

\$950,000 - 163 Alice Street, Guelph (st. Patrick's Ward)

MLS® #X12437758

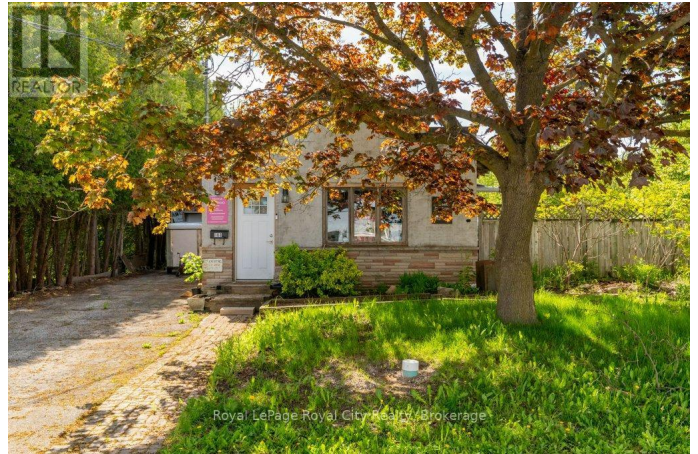
\$950,000

0 Bedroom, 0.00 Bathroom, 1,722 sqft

Office on 0.00 Acres

St. Patrick's Ward, Guelph (st. Patrick's Ward),
Ontario

Versatile Commercial & Residential Opportunity in the Heart of The Ward Located in Guelph's vibrant and eclectic Two Rivers neighbourhood 163 Alice St offers a rare opportunity with MOC (H12) zoning, allowing for a diverse mix of residential, commercial, and mixed-use development. Currently home to two art studios, two bathrooms, a workshop, and expansive parking, this unique property provides endless possibilities for investors, business owners, and developers alike. The Mixed Office-Commercial (MOC) zoning is designed to seamlessly integrate small-scale businesses with residential areas, ensuring a dynamic yet community-friendly environment. Permitted uses for Mixed Office-Commercial include and may apply: Residential: Single Detached, Semi-Detached, Townhomes (various configurations), Duplex, Apartments, Live-Work Units, Retirement & Long-Term Care Facilities. Commercial & Office: Medical Clinics, Retail, Restaurants (including takeout), Micro-brewery/distillery, Fitness Centres, Bed & Breakfasts, Veterinary Services, Artisan Studios, Financial & Service Establishments. Institutional & Creative Spaces: Schools, Daycare Centres, Art Galleries, Funeral Homes. *Certain commercial uses are limited to 400 sq. m. per property.* Whether you're envisioning a boutique storefront, a creative hub, a unique live-work space, or a mixed-use development, 163 Alice St offers the flexibility to bring your vision to life. Seize this



opportunity to invest in one of Guelph's
sought-after and evolving neighbourhood!
(id:6289)

Essential Information

Listing #	X12437758
Price	\$950,000
Bathrooms	0.00
Square Footage	1,722
Acres	0.00
Type	Office

Community Information

Address	163 Alice Street
Subdivision	St. Patrick's Ward
City	Guelph (st. Patrick's Ward)
Province	Ontario
Postal Code	N1E3A2

Amenities

Parking Spaces	10
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Interior

Heating	Natural gas Forced air
Cooling	None

Exterior

Lot Description	61.5 x 133 FT ; L shaped lot
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Listing Details

Listing Office	Royal LePage Royal City Realty
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