



**\$800,000**

## **258 WATER ST, GUELPH, ON N1G 1B7, CANADA**

<https://krealtypros.com>

Incredible Development Opportunity in the Heart of Guelph! A rare, turnkey development site ready for its next visionary owner. City-approved severance allows for the construction of two new semi-detached dwellings, each permitting up to three residential units, for a total of six units. This property presents an exceptional opportunity for investors and builders alike, whether [...]

- 3 beds
- 1 bath
- Single Family Residence
- Residential
- Active
- 707 sq ft



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## Building Details

**Building Area Total:** 707 sq ft

**Roof:** Asphalt Shing

**Construction Materials:** Aluminum Siding

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## Amenities & Features

**Water Source:** Municipal-Metered

**Appliances:** Water Softener

**Cooling:** Central Air

**Frontage Type:** South

**Architectural Style:** Bungalow

**Sewer:** Sewer (Municipal)

**Heating:** Natural Gas

