

\$3,250 - 17 - 587 Hanlon Creek Boulevard, Guelph (kortright Hills)

MLS® #X12339287

\$3,250

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 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. 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, R&D 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 6.5 dollars a square foot. Don't miss this fantastic opportunity to customize your dream space! (id:6289)



Essential Information

Listing #	X12339287
Price	\$3,250
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	Fully air conditioned

Listing Details

Listing Office	RE/MAX REAL ESTATE CENTRE INC.
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