



For Sale

1453 Gordon Street, Guelph

Extremely rare owner / user opportunity
Acquire a freestanding, multi-tenanted asset in Guelph's busy south end. The site totals over 7,500 sf across three floors and has elevator connectivity to each.

Historically, the site has housed professional office and medical businesses, but mixed office commercial zoning allows for a wide array of office, medical and retail oriented uses. With approximately 2,800 sf vacant now and the potential of an additional 1,800 sf available in 2025, allows for an excellent opportunity for owner-user purchases. Reach out to listing agents for additional details.

\$3,120,000 Asking price



7,566 sf
Building size



0.392 acres
Lot size



140.70 feet
Frontage on Gordon



MOC
Zoning



Common onsite
Parking



At property
Guelph transit



Building & pylon
Signage



\$43,341.35
Taxes (2023)

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