

\$1,000 - 700 York Road, Guelph (york/watson Industrial Park)

MLS® #X12446760

\$1,000

0 Bedroom, 0.00 Bathroom,
Industrial on 0.40 Acres

York/Watson Industrial Park, Guelph
(york/watson Industrial Park), Ontario

Excellent opportunity to lease a small commercial garage located along busy York Road, one of Guelph's main east west corridors with convenient access to Highway 6 and major routes. The property is zoned SC.2-11 (Specialized Commercial), allowing for a variety of commercial and service-oriented uses. The unit features a functional garage bay suitable for light mechanical, service, storage, or small-fleet operations ideal for trades, detailing, or logistics support. The site offers ample on-site parking, drive-through access, and strong exposure to York Road traffic.

In addition, a nearly half-acre outdoor area is available at additional cost (negotiable). This versatile space can accommodate a range of uses, including parking, outdoor storage, and large-vehicle or equipment staging, subject to zoning and municipal approval. Highlights: Flexible SC.2-11 zoning wide range of commercial/service uses permitted Private garage bay with overhead door and shop area Optional ~0.5-acre yard available for parking or storage (extra cost, negotiable) On-site parking and easy truck access directly from York Road Excellent arterial exposure with signage opportunity Minutes to Highway 6 and Hanlon Expressway Utilities separately



metered Notes:Existing on-site business has a non-compete; automotive retail/sales use not available.All proposed uses subject to City of Guelph zoning and approvals. (id:6289)

Essential Information

Listing #	X12446760
Price	\$1,000
Bathrooms	0.00
Acres	0.40
Type	Industrial

Community Information

Address	700 York Road
Subdivision	York/Watson Industrial Park
City	Guelph (york/watson Industrial Park)
Province	Ontario
Postal Code	N1E6A5

Interior

Heating	Baseboard heaters
Cooling	None

Listing Details

Listing Office	Royal LePage Royal City Realty
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