



2.5 ACRES FOR SALE

Prime South-End Corridor 1373 Gordon Street, Guelph, ON

Asking Price **\$ 5,200,000** **Price Improvement!**

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Property Overview

1373 Gordon Street Guelph, Ontario.

Positioning

1373 Gordon Street is a high-visibility, south-end property poised to become a neighbourhood anchor along Guelph's primary north-south corridor. City council has approved a seven-storey, mixed-use plan here—99 purpose-built rental suites above ground-floor retail and office—creating a daily-needs hub that serves residents, students, and commuters alike.

Steps from the Gordon & Vaughan transit stop, the site sits directly on Guelph Transit's Route 99 Mainline to the University Centre and Guelph Central Station, offering frequent, all-day connectivity without a car.

Just south along the corridor, the established Gordon/Clair community mixed-use node (Pergola Commons, Clair Marketplace and more) concentrates grocery, fitness, services, and dining—an amenity base that underpins strong, year-round demand.

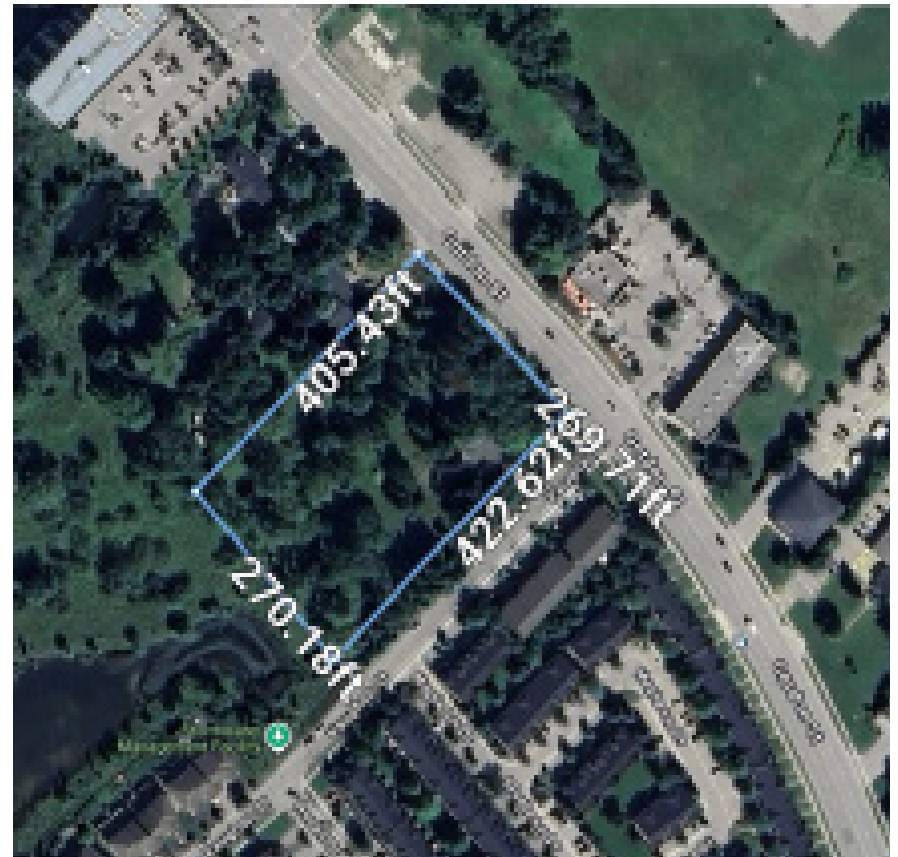
With its arterial exposure, front-door transit, and an approved program that blends retail convenience with modern rental living, 1373 Gordon Street is ideally positioned to capture the growth of Guelph's south end and the steady housing needs of the nearby University of Guelph market.

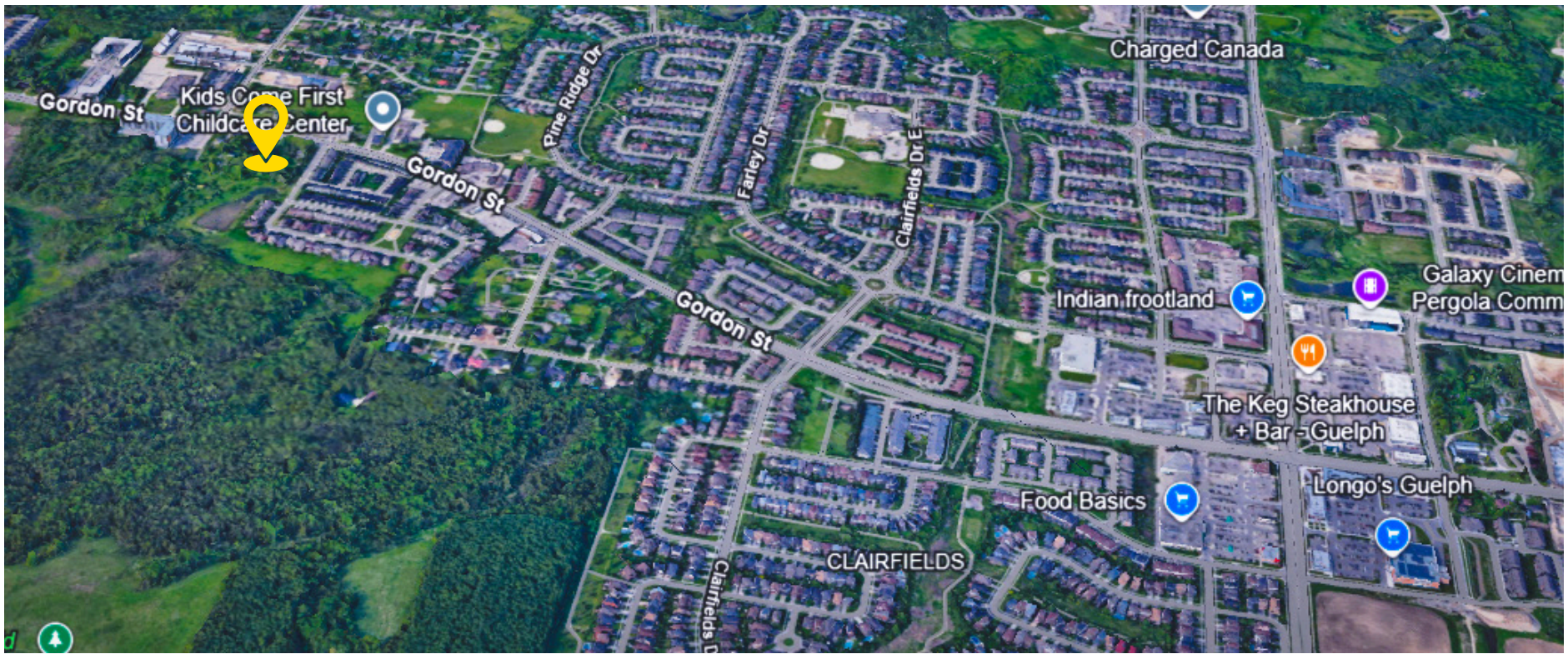


Zoning & Use Positioning

NC-14 refers to a "Specialized Neighbourhood Commercial" zoning designation in Guelph. It's not a standard zone but a site-specific variant tailored for particular mixed-use developments.

In a recent approved development on Gordon Street, the property was rezoned from Residential Single Detached (R.1B) to NC-14 to facilitate a mixed-use project.







Location Overview

Location Overview — 1373 Gordon Street, Guelph, Ontario



1373 Gordon Street is embedded in a high-visibility, transit-served, amenity-rich node that draws students, families and professionals—ideal for daily-needs retail and modern rental housing.

Prime south-end corridor. The site fronts Gordon Street—Guelph’s primary north–south arterial—linking the University district and downtown to the rapidly growing south end and city limits.

Transit at the door. Gordon is the spine of Guelph Transit Route 99 (Mainline), providing direct, all-day service between the University Centre and Guelph Central Station, with stops at Gordon & Clair a short walk away.



Everyday amenities concentrated at Gordon & Clair. The property sits by the Gordon/Clair Community Mixed-Use Node, which includes retail centres on all four corners (Clairfield Commons, Pergola Commons, Clair Marketplace and the northeast plazas). The node totals ~437,000 sq ft of retail—grocery, dining, fitness, services—and community facilities such as the Westminster Library branch; Galaxy Cinemas and LCBO are also nearby.



The area features sidewalks and on-street bike lanes on both Gordon Street and Clair Road, connecting south-end neighbourhoods with the University of Guelph. Quick connection west to the Hanlon Expressway (Highway 6) and on to Highway 401, with ongoing MTO upgrades improving the corridor.

Planning context. Council has supported intensification along Gordon; for this block specifically, a 7-storey mixed-use proposal with 99 rental units at 1373–1389 Gordon received council approval in June 2023, reinforcing the area’s mixed-use character.



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