

# \$1,649,000 - 25 Waterloo Avenue, Guelph (downtown)

MLS® #X11879720

**\$1,649,000**

0 Bedroom, 2.00 Bathroom, 4,194 sqft

Office on 0.42 Acres

Downtown, Guelph (downtown), Ontario

"Beaver Hall" A Rare Opportunity to Own a Piece of Guelph's Heritage. Step into history with one of Guelph's most iconic architectural treasures. Built in the 1860s for Dr. Thomas S. Parker, a central figure in the city's early story, this distinguished property is a shining example of late Italianate design, with its graceful L-shaped layout, elegant bracketed eaves, and beautifully carved stone lintels. Today, Beaver Hall is home to a prestigious Business Centre, housing a number of successful ventures. For the savvy investor, it could continue to thrive in this role, adding a high-profile, income-generating asset to your portfolio. Or, imagine bringing your own business here and enjoying the full 4,194 sq. ft. for your enterprise or even blending your professional and personal lives under one historic roof. You can at 25 Waterloo Ave. Thanks to its CC-3 zoning, the options are many, and all of them enticing. Set on nearly half an acre in the heart of downtown, the property includes 23 paved parking spots for staff and clients. How rare is that!? Lovingly maintained and full of character, Beaver Hall is ready to usher in its next era of distinction. Pride of ownership, solid returns, and a story you get to continue. Why not you? (id:6289)



## Essential Information

Listing # X11879720

Price \$1,649,000

Bathrooms	2.00
Square Footage	4,194
Acres	0.42
Type	Office

### Community Information

Address	25 Waterloo Avenue
Subdivision	Downtown
City	Guelph (downtown)
Province	Ontario
Postal Code	N1H3H4

### Amenities

Amenities	Public Transit
Parking Spaces	23

### Interior

Heating	Natural gas Hot water radiator heat
Cooling	Fully air conditioned

### Exterior

Exterior	Wood, Stone
Foundation	Stone

### Listing Details

Listing Office	Royal LePage Royal City Realty
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