

# \$849,000 - 17 - 587 Hanlon Creek Boulevard, Guelph (kortright Hills)

MLS® #X12187977

**\$849,000**

0 Bedroom, 0.00 Bathroom, 2,248 sqft  
Industrial

Kortright Hills, Guelph (kortright Hills), Ontario

Discover the perfect blend of functionality and sophistication in this brand-new industrial condo. Discover the perfect blend of functionality and sophistication in this brand-new industrial condo located in the bustling business community of Guelph. Boasting over 2,200 square feet of versatile, open-concept space, this property is designed to accommodate a variety of business needs and is ONE OF THE FIRST UNITS IN THE PLAZA for maximum exposure. The 10x10 garage door ensures seamless access for loading and unloading, making it ideal for industrial operations, storage, or manufacturing. Upstairs, a modern office space with expansive glass views provides a bright and professional environment for your team or clients, striking the ideal balance between practicality and elegance. B-3 Zoning allows for many uses such as Computer Establishment, Manufacturing, Medical Clinic, Office, Printing Business, Research and Development Office, Commercial and Post Secondary School or a Warehouse. Whether you're looking to expand your business or establish a new presence in Guelph, this property offers the ultimate combination of industrial and office space to meet your needs. Conveniently located with excellent connectivity with less than minutes to Highway 6 and less than 15 minutes to the 401, this industrial condo is ready to support your



business growth and success. TMI estimated at 7.5 dollars a square foot. Don't miss this fantastic opportunity to customize your dream space! (id:6289)

## Essential Information

|                |            |
|----------------|------------|
| Listing #      | X12187977  |
| Price          | \$849,000  |
| Bathrooms      | 0.00       |
| Square Footage | 2,248      |
| Type           | Industrial |

## Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 17 - 587 Hanlon Creek Boulevard |
| Subdivision | Kortright Hills                 |
| City        | Guelph (kortright Hills)        |
| Province    | Ontario                         |
| Postal Code | N1C0A1                          |

## Interior

|         |                        |
|---------|------------------------|
| Heating | Natural gas Forced air |
| Cooling | None                   |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | RE/MAX REAL ESTATE CENTRE INC. |
|----------------|--------------------------------|



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