

Office | For Lease

CBRE

# Unique Office Opportunity

Office / Medical Office

264 Crawley Road  
Guelph, ON  
[www.cbre.ca](http://www.cbre.ca)

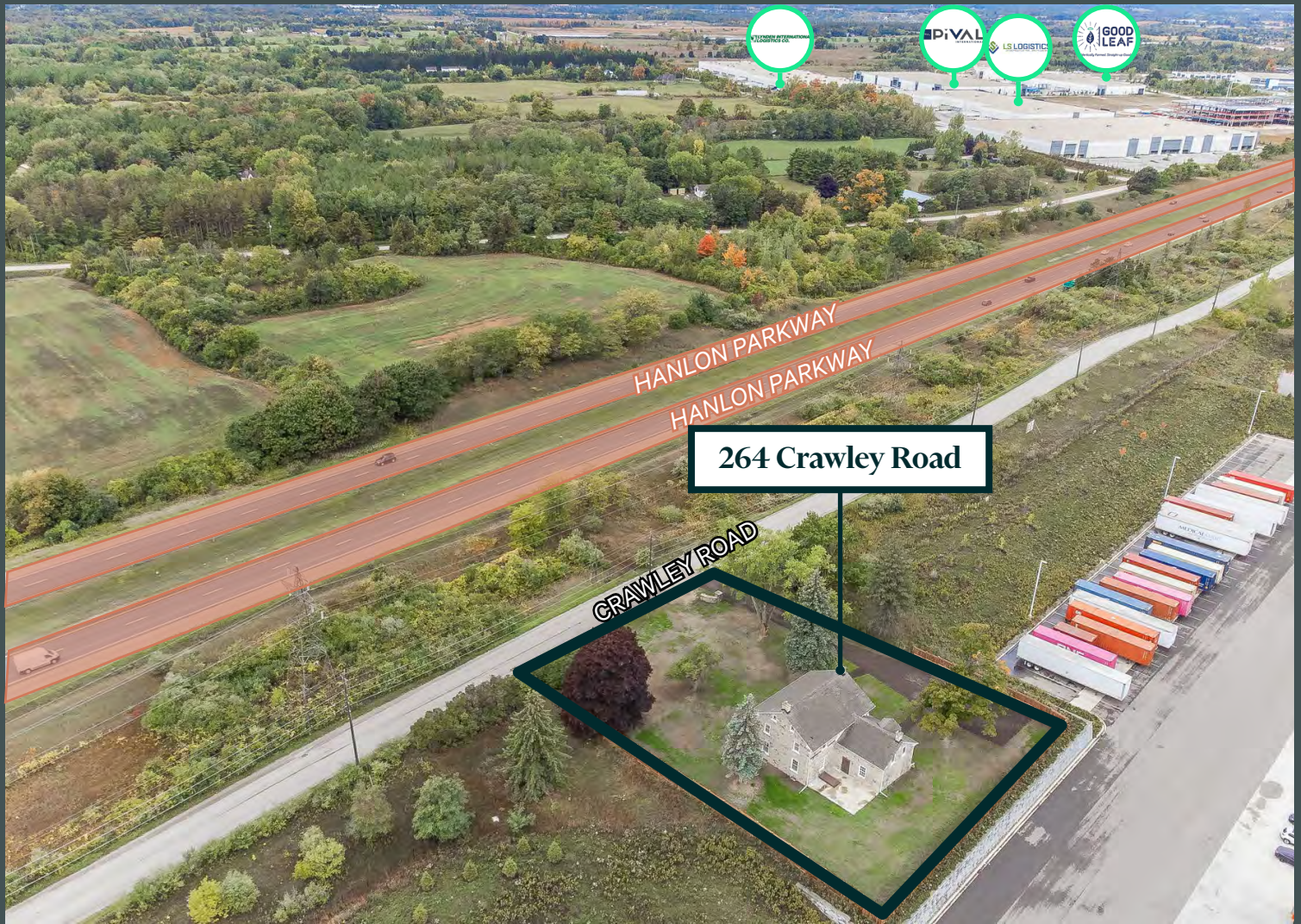




## Rare Office Lease Opportunity

264 Crawley Road | Guelph, ON

For Lease



# Great Exposure from the Hanlon

## Stone Office Building

Historic home, renovated and rezoned ready for an office or medical office user. The Crawley farmhouse – once known as “Willowgrove” and more recently as Glencal Acres – is an iconic 3,032 SF vernacular two-storey, neo-classical structure built with coursed limestone and granite fieldstone, positioned on 0.46 Acres. Strategically located in the south end of Guelph with exposure and easy access to the Hanlon, the secure, fenced in site offers plenty of parking for staff and clients. Site improvements include; re-shingled roof, exterior stone reparged, new septic system, new oversized municipal waterline, well decommissioned, insulation replaced and more.

### PROPERTY DETAILS

Total Size	±3,032 SF
Lot Size	±0.46 Acres
Zoning	B1
Lease Price	\$20.00 Per Sq. Ft. Net
Additional Rent	\$7.50 Per Sq. Ft.

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# For Lease

# 3K

Total Building Size (SF)

# \$20.00

Lease Price (Net)

## Zoning Permitted Uses

### B1 Allowances

- + Catering Service
- + Cleaning Establishment
- + Commercial School
- + Computer Establishment
- + Medical Office
- + Manufacturing
- + Office
- + Print Shop
- + Repair Service
- + Research Establishment
- + Towing Establishment
- + Tradesperson's Shop
- + Trucking Operation
- + Warehouse

[Click to view full zoning information](#)

## Building Improvements

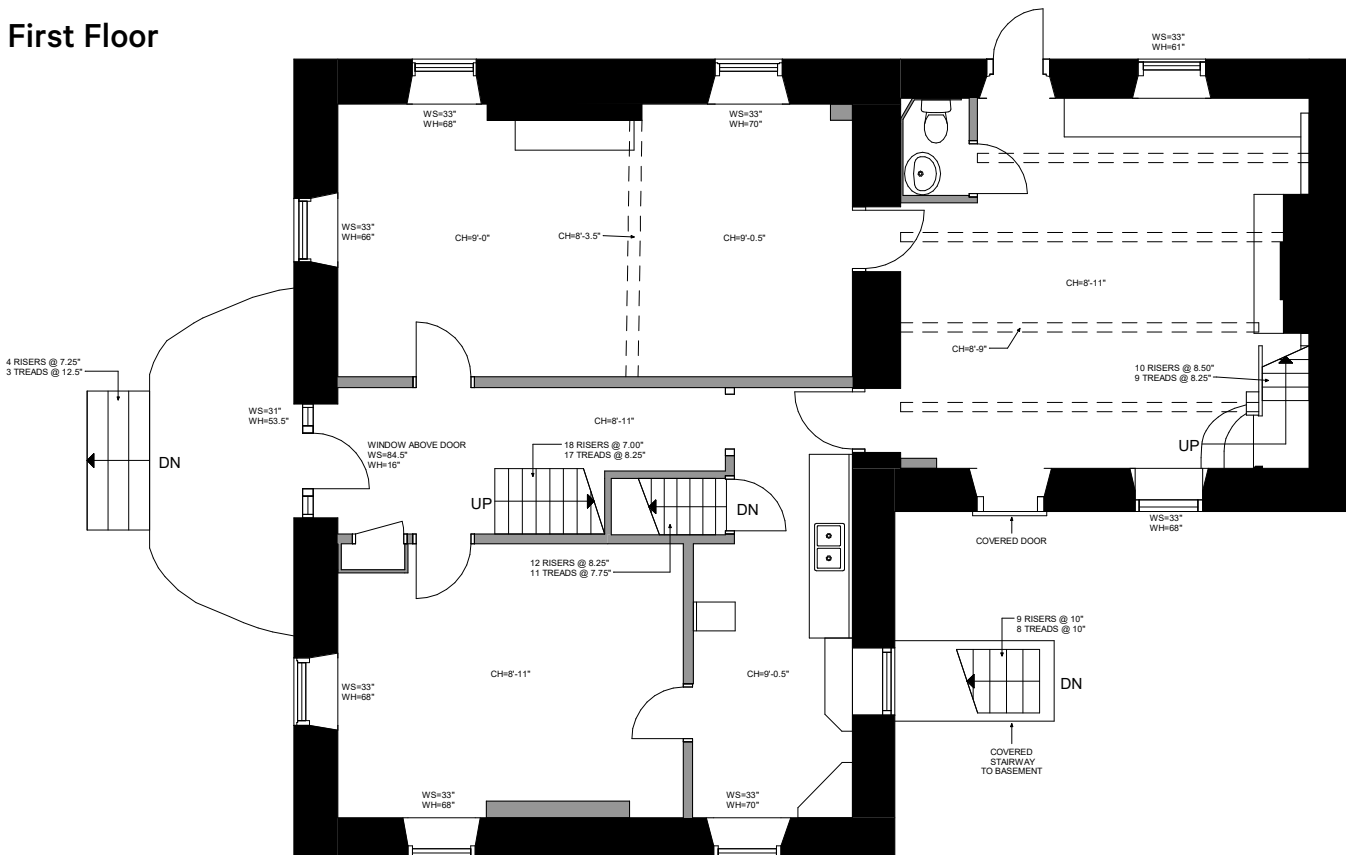
- + Roof Re-Shingled
- + Re-Parging Of Exterior Stone
- + New Septic System
- + New Waterline
- + Landscaping
- + Decommission Well
- + Replace Insulation
- + Interior Cleanup And Carpets
- + Exterior Painting

# 1KM

To Highway #6 (Hanlon Parkway)

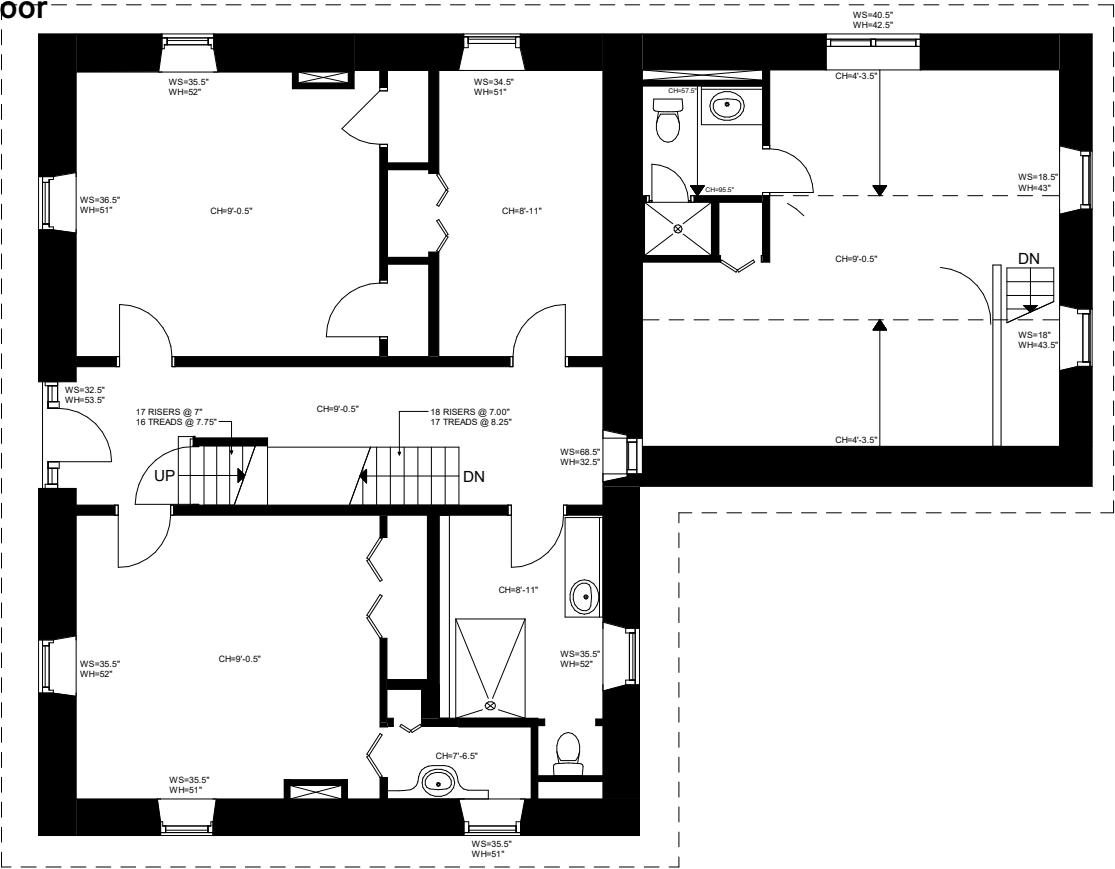
## Floor Plans

### First Floor

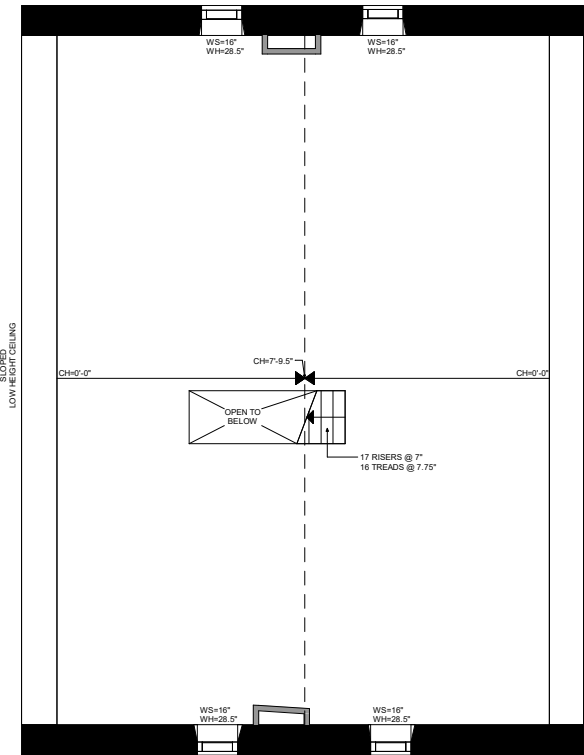


Floor Plans

Second Floor



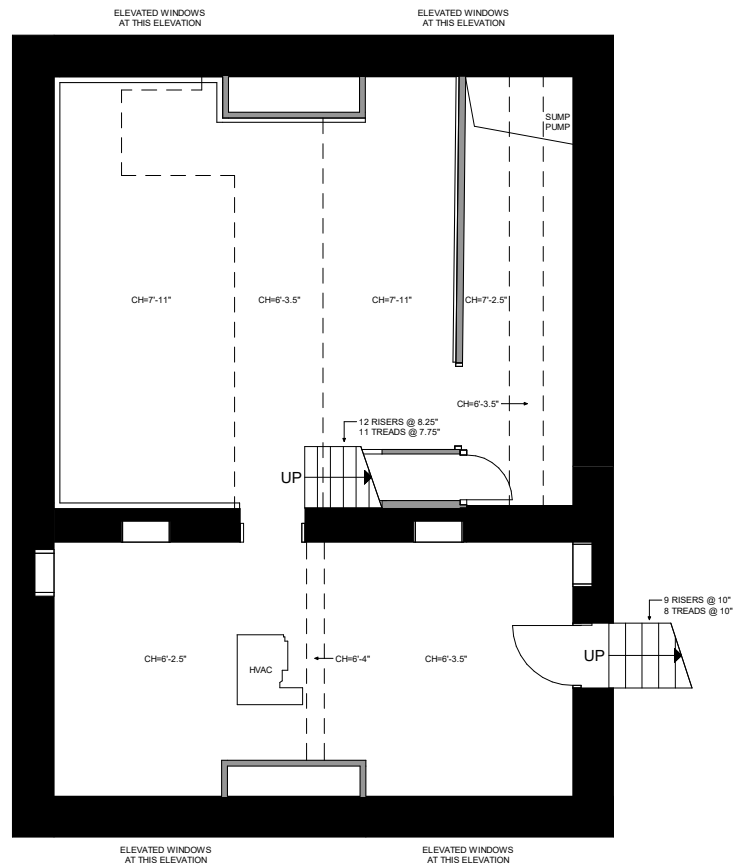
Third Floor





## Floor Plans

### Basement





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## Contact Us



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