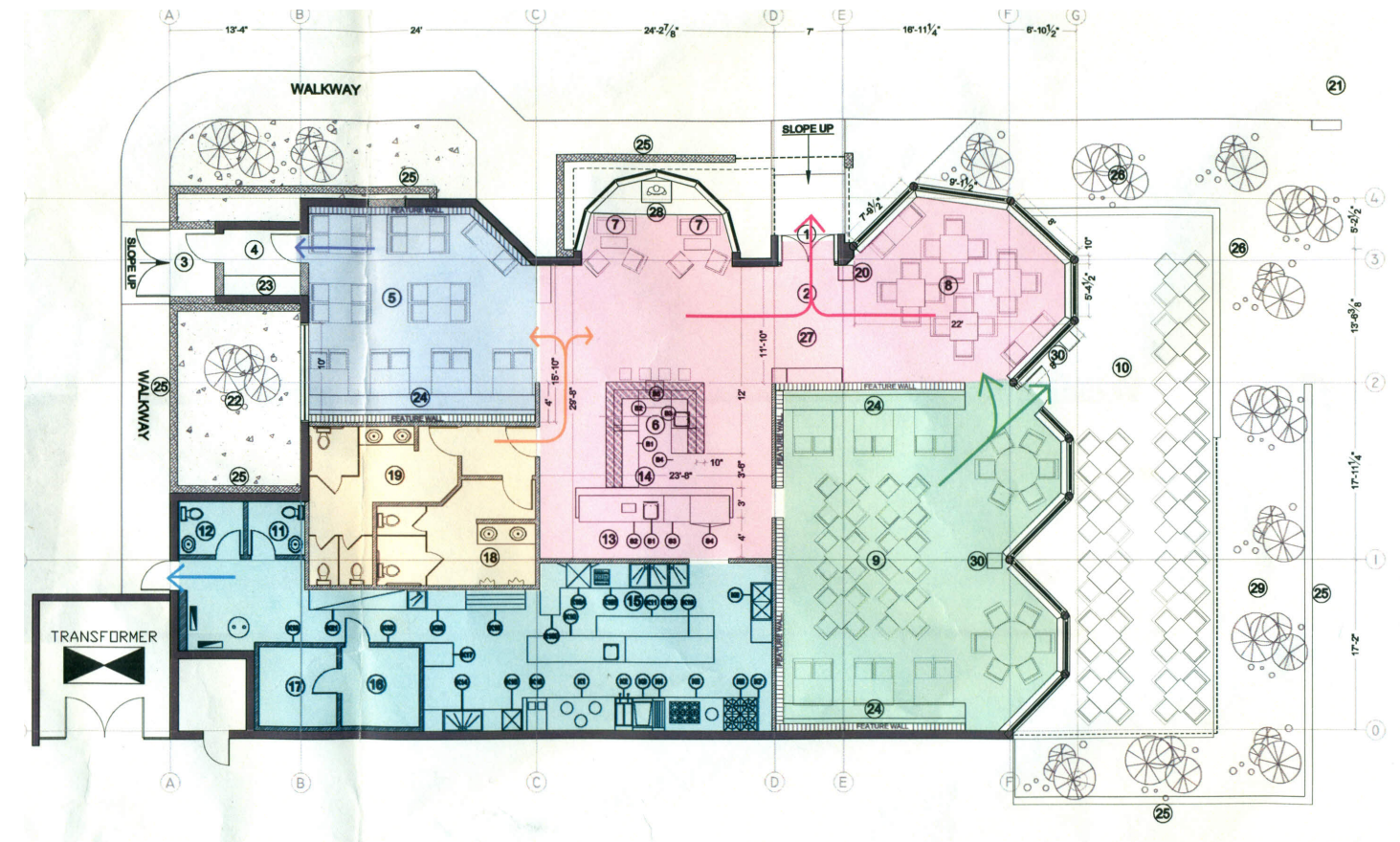
---

**TAXES** | \$68,318.84 (2025)



# FLOOR PLAN

4,500 SF



Excess Land



Highway Access



Ample Parking



High Traffic Area



Transit Nearby



Prime Location

## PERMITTED USES (Complete list available upon request)

- Building Supply Store
- Catering Service
- Commercial Entertainment
- Contractor's Yard
- Convenience Store
- Garden Centre
- Home Improvement Warehouse
- Major Equipment Supply and Service
- Outdoor Display and Sales area
- Place of Worship
- Restaurant, take-out
- Service Establishment



Contact us for more information



**Michael Lambert\*, SIOR**  
 Managing Partner, 2x Olympian  
 519.590.0286  
 michael.lambert@whitneyre.com



**Matthew Hayward**  
 Senior Sales Representative  
 519.270.4691  
 matthew.hayward@whitneyre.com



**Xavier Ayora**  
 Sales Representative  
 226.929.4667  
 xavier.ayora@whitneyre.com

**WHITNEY**  
 Commercial Real Estate Services

WHITNEY & Company Realty Limited, Brokerage  
 103 Bauer Place, Suite 2, Waterloo, ON N2L 6B5

519.746.6300 | www.whitneyre.com

The information provided herein, including but not limited to images, assumptions, estimates, and descriptions (the "Information"), is obtained from sources considered reliable. However, WHITNEY & Company Realty Limited ("Whitney") and its representatives, agents, or brokers do not warrant, guarantee, or make any representations as to the accuracy, correctness, or completeness of the Information. Whitney disclaims any liability or responsibility for the Information or for any reliance the recipient places upon it. Recipients are advised to perform their own due diligence to verify the Information before relying on it. The Information is subject to change, and any property referenced herein may be withdrawn from the market at any time without prior notice. Property outlines are approximate and may not represent actual boundaries. All Rights Reserved. © Whitney & Company Realty Limited, Brokerage - 2025

\*\*Broker \*Sales Representative