

# \$5,200 - Lower - B1 - 45 Wyndham Street N, Guelph (downtown)

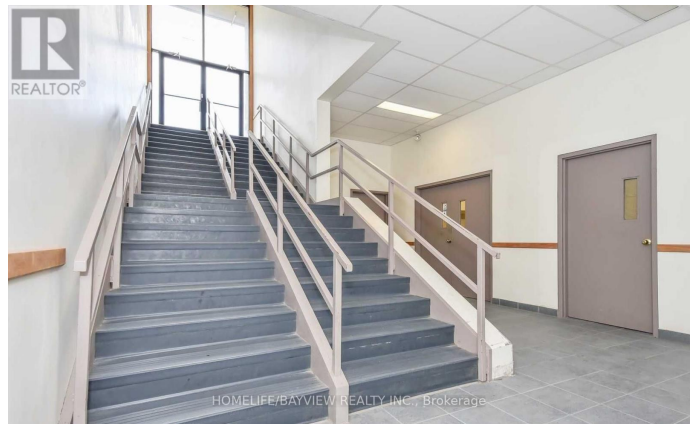
MLS® #X12025812

**\$5,200**

0 Bedroom, 1.00 Bathroom, 4,054 sqft  
Retail on 0.00 Acres

Downtown, Guelph (downtown), Ontario

Excellent Commercial Unit For Business Owners. Lower Level 4,054 Sq. Ft. Unit #1 For Lease With 10' Ceiling. Priced at \$5,200 Per Month. It includes Its Own Separate 2 Washrooms. Located In Historic Downtown Guelph. Great Exposure. High Pedestrian Traffic, High Visibility Location. Central To The Public Transit, Ensuring Constant Flow Of Potential Clientele. Surrounded By Major Banks, Shopping Mall, Medical Offices, St. George's Square, River Run Centre, The Sleeman Centre, And Many Other Great Restaurants, Cafes And Shops. The Zoning Allows For A Variety Of Uses In Retail/Office/Commercial Great For Office Use (Lawyer, Accountant , Therapist, Mortgage Agents & Insurance), Medical Clinic/Office, Art Gallery, Artist Studio, Education Use, Financial Institution, Massage Therapy, Production Studio, Wellness Centre, Storage and Much More. This Is A Great Location, And A Great Building. Central Business District Zoning. Elevate your business in a prime location And Join The Other Wonderful Professional Type Tenants In The Building. (id:6289)



## Essential Information

Listing #	X12025812
Price	\$5,200
Bathrooms	1.00

Square Footage	4,054
Acres	0.00
Type	Retail

### Community Information

Address	Lower - B1 - 45 Wyndham Street N
Subdivision	Downtown
City	Guelph (downtown)
Province	Ontario
Postal Code	N1H4C9

### Amenities

Amenities	Public Transit
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### Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

### Exterior

Lot Description	36 x 84 FT
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### Listing Details

Listing Office	HOMELIFE/BAYVIEW REALTY INC.
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