

\$4,650,000 - 40 Baker Street, Guelph (downtown)

MLS® #X12462472

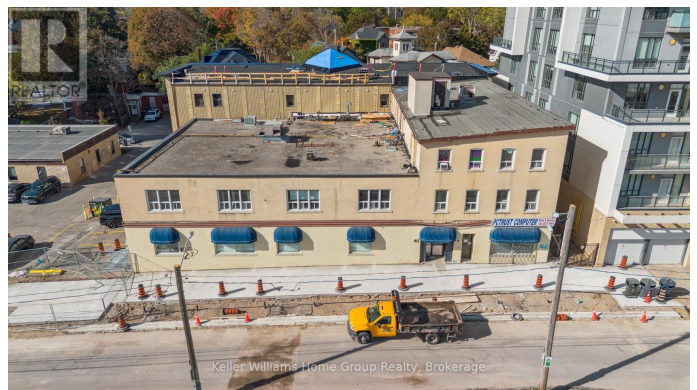
\$4,650,000

0 Bedroom, 0.00 Bathroom, 17,000 sqft

Office on 0.00 Acres

Downtown, Guelph (downtown), Ontario

Offering over 17,000SF of Commercial Space over 3 Floors with potential room for vertical expansion. Sitting on .3 acres of prime downtown real estate. Located in the rapidly developing Baker Street District, soon to be Guelph's newest downtown hotspot. This property presents an exceptional opportunity for both immediate and long-term growth. The 17,000 SF space spans three levels and is easily divisible, offering the flexibility to accommodate a variety of businesses. Whether you're looking for office space, a medical clinic, artisan studio, financial establishment, or any number of other uses, the zoning provides the flexibility you need. The central elevator and entrance allow for easy division of units and secure access. The property includes 11 dedicated parking spaces on-site which is ideal for both tenants and clients. As the Baker Street District undergoes revitalization, this property's location positions it for future development and land assembly opportunities. The area is set to become a vibrant hub in Guelph, attracting residents, businesses, and visitors alike. Proximity to downtown Guelph means that you're in the heart of the city, benefiting from the bustling commercial, cultural, and social scene that the downtown area offers. Guelph itself is known for its strong economy, high quality of life, and strategic location, making it an ideal place for both business and personal growth. Whether you are looking for a property with immediate income potential or a location for future



development, 40 Baker St provides the versatility, location, and opportunity that savvy investors and business owners are seeking. Don't miss your chance to be part of Guelph's exciting transformation. (id:6289)

Essential Information

Listing #	X12462472
Price	\$4,650,000
Bathrooms	0.00
Square Footage	17,000
Acres	0.00
Type	Office

Community Information

Address	40 Baker Street
Subdivision	Downtown
City	Guelph (downtown)
Province	Ontario
Postal Code	N1H4G1

Amenities

Amenities	Public Transit, Recreation
Features	Irregular lot size, Elevator
Parking Spaces	11

Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	228.54 x 77.48 FT ; see drawing
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Listing Details

Listing Office	Keller Williams Home Group Realty
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