546 Governors Road
Guelph, ON
Outdoor Storage

MALCOLM ROAD

GOVERNORS ROAD

3 Acres

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LAND & INVESTMENT GROUP

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Guelph, ON

MALCOLM ROAD

GOVERNORS ROAD

3 Acres

Location	546 Governors Road, Guelph, ON
Size (Sq. Ft.)	3 acres of Outdoor Storage – L Shaped – Side/Back of Bldg
Zoning	B (Industrial) Trucking Operation and Outdoor Storage Permitted
Landlord	1246643 Ontario Inc. O/A Macdonell Properties
Asking	$11,000 for 3 acres/month
TMI (2024)	$0.00

546 Governors Road
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MALCOLM ROAD
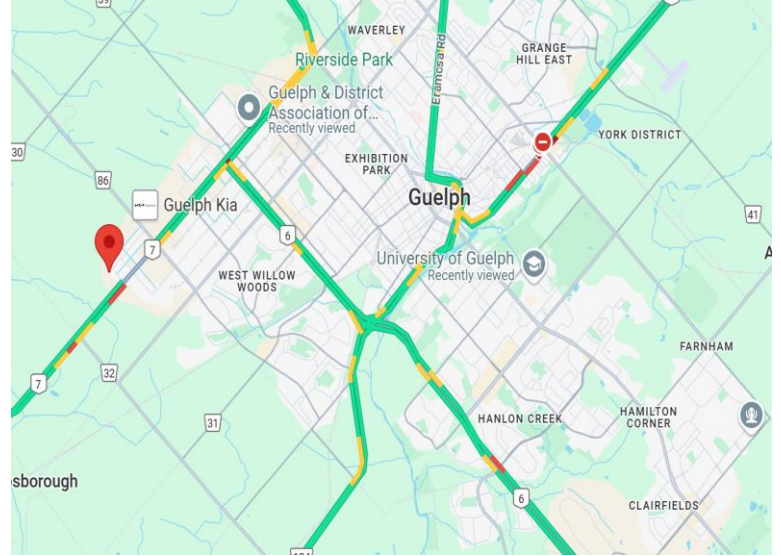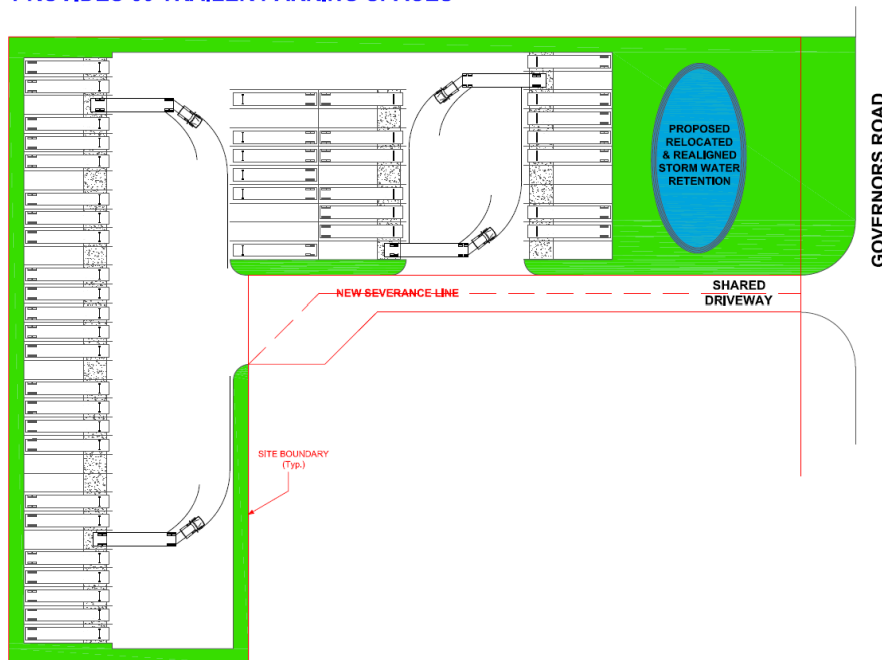
GOVERNORS ROAD

Can Accommodate Up to 60 Trailers

546 GOVERNORS ROAD SITE
TRAILER PARKING CONCEPT - OPTION A
PROVIDES 60 TRAILER PARKING SPACES

Storage Available for Trucking Operation – Dry Van, Reefer and Flat Bed Storage
546 Governors Road, Guelph, ON
Outdoor storage available for up to 60 trailers (Dry Vans, Reefers, Flat Beds) on a 3 acre parcel of land adjacent to the building at 546 Governors Road, Guelph. Can be leased separately or with the building (each the building and the land lease are priced separately.) Situated close to Highways 6 and 7, this property is ideal for a trucking operation requiring outdoor storage for dry vans or other equipment.
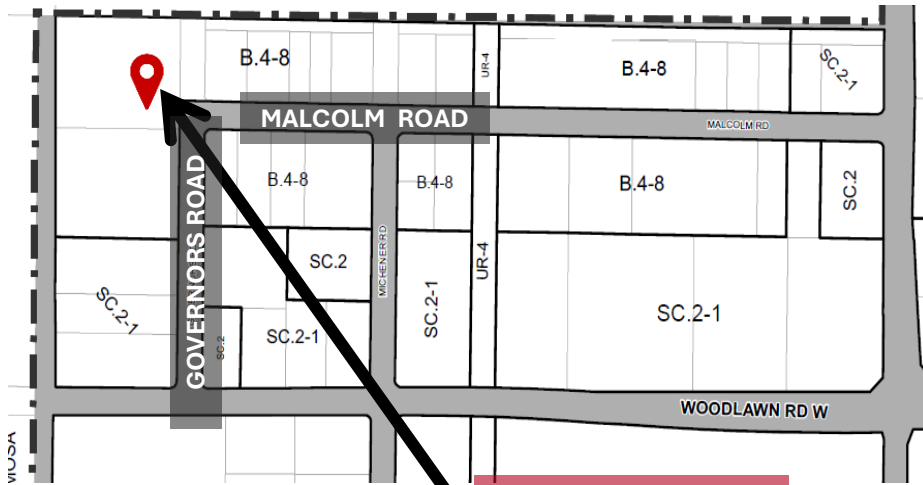
Property will be prepared by the landlord including laying and rolling crushed gravel and building a fence around the perimeter of the storage area. Tenant is responsible for snow removal on site. There is no extra TMI charged for the land lease.

ZONING BY-LAW
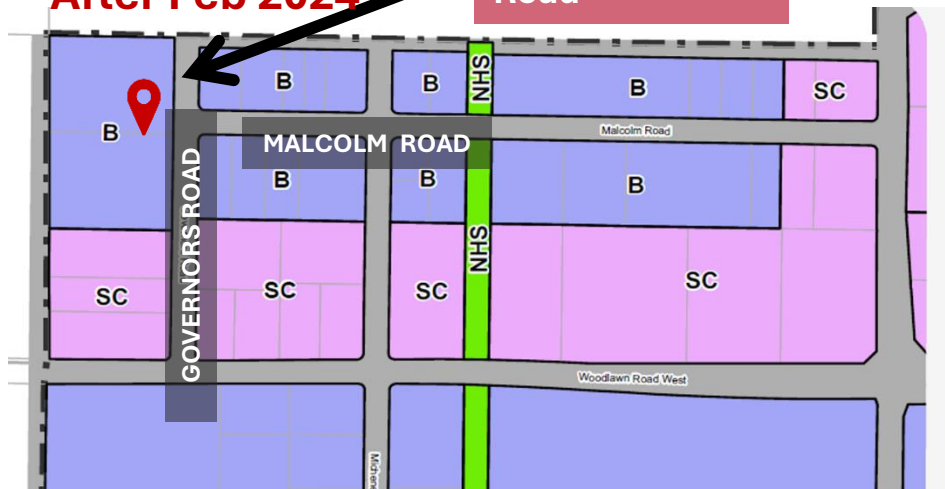## Before Feb 2024

After Feb 2024

546 Governors Road

B – Industrial Zoning
Permitted Uses:
(a) Animal boarding
(b) Cleaning establishment
(c) Computer establishment
(d) Contractor's yard
(e) Food vehicle
(f) Major equipment supply and service
(g) Manufacturing
(h) Print or Publishing establishment
(i) Repair service
(j) Research and development establishment
(k) Tradesperson's shop
(l) Trucking Operation
(m) Warehouse
(n) Accessory Use
(o) Outdoor display and sales area
(p) Outdoor storage area
(q) Community Center
(r) Drive-through facility
(s) Financial establishment
(t) Office
(u) Restaurant

The B.4-8 zoning historically regulated industrial uses like manufacturing, storage and truck operations with specific restrictions on outdoor storage and building heights. As part of Guelph's broader effort to align zoning with its Official Plan and Provincial policies, a comprehensive review began in 2019. This led to the approval of a new Zoning Bylaw in April 2023, which came into effect February 2024, ensuring zoning designations reflect modern development practices and provincial guidelines.
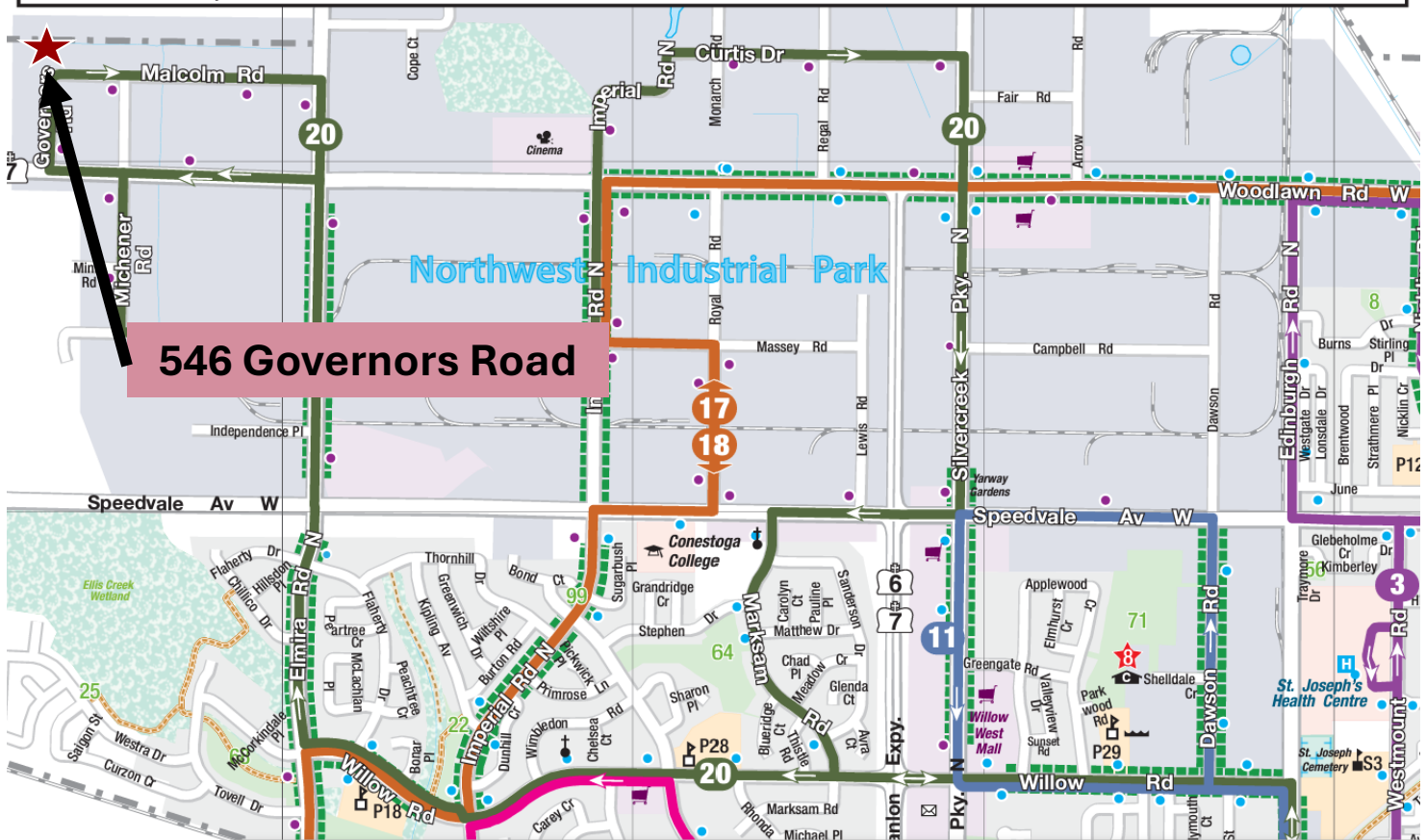
546 Governors Road
TRANSIT MAP - MILTON

Guelph Transit Routes

- 1 Edinburgh College
- 2 College Edinburgh
- 3 Westmount
- 4 York
- 5 Goodwin
- 6 Ironwood
- 7 Niska
- 8 Janefield
- 9 Waterloo
- 10 Paisley
- 11 Silvercreek
- 12 Delhi
- 13 Eastview
- 14 Grange
- 15 College
- 16 Southgate
- 17 Woodlawn Watson
- 18 Watson Woodlawn
- 19 Hanlon Creek
- 20 Northwest Industrial
- 99 Mainline

Bus Stop location with hard surface

Bus Stop location without hard surface

Multiple Routes

Direction of Travel

546 Governors Road
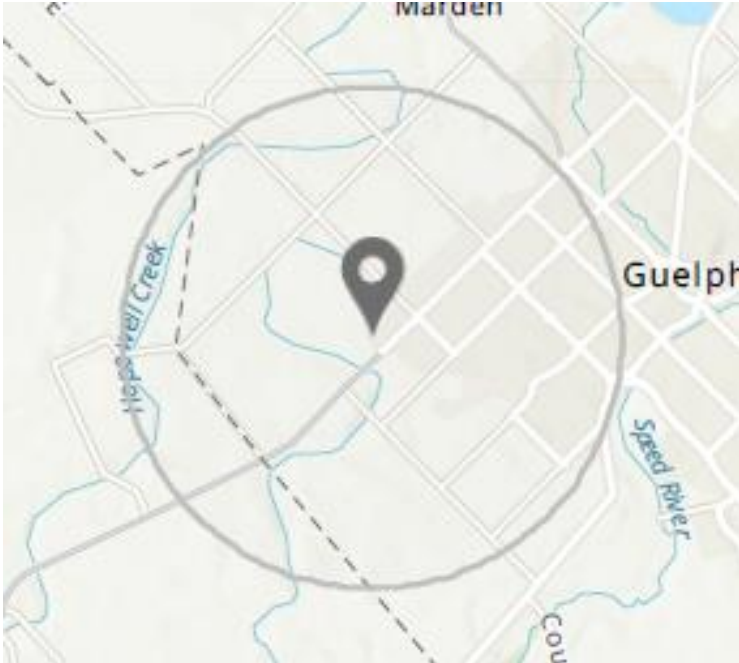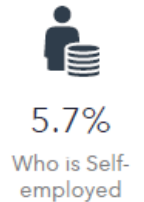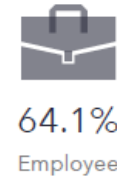
EMPLOYMENT

7.8% — Labour Unemployment

64.1% — Employee

5.7% — Who is Self-employed

INDUSTRIES

41.6% — White Collar

35.3% — Blue Collar

23.1% — Services

36,695 — Population

13,556 — Households

2.7 — Avg Number of Persons

39.2 — Median Age

CA$95,131 — Median Household Income

59.9% — Households Owned
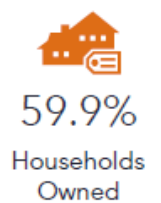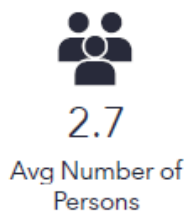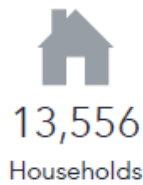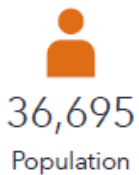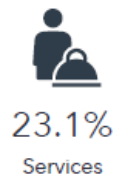
Guelph, Ontario, is a vibrant and growing city with a population of about 143,000, located 100 kilometers west of Toronto. The population within a 5 km radius around the subject property is 36,695. The City attracts families, professionals, and students, thanks to its youthful population and the presence of the University of Guelph. The median age is 38.9 years, and over 70% of residents hold post-secondary degrees.

Guelph's economy is diverse, driven by key industries such as manufacturing, education, agriculture, and technology. The city boasts a low unemployment rate of 3.9%, which is significantly lower than the Canadian national average of 5.7%. Additionally, the median household income in Guelph is approximately $95,311, higher than the national average of about $75,500. Culturally, Guelph is diverse, with a steadily growing immigrant population, although the majority of residents are of European descent. The city offers a balanced lifestyle, blending urban amenities with a small-town feel, making it an attractive destination for living, working, and studying.