

\$2,399,000 - 457 Woolwich Street, Guelph (exhibition Park)

MLS® #X12131016

\$2,399,000

0 Bedroom, 4.00 Bathroom, 4,100 sqft
Office on 0.51 Acres

Exhibition Park, Guelph (exhibition Park),
Ontario

Prominent Professional Office building on Woolwich Street just north of the Downtown core. This property has been meticulously maintained and updated inside and out with careful consideration for its' historical charm. Located on a half acre corner lot, there is plenty of room for expansion, additional parking and/or residential re-development. The zoning allows for a myriad of uses. The main level with a large reception area also houses several admin offices, a number of large private offices, kitchen, 3 washrooms and a board room. The second floor has a very large boardroom, more private offices, kitchenette and washroom. The second floor Boardroom is very impressive and capable of hosting large meetings. The existing parking lot can easily accommodate parking for 20 vehicles. The basement currently houses 500 sq ft of dry file storage as well as mechanicals. This is one of the most iconic office buildings on Guelph's Woolwich corridor, a well located blend of Commercial and Residential properties.
(id:6289)



Essential Information

Listing #	X12131016
Price	\$2,399,000
Bathrooms	4.00

Square Footage	4,100
Acres	0.51
Type	Office

Community Information

Address	457 Woolwich Street
Subdivision	Exhibition Park
City	Guelph (exhibition Park)
Province	Ontario
Postal Code	N1H3X6

Amenities

Amenities	Public Transit, Recreation
Parking Spaces	20

Interior

Appliances	Window Coverings
Heating	Natural gas Forced air
Cooling	Fully air conditioned

Listing Details

Listing Office	Royal LePage Royal City Realty
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