

\$650,000 - 62 Baker Street, Guelph (downtown)

MLS® #X10879437

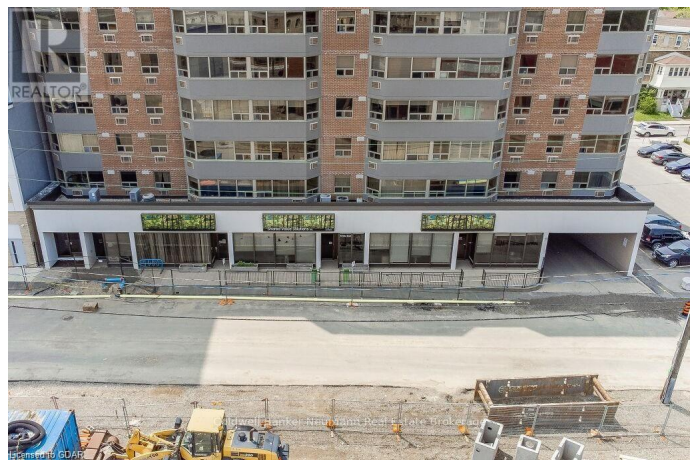
\$650,000

0 Bedroom, 0.00 Bathroom, 1,594 sqft

Retail on 0.00 Acres

Downtown, Guelph (downtown), Ontario

These three commercial condos at 60-64 Baker St. occupy the front half of the main floor of this marquis residential condo building you will recognize. Located in Guelph's downtown core right across the street from what has been touted as Guelph's largest and most economically transformative downtown development since the 1860's - including over half a billion dollars in residential condo development and a new main library. As the Guelph population increases and the downtown area continues to be gentrified at its projected rate, this primely located building could prove to be an exceptional investment. Foot traffic will definitely ramp upwards with the introduction of more commercial frontages and parking facilities along Baker St & with the thousands students in the area from brand new campus of Conestoga College moving Downtown in the next 24 months. The three condos are individually listed but all three could be purchased together (5,180 sq. ft.) should the right buyer decide to position their business idea in this prime location. With the flexible zoning there are 3 great size choices with plenty of amazing opportunities within this fully accessible square footage for law firms, accountants, dentists, doctors, veterinarians, optometrists, osteopaths, and plethora of other uses . The list prices here are very reasonable... buy one buy or buy all three! Book an appointment today to chat about the best fit for your business and its growth trajectory! Let's make it happen!! (id:6289)



Essential Information

Listing #	X10879437
Price	\$650,000
Bathrooms	0.00
Square Footage	1,594
Acres	0.00
Type	Retail

Community Information

Address	62 Baker Street
Subdivision	Downtown
City	Guelph (downtown)
Province	Ontario
Postal Code	N1H4G1

Amenities

Amenities	Public Transit
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Exterior

Lot Description	211.8 x 106 Acre
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Listing Details

Listing Office	Coldwell Banker Neumann Real Estate
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