## Macdonell Street Guelph, Unit 200A

ED PENWARDEN, CFASales Rep Investment & LeasingD: (416) 318-9841E: epenwarden@land-investmentgroup.ca

Royal LePage – Commercial Division 8854 Yonge St Richmond Hill, ON L4C 0T4 www.land-investmentgroup.ca



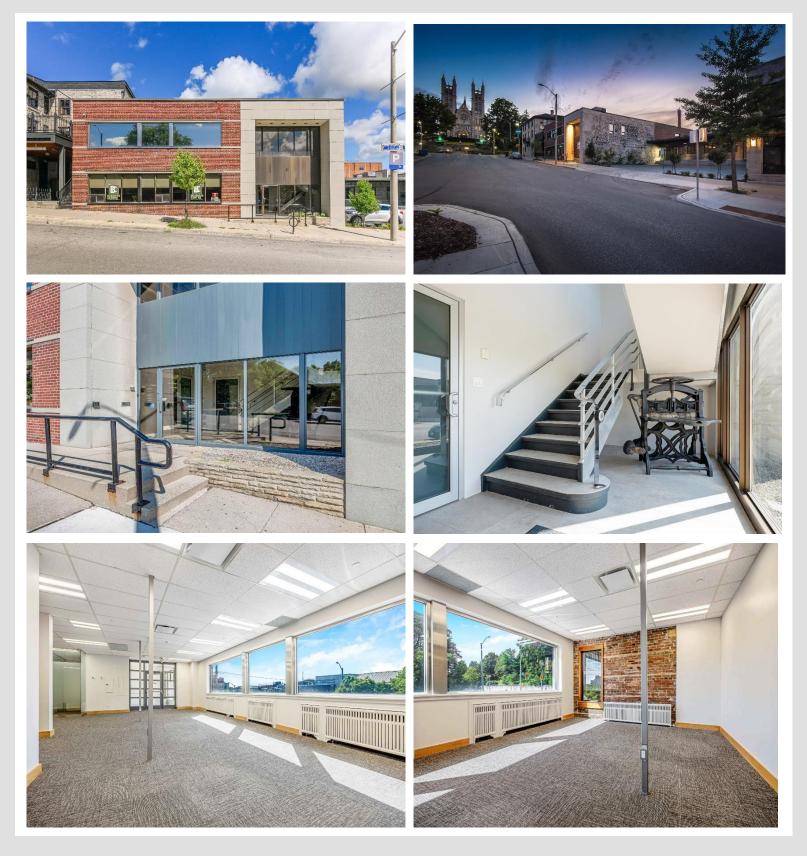
### **Macdonell Street** Guelph, Unit 200A

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



∎

## Macdonell Street Photos





### **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.

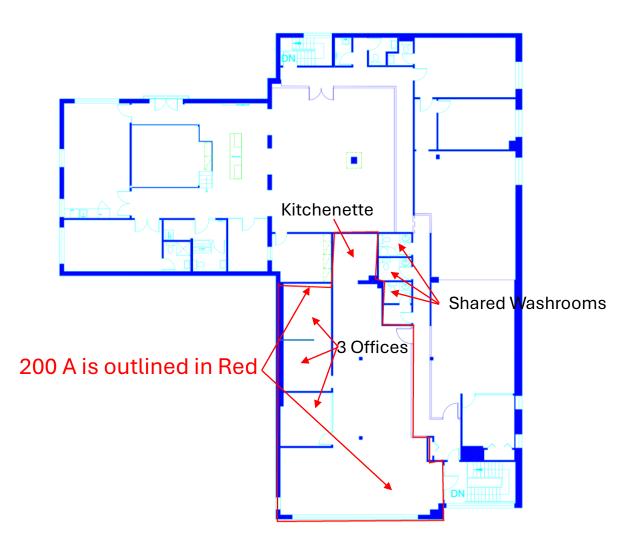
Amenities enhance the experience: 10 allocated on-site parking spaces rare in a central location—ensure easy access for employees and visitors. The Mercury Building's blend of history and modernity suits tenants who value both character and accessibility. Boutique law firms, accounting practices, marketing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

ROYAL LEPAGE®



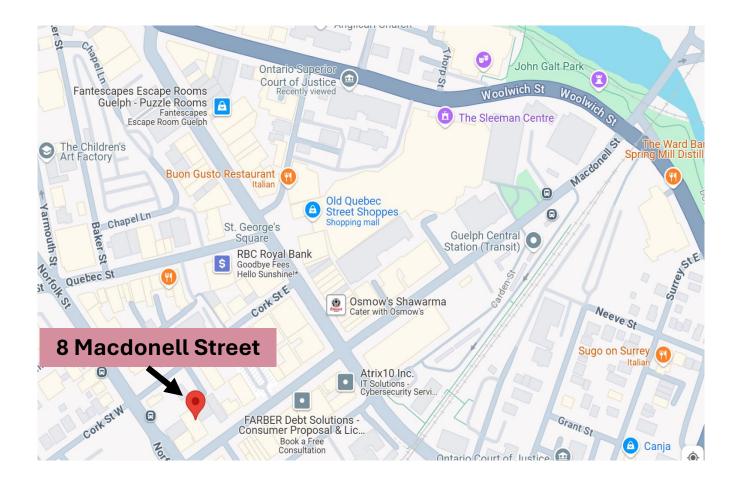
Unit 200A







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





## Buelph, Unit 200A

#### Zoning and Permitted Uses Downtown 1 Zoning (D.1-1)

ZONING BY-LAW #200A – 8 Macdonell Street, Guelph



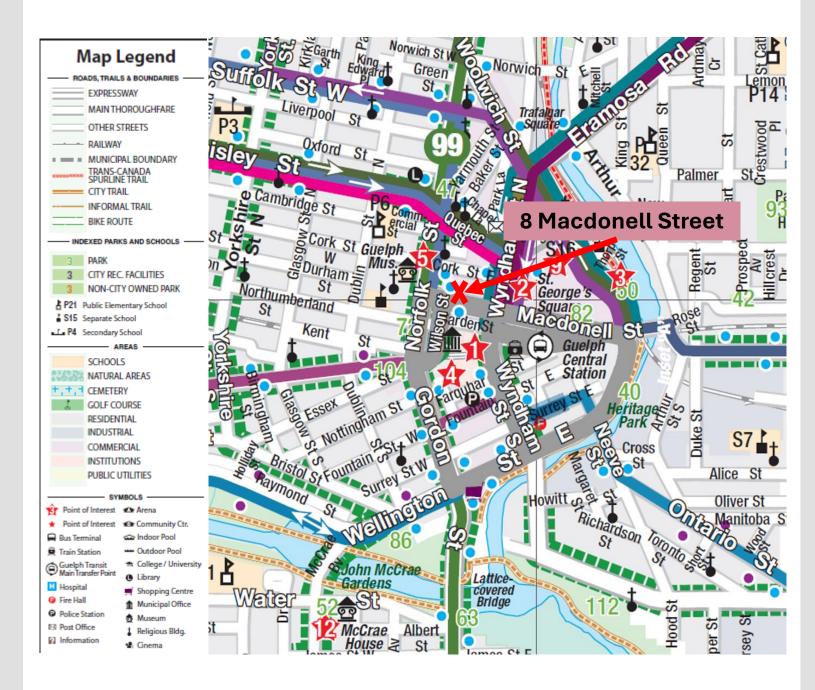
The D.1-1 zoning in Guelph's downtown core allows for a range of commercial uses including professional offices, retail and service establishments, restaurants and cultural facilities.

The high density and flexibility of the D.1-1 zoning also encourages vibrant, pedestrianfriendly environments, creating opportunities for commercial tenants to benefit from increased foot traffic and urban activity

#### Downtown 1 Zoning (D.1-1) Permitted Uses:

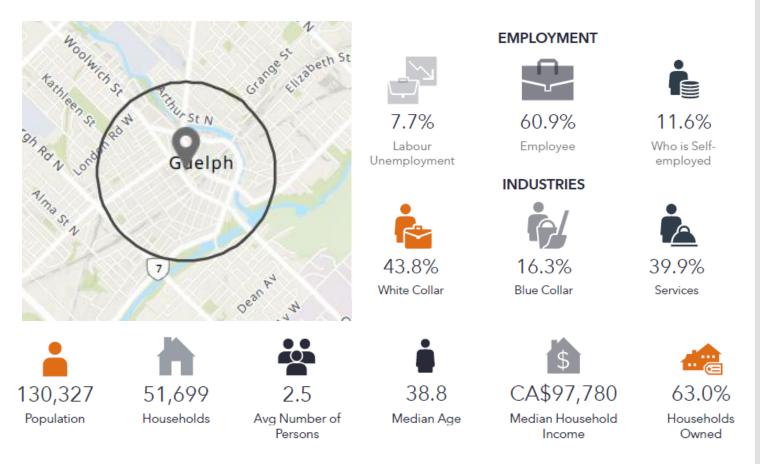
(a) Apartment building (b) Day Care, Private Home (c) Group Home (d) Home Occupation (e) Hospice (f) Live-Work Unit (g) Lodging House type 1 (h) Long Term Care Facility (i) Mixed-Use Building (j) Retirement Residential Facility (k) Supportive Housing (I) Townhouse, on-street (m)Townhouse, rear access on-street (n) Agricultural produce market (o) Retail Establishment (p) Artisan Studio (q) Auction Center (r) Catering Service (s) Commercial Entertainment (t) Financial Establishment (u) Food Vehicle (v) Micro-brewery (w)Micro-distillery (x) Nightclub (y) Restaurant (z) School, Commercial (aa)Service Establishment (bb)Taxi Establishment (cc)Tradesperson's Shop (dd)Veterinary Service (ee)Medical Clinic (ff) Office (gg)Research Establishment (hh)Art Gallery (ii) Community Center (jj) Conference and Convention Facility (kk)Emergency Shelter (II) Museum (mm)Place of Worship (nn)Public Hall (oo)Recreation Facility (pp)School (qq)School, Post Secondary (rr)Transit Terminal (ss)Bed and Breakfast (tt) Hotel (uu)Accessory Use (vv)Occasional Use (ww)Outdoor Sales and Display Area

### **Macdonell Street** TRANSIT MAP - GUELPH



ROYAL LEPAGE\* LAND & INVESTMENT GROUP

# Macdonell Street Demographic/Labour Pool Within 5 kms



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.

**ROYAL LEPAGE®** 

COMMERCIAL

LAND & INVESTMENT GROUP