

# \$1,500 - B - 28 Brock Road N, Puslinch (aberfoyle)

MLS® #X11976076

**\$1,500**

0 Bedroom, 0.00 Bathroom, 510 sqft  
Office

Aberfoyle, Puslinch (aberfoyle), Ontario

Situate Your Business Adjacent to a Very Busy Road! Existing Family Practice/Physicians and Health Team to Remain as Attached Neighbors. High Traffic Major Artery Road! Other Neighboring Business Include a Chiropractor, Pet's Depot & Grooming, Furniture Store, Auto Parts Store, Auto Repair Shop, & More! On Hwy 46/Brock Rd N in the Upscale & Growing Town of Puslinch, Very Strategically Located Between Highway 401 & the City of Guelph. Unit is Approximately 500 Sqft in the Lower Level with Entrance Door Located Directly Across & Just a Few Steps to the Back Parking Lot, Dimensions are Approximately 21 by 25 feet, Ready for Your Finishings. Roughed in Bathroom & Some Framing Already Completed in Unit B. Shared Spaces Unit A & C Are Already Finished, Ready For Your Business's Quick Opening! Flexible Lease Length Terms! 3 Units Available, One at the Lower Level Facing Parking Lot, One on the Second Floor Facing the Road, and the 3rd is Shared Space for a Counselor! Your Own Parking Spots Will Be Designated For Your Practice & Customers/Clients in the Parking Lot. Available for Immediate Occupancy. See Second Photo for Potential Uses. (id:6289)



## Potential Uses

- Spa, Salon, Stylist, Nail, Laser Hair Removal, IV Therapy
- Medical Aesthetics, Botox, Fillers
- Car Dealership
- Therapist (Physio, Chiro, Massage, Speech, Podiatrist, Foot Care, Hearing Aid, Optometrist, Occupational, Sleep Coach)
- Dietitian, Nutritionist & Alternative Health, Acupuncture, Weight Management Clinic
- Office (Lawyer, Accounting, Insurance, Real Estate, Mortgage, Immigration, Professional Consulting, Government & More)
- Private Gym & Personal Trainer Studio, Yoga, Meditation, Mindfulness Studio
- Art, Photography Studio
- Boutique (Eyewear, Niche Clothing, Candles, Podcast & Content Creation)
- Education, Training & Consulting (Tutoring, Language, Driving School, Content Creation, Online Business)
- Light Service or Trades Hub (Contractor's Office, Tech Repair Shop, Dry Cleaning, Courier, Delivery Hub)
- Dog Grooming, Veterinarian, Pet Spa
- Midwifery
- Psychologist, Psychotherapist, Counselling
- Lab (Blood, allergy, Sleep Apnea, ultrasound, mobile imaging)
- Home Care/PSW agency office
- Medical Equipment
- Day Care

RIGHT AT HOME REALTY Brokerage



## Essential Information

Listing #	X11976076
Price	\$1,500

Bathrooms	0.00
Square Footage	510
Type	Office

### Community Information

Address	B - 28 Brock Road N
Subdivision	Aberfoyle
City	Puslinch (aberfoyle)
Province	Ontario
Postal Code	N1H6H9

### Amenities

Parking Spaces	3
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### Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

### Listing Details

Listing Office	RIGHT AT HOME REALTY
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