

FOR SALE

24 CORPORATE COURT

GUELPH, ONTARIO



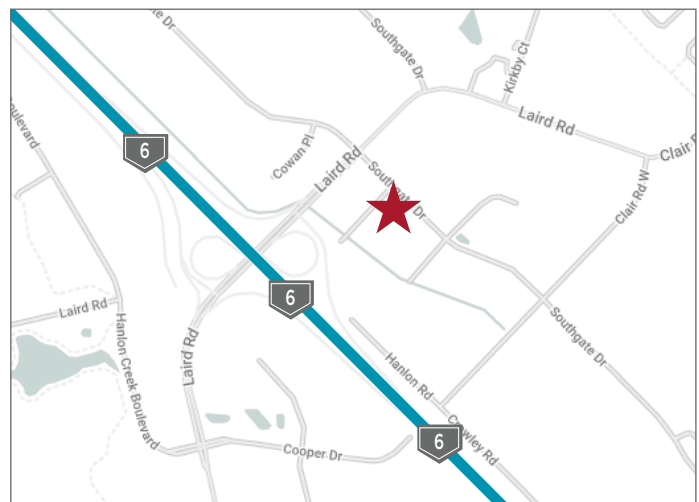
THE OPPORTUNITY

- Rare 6,732 SF freestanding building with ± 0.75 acres excess land for parking, storage, product display or future expansion
- Currently built as lab space with finished office area, can be easily converted to warehouse
- Ample on-site parking & local amenities
- Direct access to the Hanlon Expressway and Highway 401
- Located in the desirable south end of Guelph with close proximity to GTA
- Public transportation nearby at Southgate Dr and Laird Rd
- Seller prefers to lease back for ±1 year, Speak to Listing Agents



PROPERTY DETAILS

BUILDING AREA	3,156 SF - Warehouse/Lab
	2,303 SF - Office (Ground Floor)
	1,273 SF - Office (2 nd Floor)
	6,732 SF - Total
LOT SIZE	1.2 Acres
ZONING	SC
CLEAR HEIGHT	17'
SHIPPING	Potential for 2 Drive-In
POWER	200A 600V
TAXES	\$33,520.96 (2024)
ASKING PRICE	\$2,750,000



For more information, please contact:

JORDAN PALMER SIOR
Senior Vice President
519 804 4384
jordan.palmer@cushwakewr.com

RAYMOND RAMNAUTH SIOR, CCIM
Senior Vice President
905 501 6494
raymond.ramnauth@cushwake.com

CUSHMAN & WAKEFIELD ULC, BROKERAGE
1 Prologis Boulevard, Suite 300
Mississauga, Ontario L5W 0G2
905 568 9500
cushmanwakefield.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

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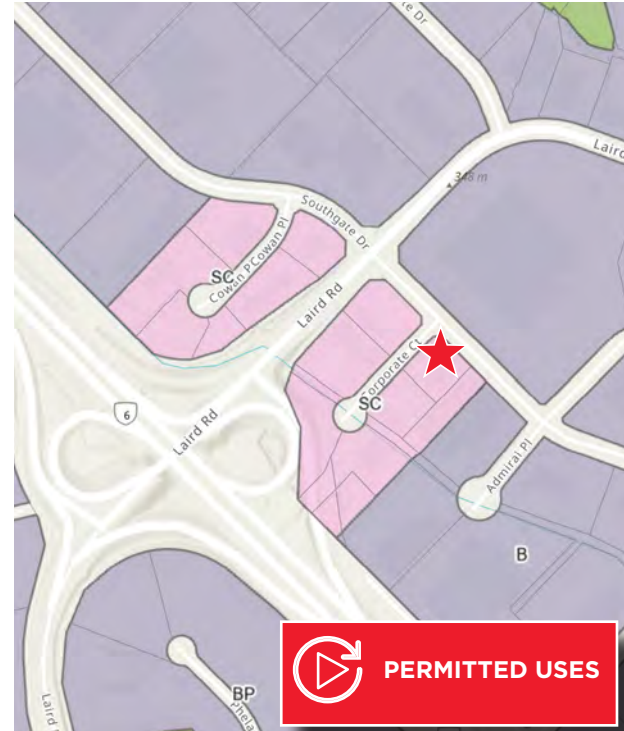


ZONING

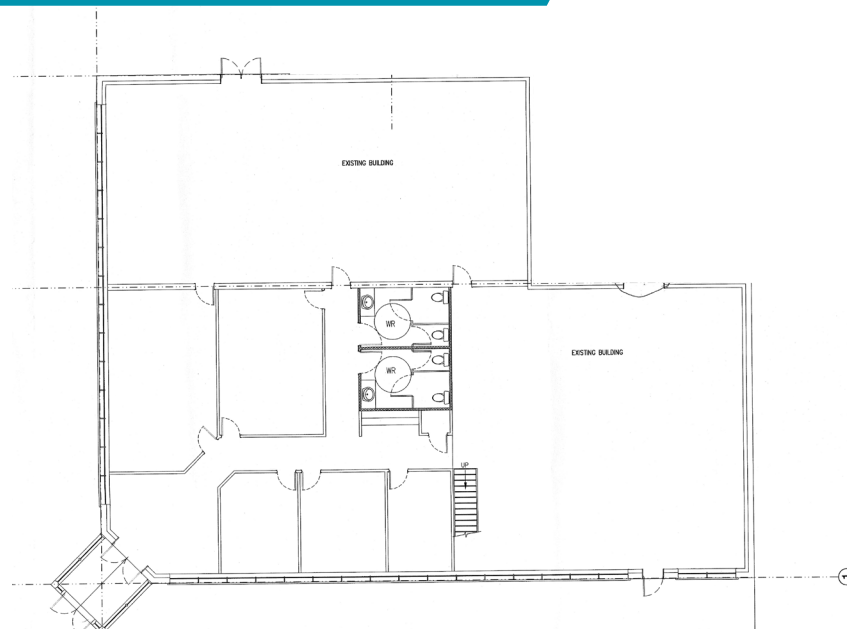
According to municipal records the subject property is zoned SC - Specialized Service Commercial.

Sample permitted uses in an SC zone include, but are not limited to:

- Accessory use
- Animal boarding establishment
- Art gallery
- Auction centre
- Building supply
- Carwash
- Catering service
- Cleaning establishment
- Contractor's yard
- Convenience store
- Drive-through facility
- Financial establishment
- Fitness Centre
- Food vehicle
- Garden centre
- Home improvement warehouse
- Hotel
- Major equipment supply and service
- Micro-brewery
- Occasional use
- Office
- Outdoor display and sales area
- Outdoor storage area
- Place of worship
- Propane retail outlet
- Recreation facility
- Rental outlet
- Restaurant
- School, commercial
- Service establishment
- Storage facility
- Taxi establishment
- Transportation depot
- Vehicle body shop
- Vehicle parts establishment
- Vehicle rental establishment
- Vehicle sales establishment
- Veterinary service



FLOOR PLAN



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PROPERTY PHOTOS



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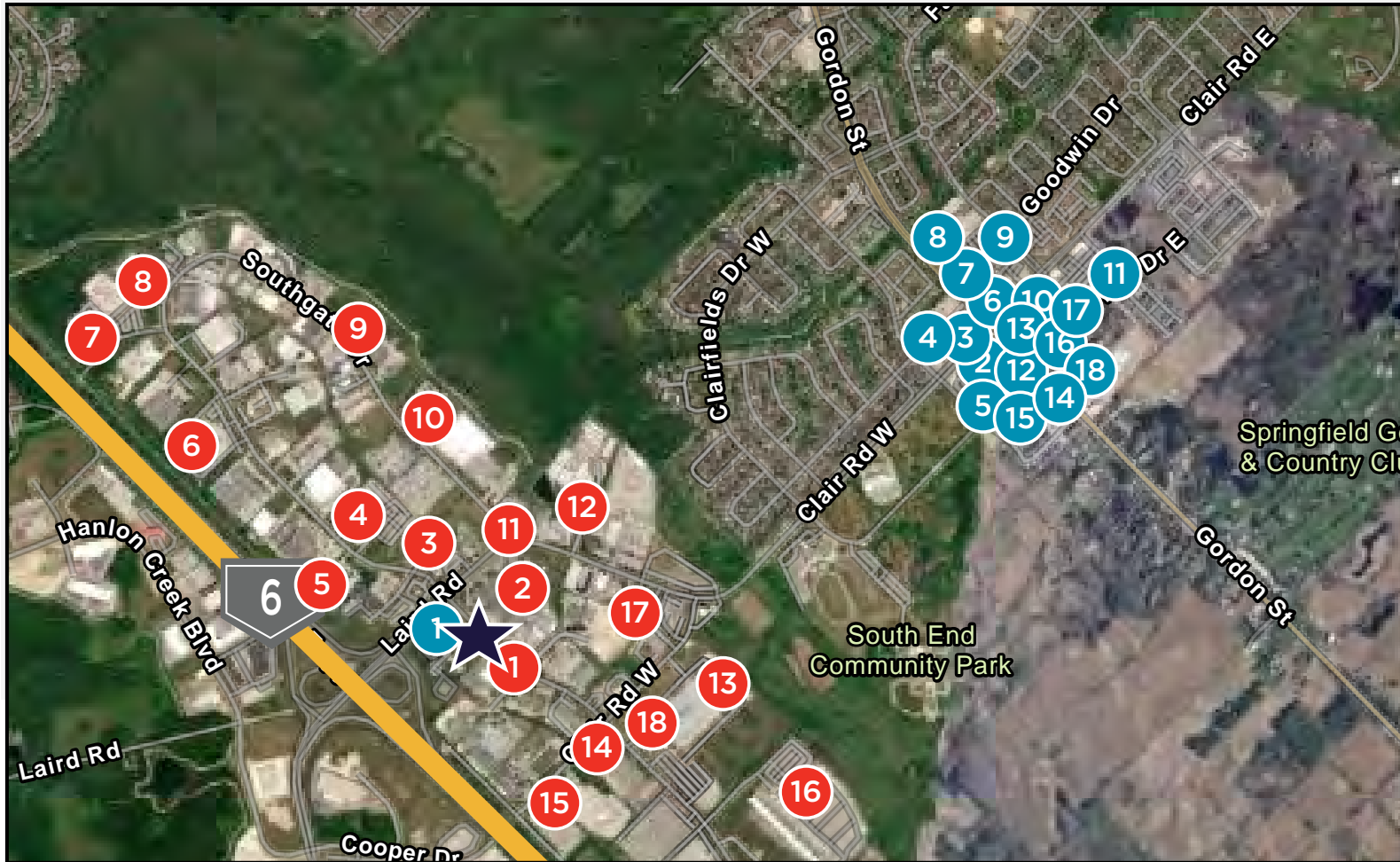
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AMENITIES MAP



LEGEND | CORPORATE NEIGHBOURS

- | | | |
|---------------------|-------------------------------|-----------------------------|
| 1 Shearer's Food | 7 Guelph Hydro Electric | 13 Denso |
| 2 CPK Interior | 8 Hanlon Park Self Storage | 14 Hydro One |
| 3 Cascades | 9 Kambi Welding & Fabricating | 15 Alectra |
| 4 RWDI | 10 Poly Nova Technologies | 16 Tim Hortons Distribution |
| 5 Hammond Power | 11 ScottPec Inc. | 17 Connect Tech Inc. |
| 6 Sleeman Breweries | 12 Trans 99 Logistics | 18 Sim Freight |

LEGEND | AMENITIES

- | | | |
|---------------------|----------------------|---------------------|
| 1 Staybridge Suites | 7 Firehouse Subs | 13 Harveys |
| 2 Five Guys | 8 Tim Hortons | 14 Chucks Roadhouse |
| 3 Starbucks | 9 Shoppers Drug Mart | 15 Freshii |
| 4 Food Basics | 10 Shoeless Joes | 16 Sunset Grill |
| 5 Longos | 11 Galaxy Cinemas | 17 Blaze Pizza |
| 6 Dollarama | 12 St. Louis Bar | 18 The Keg |

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