



**\$1,350,000**

## **245 EDINBURGH RD N, GUELPH, ON N1H 5S2, CANADA**

<https://krealtypros.com>

This is an exceptional opportunity to acquire a distinguished commercial property with an established reputation and outstanding future potential. Situated on ~0.33 acres along a high-traffic corridor, the property benefits from outstanding visibility, prominent street-front signage, SC zoning, and ample on-site parking with more than 22 spaces for customers and staff. Offering over 4,000 sq. [...]

- 0 beds
- Building Only
- Commercial Sale
- Active



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## Building Details

**Building Area Total:** 4345 sq ft

**StoriesTotal:** 1

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## Amenities & Features

**Water Source:** Municipal

**Sewer:** Sewer (Municipal)

**Electric:** Three Phase, 200 Amp Service, 600 Volts

