

\$ - 108 - 21 Surrey Street W, Guelph (downtown)

MLS® #X12155454

\$

0 Bedroom, 3.00 Bathroom, 4,355 sqft
Office on 162.63 Acres

Downtown, Guelph (downtown), Ontario

Situated in the vibrant core of downtown Guelph, 21 Surrey Street presents an outstanding opportunity for medical professionals in need of a ready-to-use clinical space. Spanning over 4,300 square feet, this ground-floor unit is thoughtfully designed with 12 fully equipped exam rooms, a large patient waiting area, a welcoming reception desk, and an on-site pharmacy. The layout is ideal for a broad range of healthcare providers, including family doctors, dentists, chiropractors, physiotherapists, psychologists, walk-in clinics, and diagnostic labs. Formerly occupied by physicians, the space is fully operational and move-in ready, significantly reducing the need for renovations. With generous on-site parking, strong street visibility, and excellent public transit access, the location ensures maximum convenience and accessibility. Positioned in a high-traffic area with an established medical presence, 21 Surrey Street is perfectly suited for practitioners looking to establish or expand their practice in a professional and well-connected setting. (id:6289)



Essential Information

Listing #	X12155454
Bathrooms	3.00
Square Footage	4,355
Acres	162.63

Type Office

Community Information

Address 108 - 21 Surrey Street W
Subdivision Downtown
City Guelph (downtown)
Province Ontario
Postal Code N1H3R3

Amenities

Amenities Public Transit
Features Irregular lot size, Elevator

Interior

Heating Natural gas Forced air
Cooling Fully air conditioned

Listing Details

Listing Office Royal LePage Royal City Realty



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