



90,310 SF on 5.66 Acres
in the Heart of Georgetown

346 Guelph Street, Georgetown, ON



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Accelerating success.



346 Guelph St | For Sale

The Opportunity

“Centre Ice” Georgetown Location

Located at the intersection of Guelph Street and Armstrong Avenue, 346 Guelph Street offers a site with scale along Georgetown’s most prominent commercial and employment node. The site boasts approximately 650 feet of frontage along Guelph Street, ideal for many employment uses. The Town of Halton Hills is also undertaking a Secondary Plan for the Guelph Street corridor that will incentivize redevelopment and intensification in the area. The building benefits from 90,310 SF of total area serviced by 5 truck level doors and 1 drive in door and clear heights ranging from 14' - 18'. The property is ideal to accommodate multiple employment needs.

Property at a glance



90,310 SF
Total Building Area



5.66 acres
Total Land Size



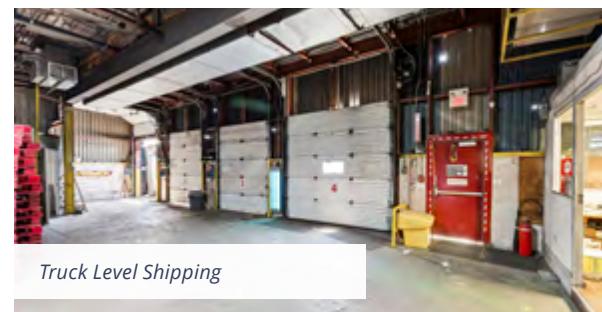
Zoning: EMP1
Urban Employment Zone



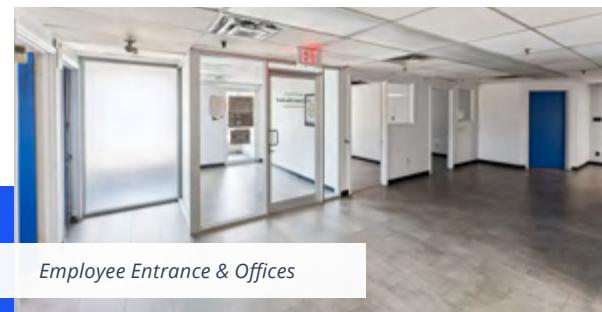
Vacant
Possession on Closing



Prominent Frontage on Guelph Street



Truck Level Shipping



Employee Entrance & Offices



Exterior Yard

Property Profile

Municipal Address 346 Guelph Street, Georgetown

Building Size 90,310 SF

Office Area 9,025 SF

Lot Size 5.66 acres

Clear Height 14' - 18'

Shipping 5 truck level doors, 2 drive-in door

Zoning EMP1 - Urban Employment Zone

Official Plan General Employment Area, town of Caledon is currently preparing a Secondary Plan for Guelph Street

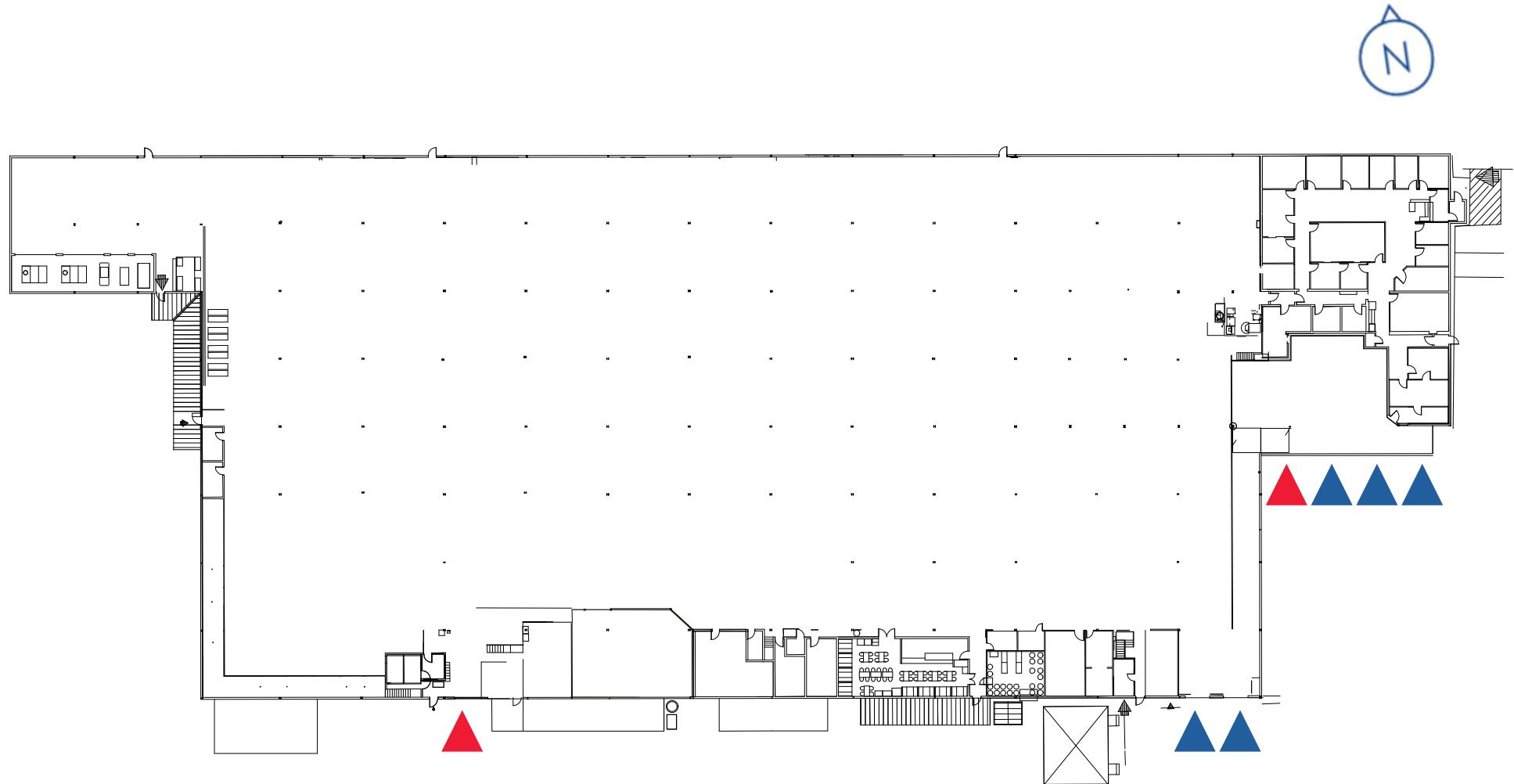
Year Built 1956, with additions in 1961 and 1962

Site Dimensions 650' fronting on Guelph Street
383' depth

Asking Price \$17,971,690

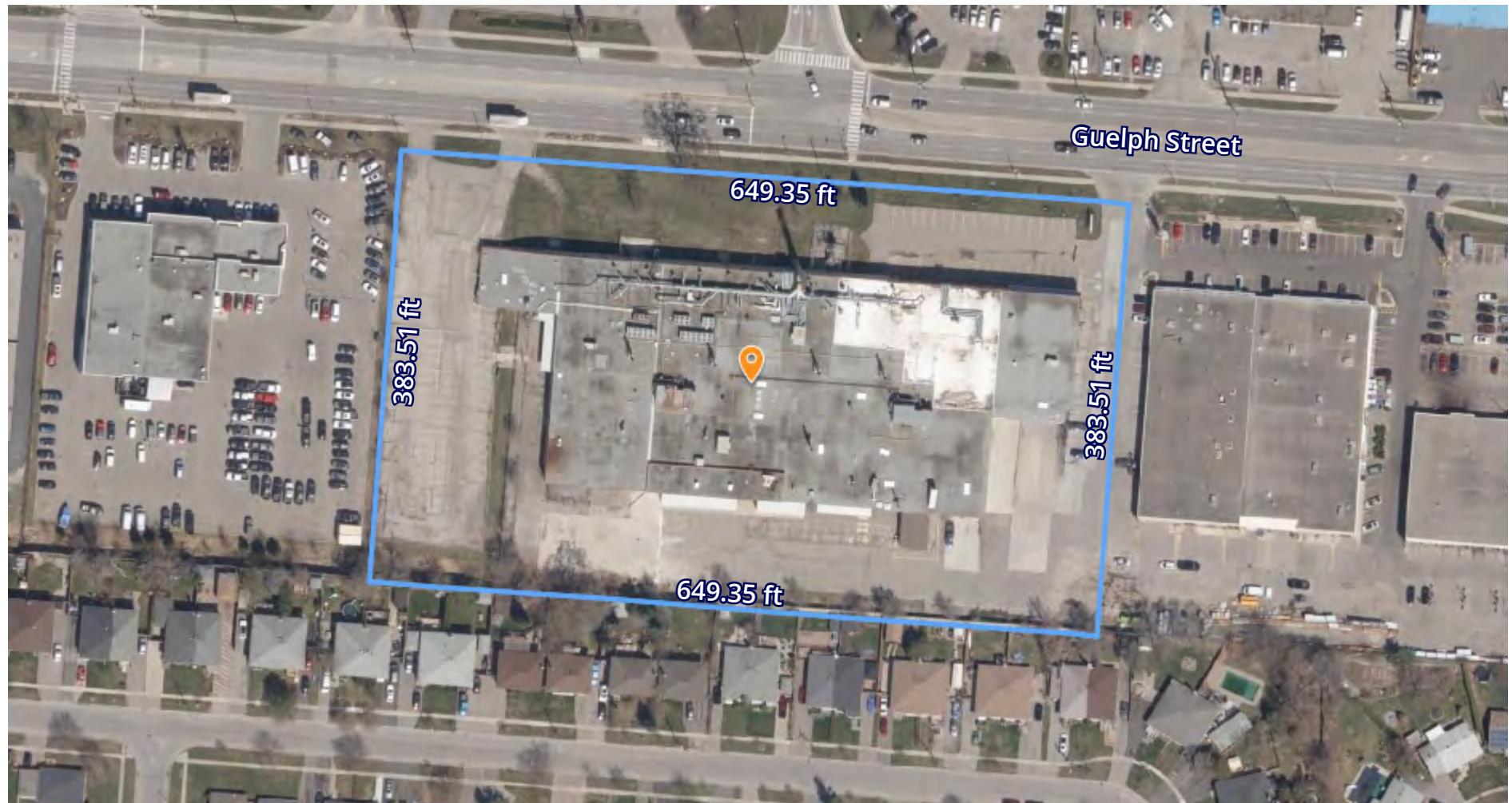


Floor Plan

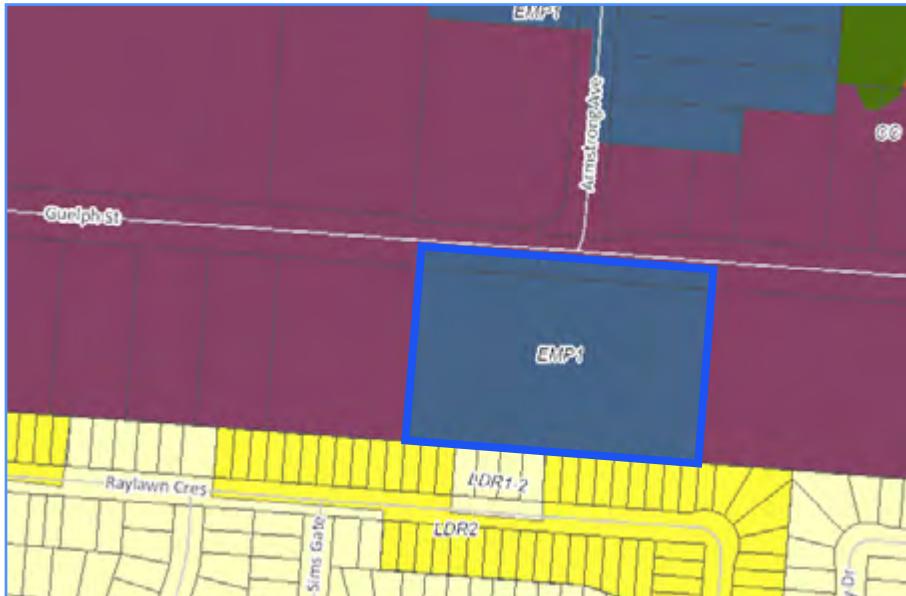


▲ Truck Level Shipping Door
▲ Drive-in Shipping Door

Site Dimensions



Planning Profile



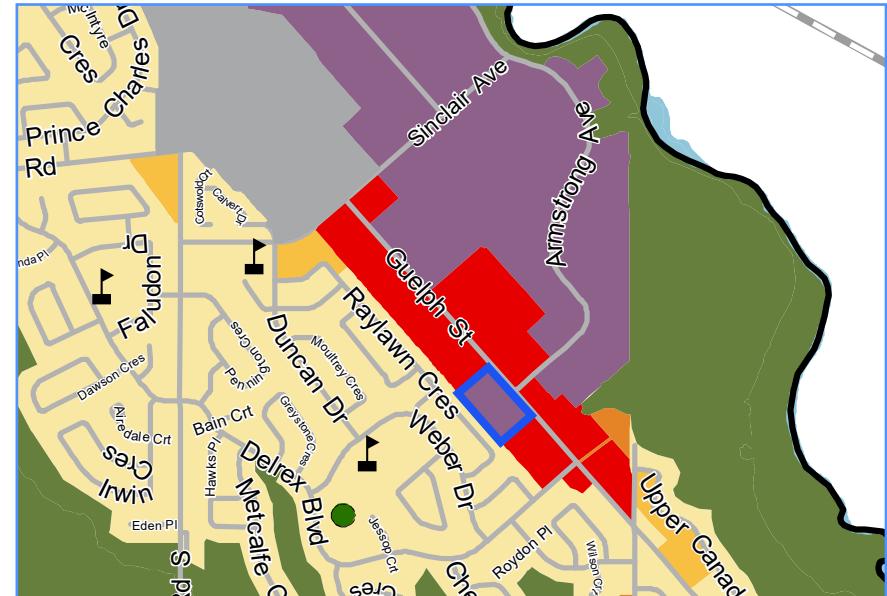
Zoning Permitted Uses

- Aggregate Transfer Stations (Under Appeal)
- Banquet Halls
- Body Rub Establishments
- Business Offices
- Bulk Storage Facilities
- Cannabis Facility
- **Commercial Fitness Centre**
- **Commercial Self Storage Facility**
- Concrete Batching Plants (Under Appeal)
- Contractor's Establishments (Under Appeal)
- Day Nurseries
- Emergency Service Facilities

EMP-1 Urban Employment Zone

- **Industrial Uses**
- **Motor Vehicle Body Shops**
- **Motor Vehicle Repair Establishments**
- **Outdoor Storage, Accessory**
- Outdoor Storage Uses (Under Appeal)
- Printing and Photocopy
- Private Clubs
- Retail Stores, Accessory
- Schools, Commercial
- Schools, Private
- **Service Shops**
- **Transport Terminals**

[Link to Zoning By Law](#)



Town of Halton Hills Official Plan Land Use

Urban Areas

Yellow	Civic Centre Area
Orange	Major Institutional Area
Red	General Employment Area
Dark Purple	Trafalgar Road Redevelopment Area
Light Purple	Future Residential/Mixed Use Area
Grey	Downtown Area (See Schedule H7-1 Downtown Georgetown)
Dark Grey	Community Node Area (See Schedule A5)
Grey	GO Station Area (See Schedule H3-2)
Gold	Vision Georgetown Area - See Section H6

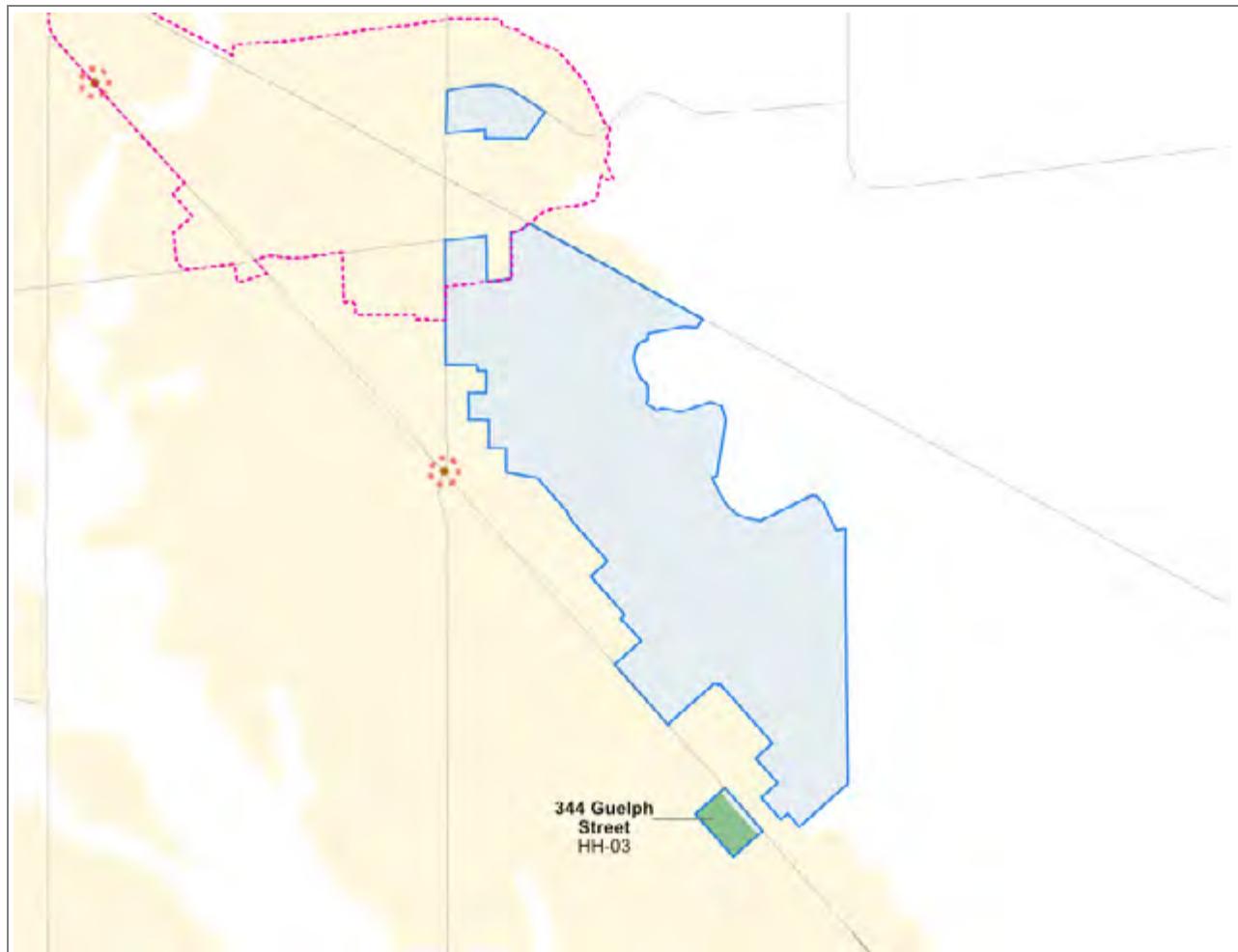
[Link to Official Plan](#)

Planning Profile

Halton Region Official Plan

Final Assessment Recommendations – Mapping, Town of Halton Hills (Georgetown)

Legend	
<u>Conversion Requests</u>	
	Supported
	Not Supported
<u>Designation / Overlay</u>	
	Existing Employment Areas
	Existing Urban Area
<u>Strategic Growth Areas</u>	
	MTSA Boundary
	Secondary Regional Node

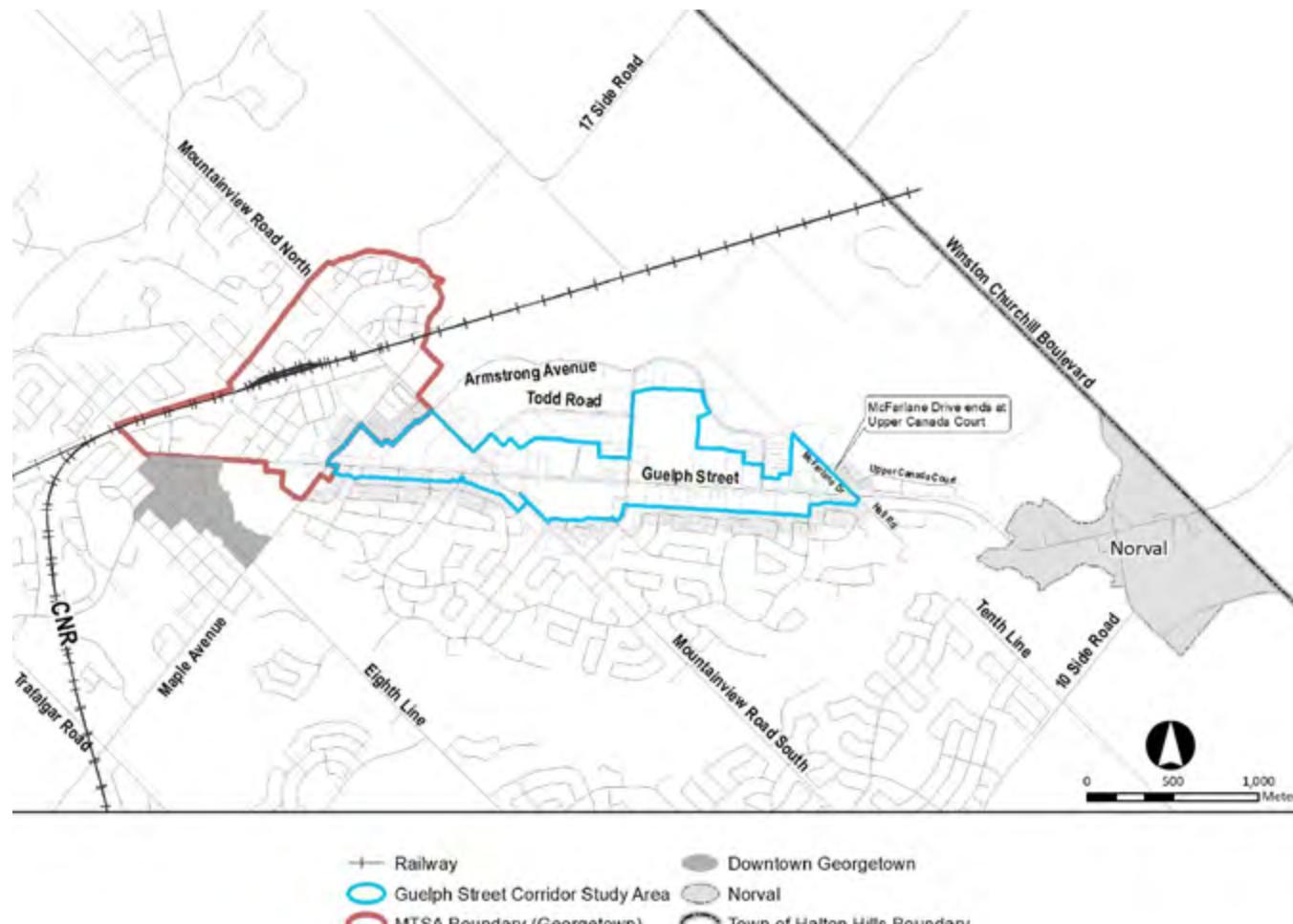


Link to Halton Existing Employment Area
Delineation Reccomendations

Guelph Street Corridor Secondary Plan

The Town of Halton Hills is preparing a Secondary Plan for Guelph Street Corridor to help guide the development of a land-use policy that will incentivize redevelopment and intensification in the area. When developing the secondary plan, staff will focus on ensuring appropriate transitions in height, massing, and use for surrounding residential and employment areas, as well as the mixed-use developments that will front a re-imagined Guelph Street.

The existing transportation network in the Guelph Street Corridor will also be addressed in the secondary plan. Staff aim to maintain a comfortable experience for pedestrians and cyclists while respecting the role Guelph Street plays in the movement of goods and commuters in the Town of Halton Hills.

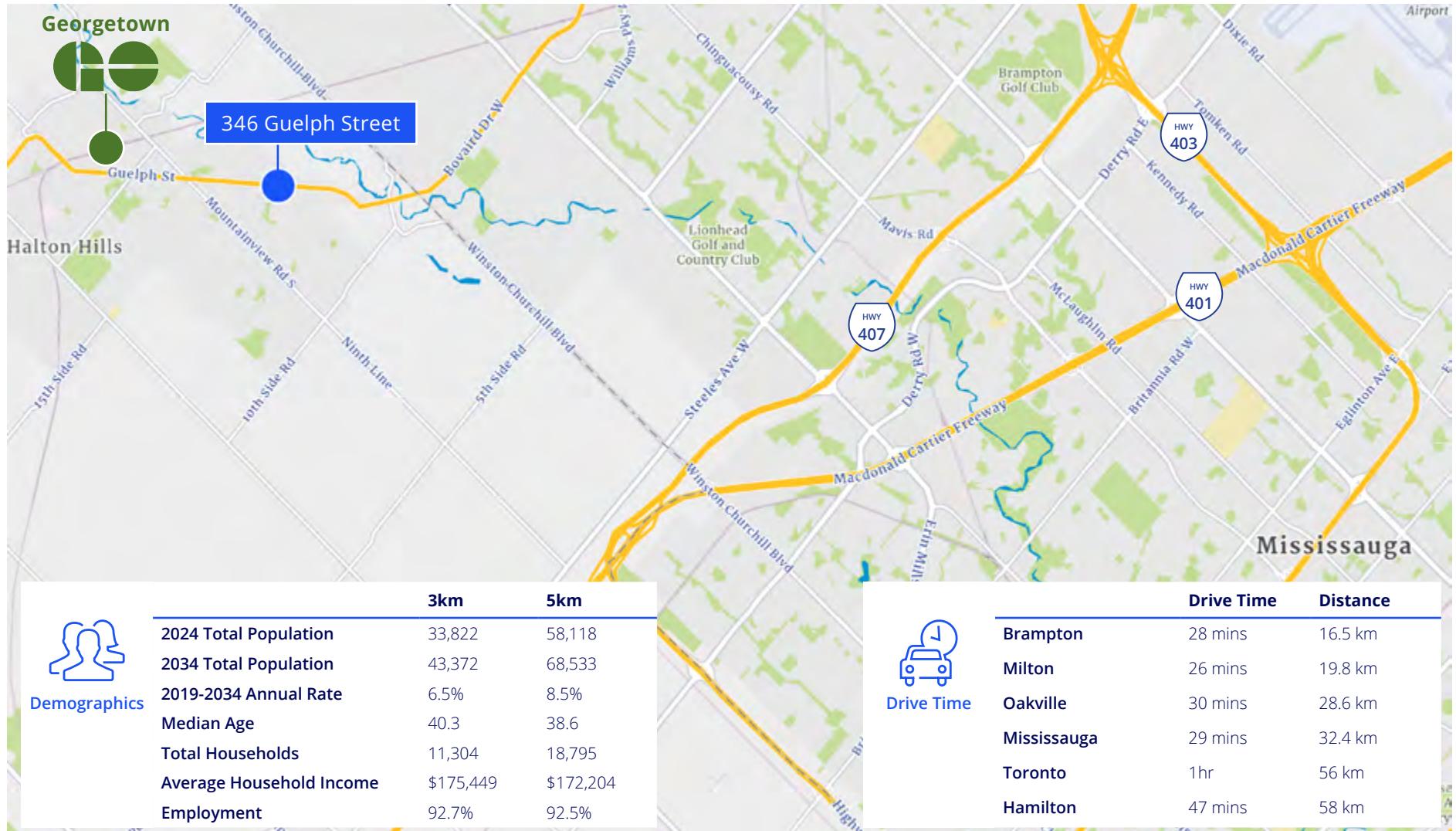


Link to Halton Hills Guelph Street Corridor Secondary Plan Information Page

Local Amenities



Location and Demographics





Interested parties are required to complete a Confidentiality Agreement prior to receiving additional information on this Offering.

Please download and complete the [Confidentiality Agreement](#).

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