

# HIGH-INCOME OPPORTUNITY COMMERCIAL BUILDING IN DOWNTOWN GUELPH

97-99 Wyndham St N Guelph N1H 4E9



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**ASKING \$2,500,000**



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# Property Information

Rarely available investment opportunity in the core of Downtown Guelph! Excellent opportunity for new or seasoned investors to add a meticulously maintained building to your portfolio. Only steps from St. George Square features over 50' of west-facing frontage. Currently fully tenanted commercial building is over 8,000sqft anchored by 2 main floor restaurant tenants, featuring a well-established franchise group on great leases along with 2 lower level commercial tenants. Over \$700k in improvements since 2011!



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# Property Information

## BUILDING ATTRIBUTES

LOT SIZE: 51.8' X 104.7'

ZONING: CBD.1

DETACHED

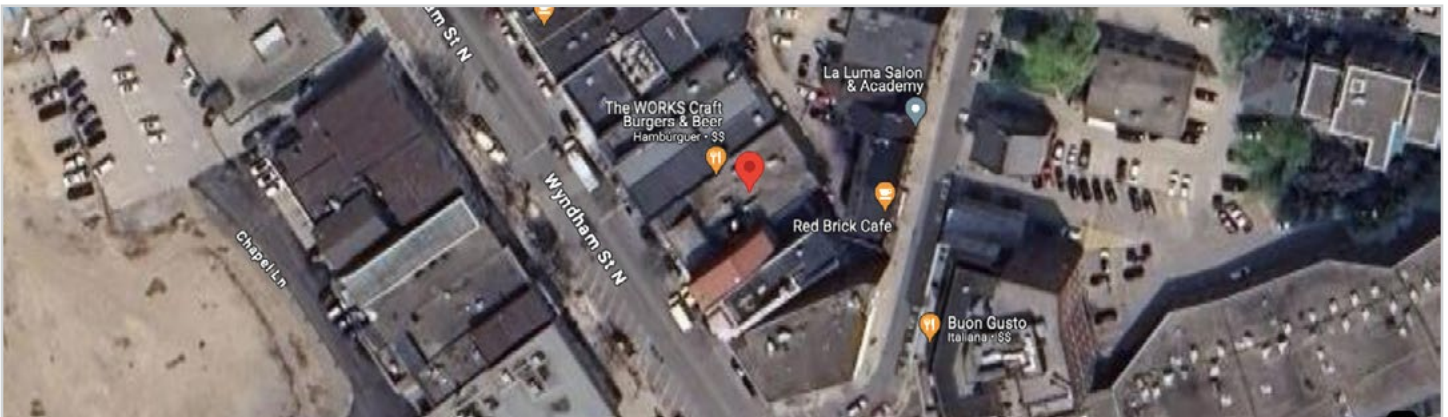
8,643 SQ FT TOTAL

5,163 SQ FT TWO MAIN FLOOR COMMERCIAL UNITS

3,480 SQ FT TWO LOWER LEVEL COMMERCIAL UNITS

POWER: 400 AMP, 3-PHASE 4-WIRE, 120/208

## SITE & STRUCTURE



## LOT SIZE

AREA: 4,574.66 FT<sup>2</sup> (0.105 AC)

PERIMETER: 334.65 FT

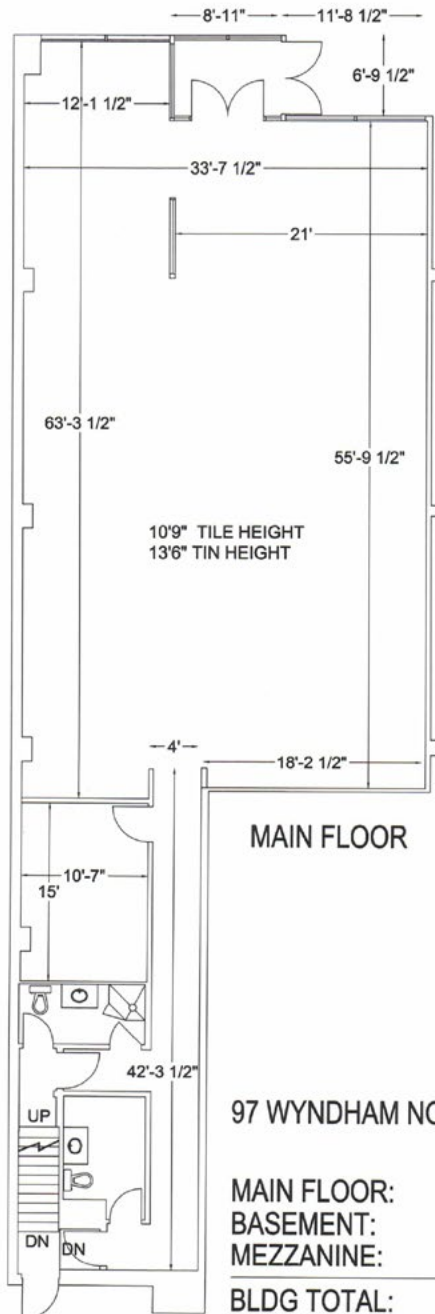
MEASUREMENTS: 20.3 FT X 119.58 FT X 40.78 FT X 104.36 FT X 24.2 FT X 28.08 FT



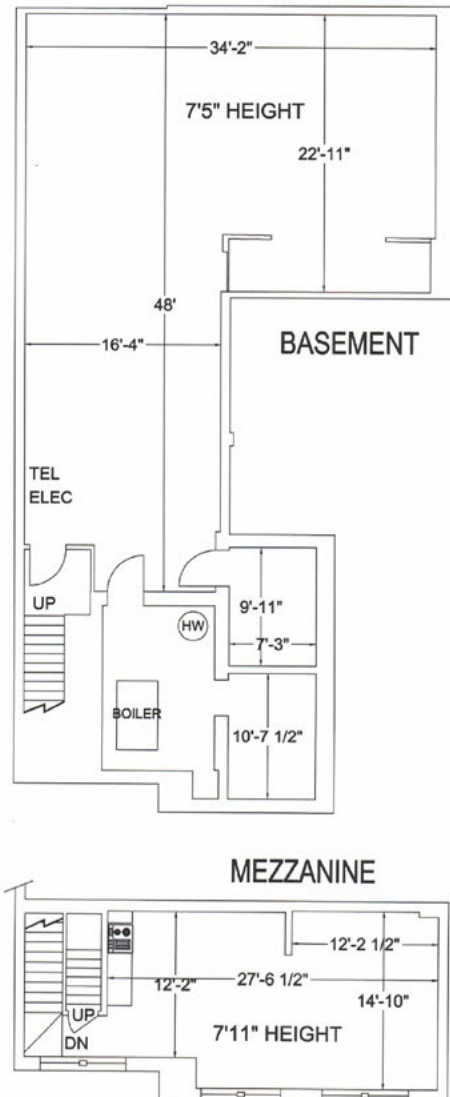
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### STREET FRONTAGE



### STREET FRONTAGE ABOVE

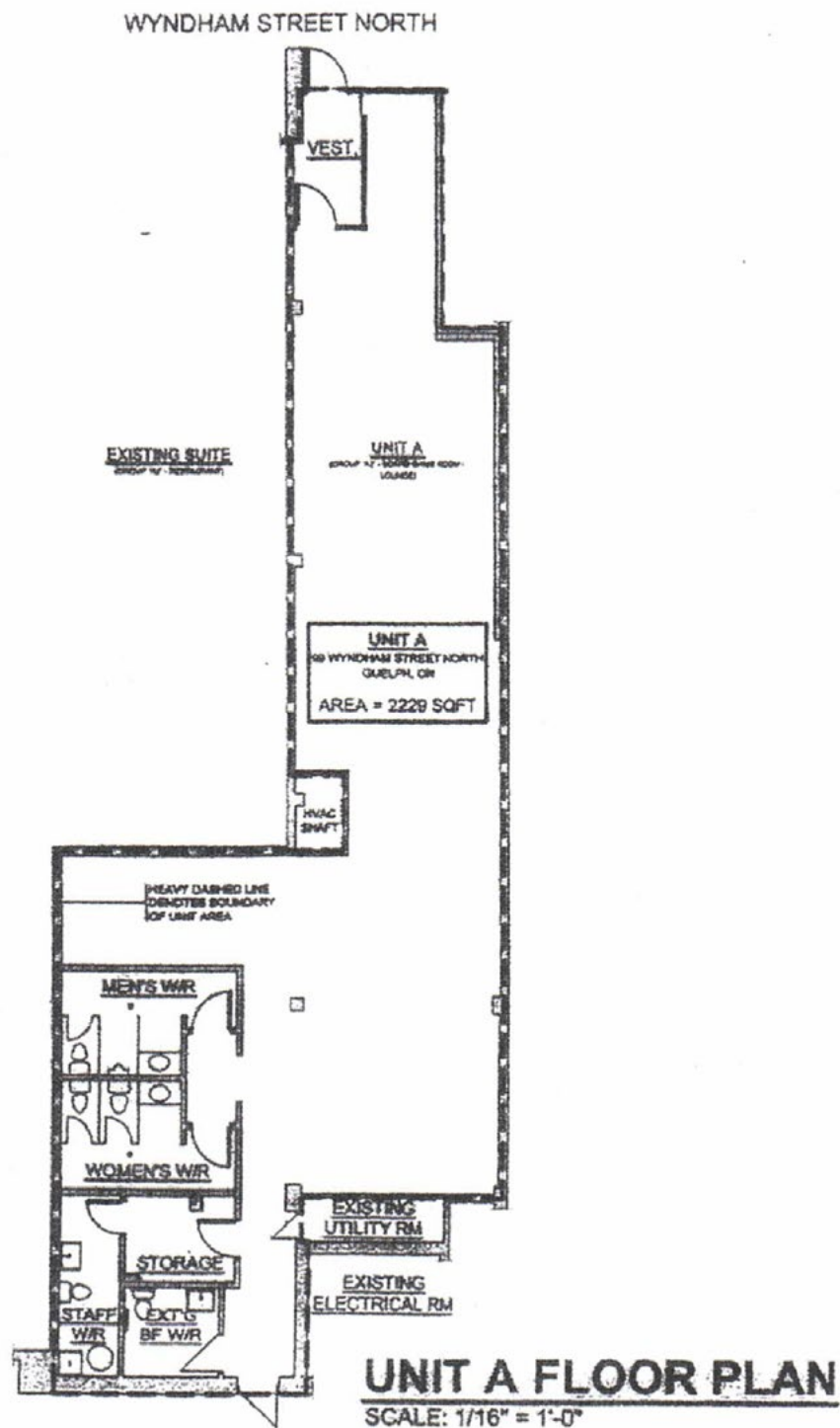


MEASUREMENTS PER BOMA 2004 :  
EXTERIOR OF EXTERIOR WALLS AND  
CENTRE OF DEMISING WALLS

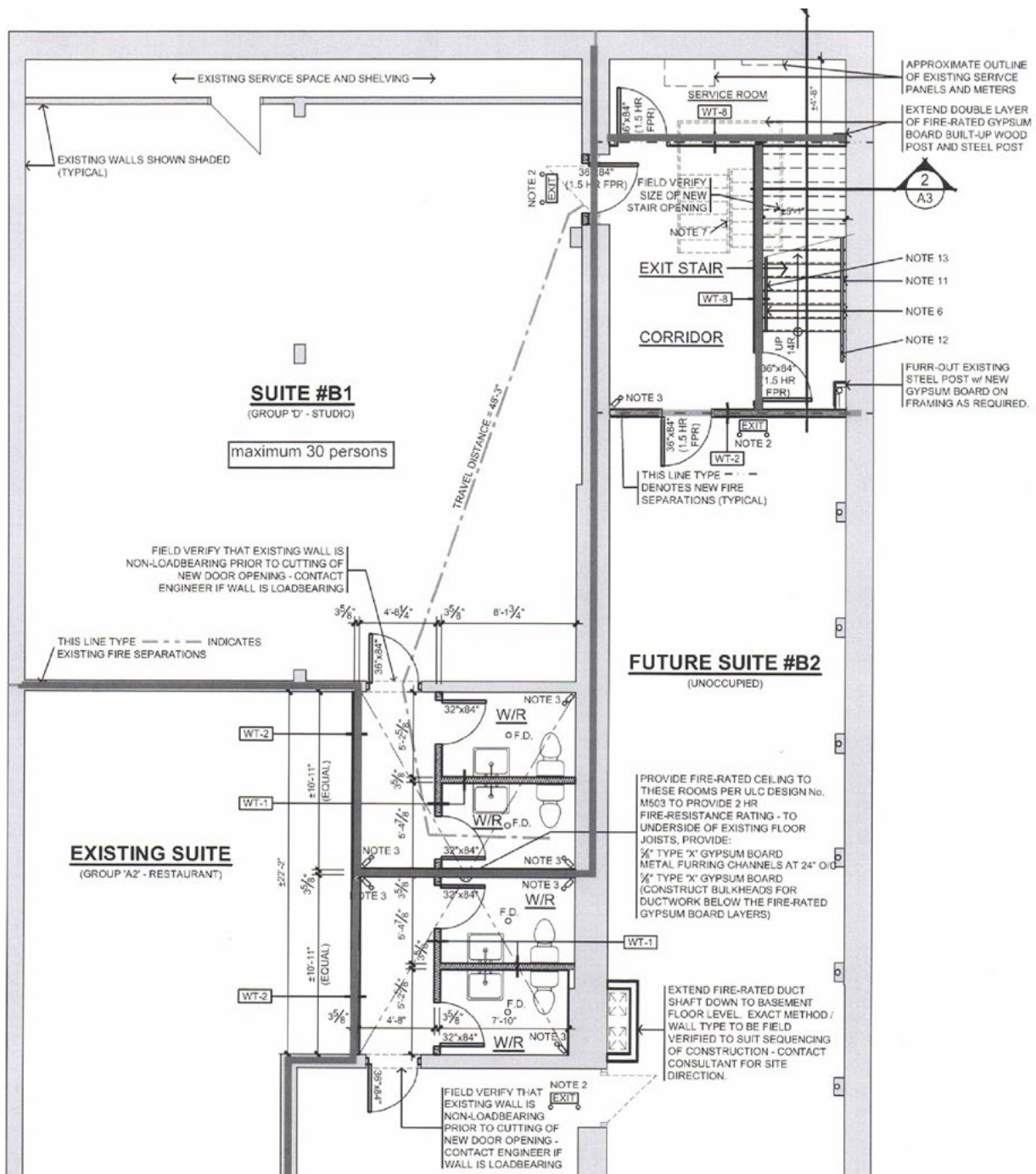
INTERIOR DIMENSIONS ARE FOR  
SPACE PLANNING ONLY



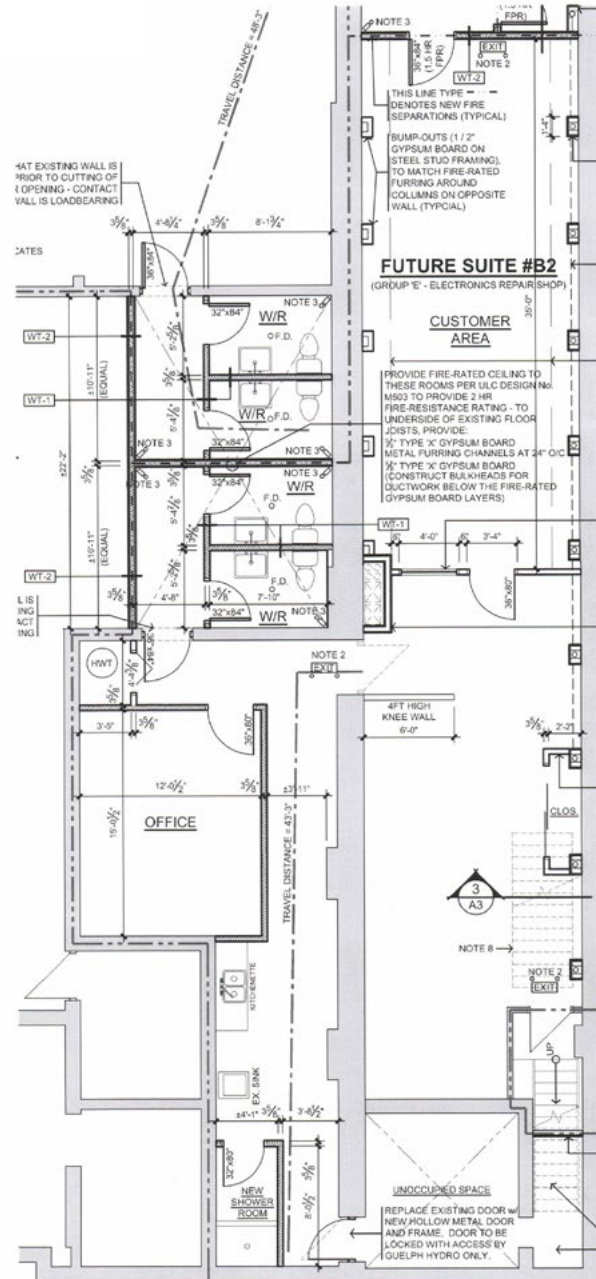
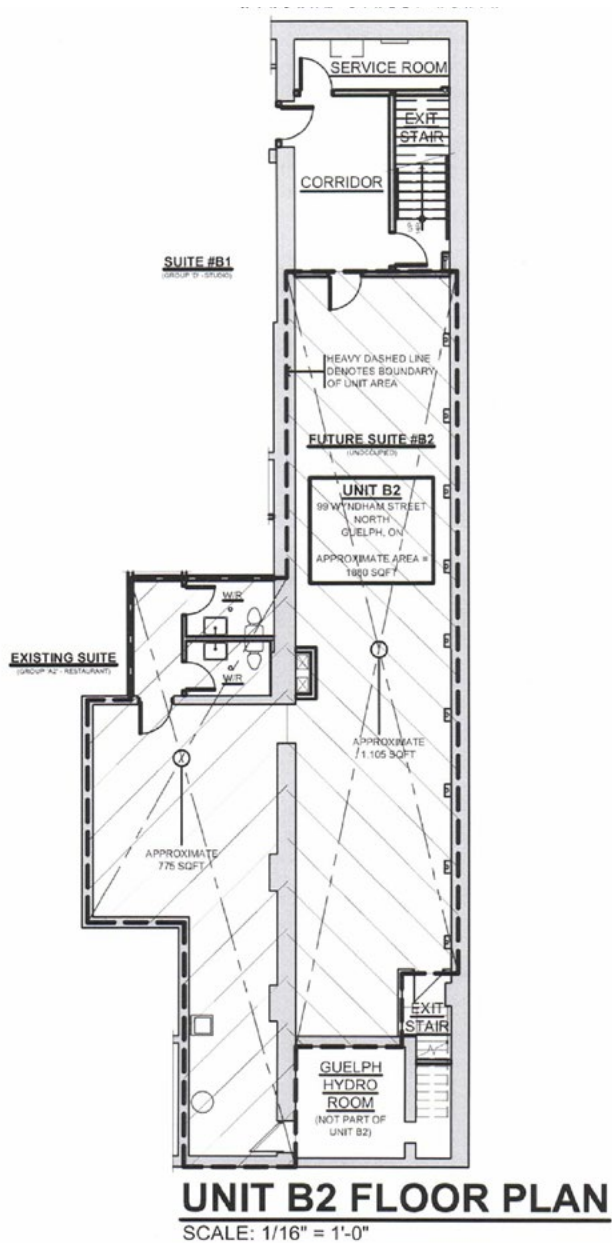
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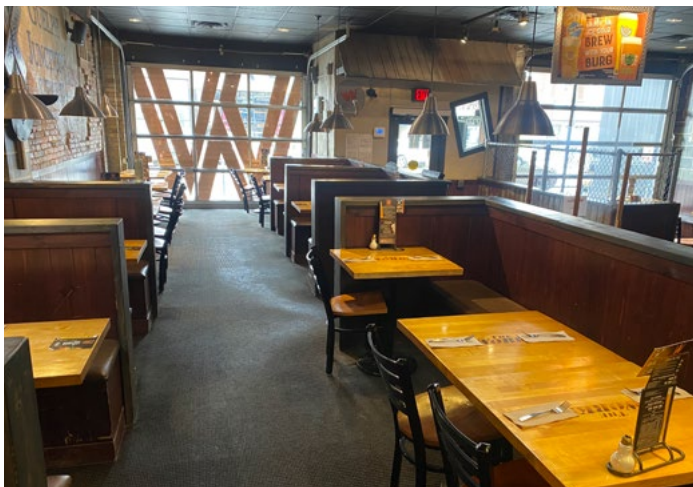




**B2 WITH MEASUREMENTS**



# Property Photos



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