

# 8

# Macdonell Street

## Guelph, Unit 200A



**ED PENWARDEN, CFA**

Sales Rep Investment & Leasing

**D: (416) 318-9841**

**E: [epenwarden@land-investmentgroup.ca](mailto:epenwarden@land-investmentgroup.ca)**

Royal LePage – Commercial Division

8854 Yonge St

Richmond Hill, ON L4C 0T4

[www.land-investmentgroup.ca](http://www.land-investmentgroup.ca)

# 8

# Macdonell Street Guelph, Unit 200A



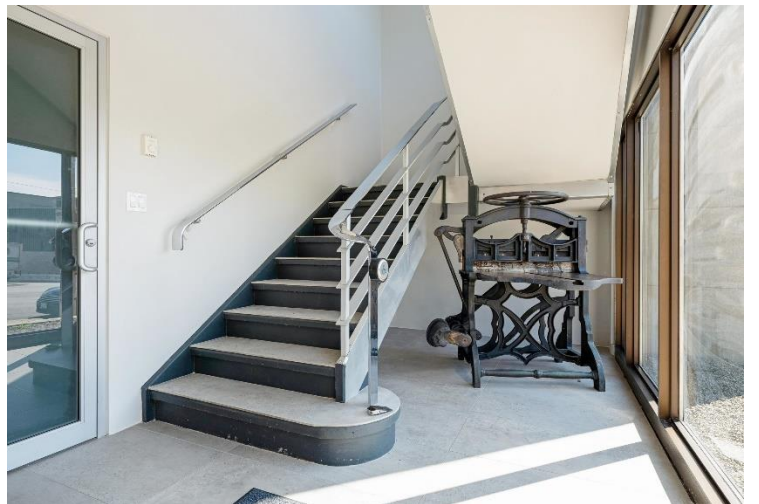
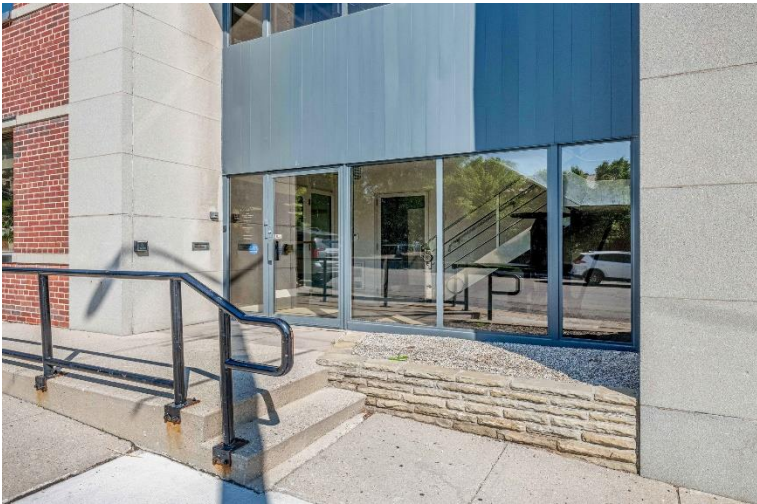
<b>Location</b>	<b>8 Macdonell Street Guelph, Unit 200A</b>
<b>Size</b>	<b>1,874 Sq. Ft.</b>
<b>Parking</b>	<b>10 Parking Spaces</b>
<b>Internet</b>	<b>Fibre Optic/Rogers</b>
<b>Zoning</b>	<b>Downtown 1 (D.1-1)</b>
<b>Asking</b>	<b>\$18.00 Net</b>
<b>TMI (2024)</b>	<b>\$11.34</b>
<b>Features</b>	<b>2<sup>nd</sup> Floor Unit</b>



# 8

# Macdonell Street

## Photos



# 8

# Macdonell Street

## Guelph, Unit 200A

### 8 Macdonell: Where Guelph's Past Inspires Your Business's Future



Originally constructed in the 1870s, 8 Macdonell Street is a cornerstone of Guelph's downtown heritage. Known historically as the Mercury Building, it once housed the Guelph Mercury, one of the city's oldest and most influential newspapers.

### Thoughtful restorations preserve its distinctive façade while offering contemporary efficiencies.

Situated in the heart of downtown Guelph, 8 Macdonell places you steps from shops, art galleries, and professional services. The area's restaurants, cafés, and green spaces are ideal for quick meals, casual client meetings, and breaks. With Guelph Central Station and GO close by, commuting by bus or train is easy. The Ontario Superior Court of Justice and independent law firms are a short stroll away, streamlining administrative tasks.

Amenities enhance the experience: 10 allocated on-site parking spaces—rare in a central location—ensure easy access for employees and visitors. The Mercury Building's blend of history and modernity suits tenants who value both character and accessibility. Boutique law firms, accounting practices, marketing agencies, tech start-ups, creative studios, and wellness practices will feel at home here.

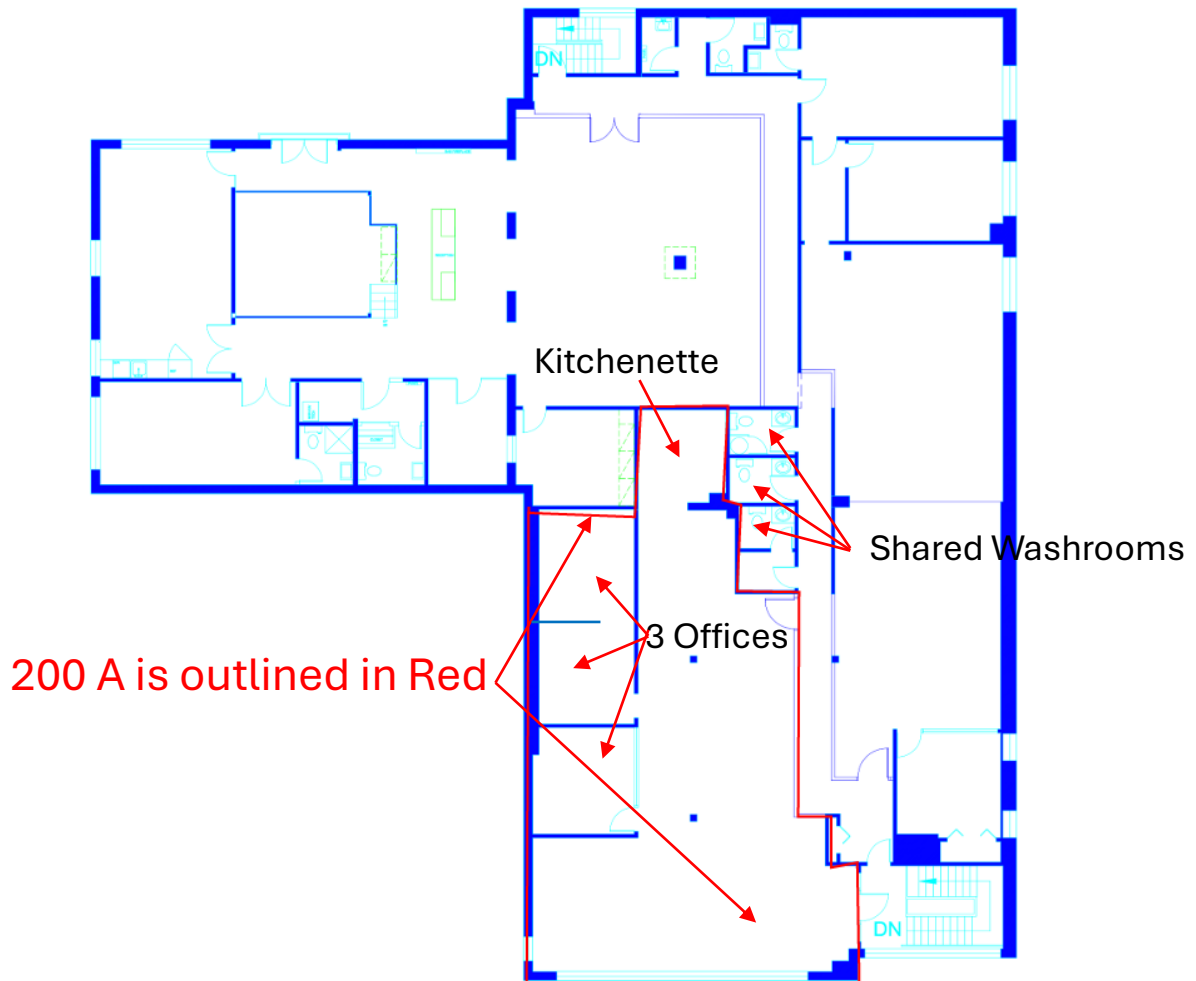
In short, 8 Macdonell Street offers an unmatched combination of location, style, and convenience—an ideal space for forward-thinking tenants eager to establish their presence in downtown Guelph.

# 8

# Macdonell Street

## Floor Plan

Unit 200A

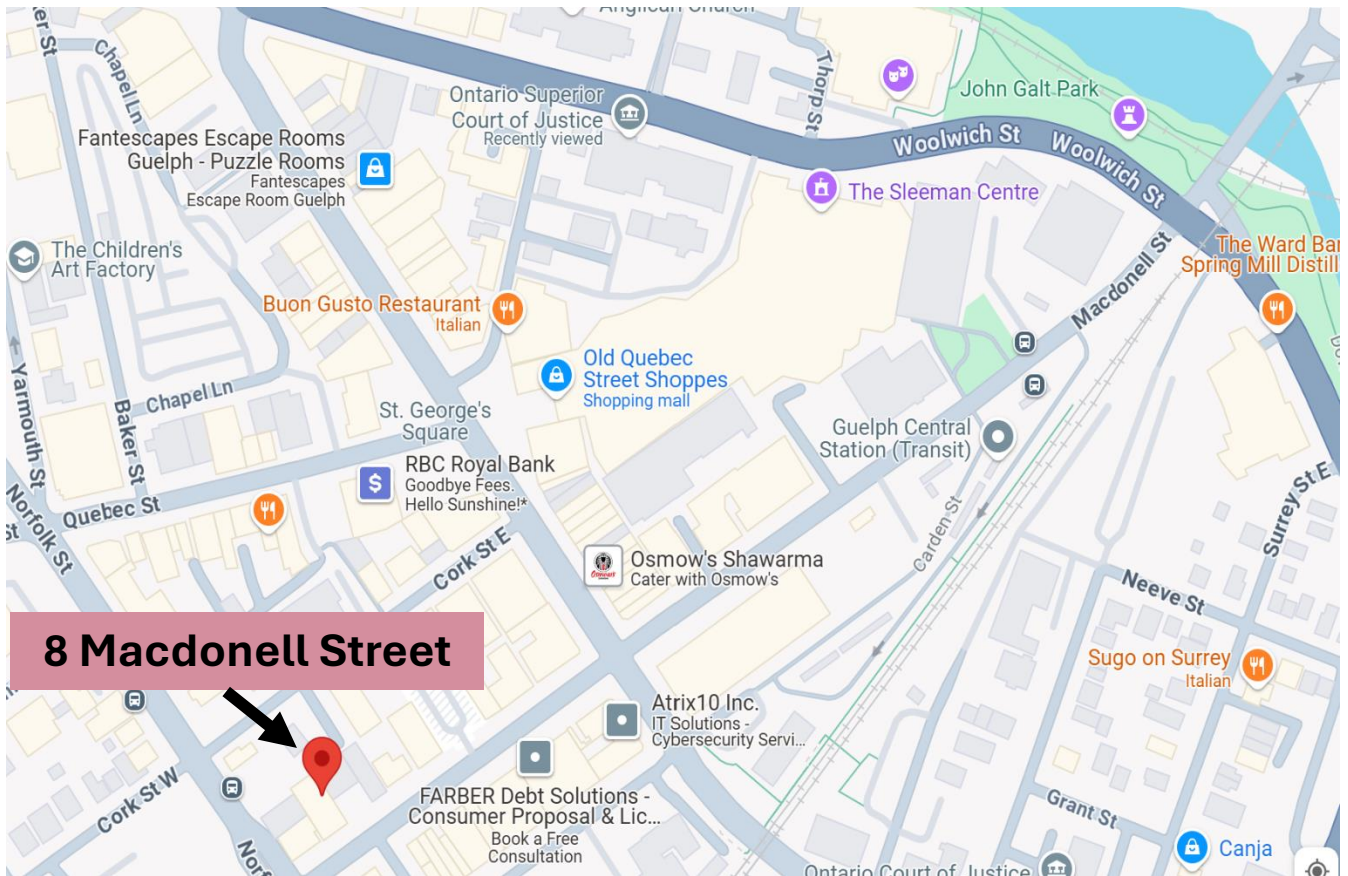


# 8

# Macdonell Street

## Map Location

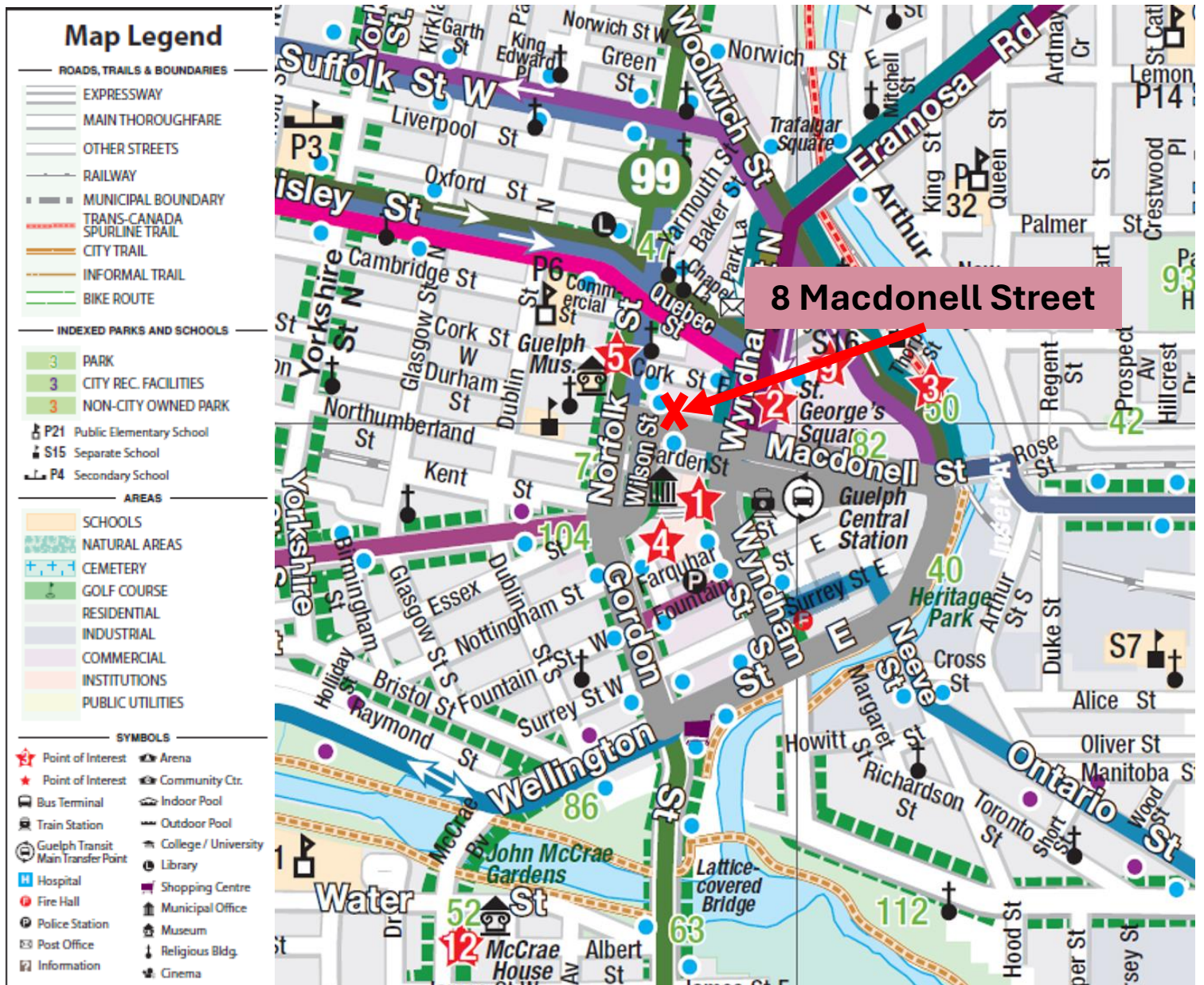
**Situated in the heart of downtown Guelph, 8 Macdonell places you steps from shops, restaurants, cafes, art galleries, professional services and the Ontario Superior Court of Justice**





# 8

# Macdonell Street TRANSIT MAP - GUELPH





# 8

# Macdonell Street

## Demographic/Labour Pool Within 5 kms



### EMPLOYMENT



7.7%

Labour  
Unemployment



60.9%

Employee



11.6%

Who is Self-  
employed

### INDUSTRIES



43.8%

White Collar



16.3%

Blue Collar



39.9%

Services



130,327

Population



51,699

Households



2.5

Avg Number of  
Persons



38.8

Median Age



CA\$97,780

Median Household  
Income



63.0%

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 property is 130,327. 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 \$97,780, 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.

