

1 Malcolm Road

Corner Site Located in Guelph Ontario

For Sublease
Ideal For Automotive Dealership



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Here is where
your business
will grow.

Lennard:

602-350 Burnhamthorpe Road W, Mississauga
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*Sales Representative

1 Malcolm Road

Exceptional corner site with strong exposure and access, located in Guelph's established Automotive Corridor. Automotive Dealership opportunity available for Long-Term Sublease at Elmira Road North / Malcolm Road.



Option A:

Whole Building
9,180 SF

Option B:

Tenant 1: **Service Area**
3,712 SF

Tenant 2: **Retail Area**
3,509 SF



Net Rent

\$1.00 PSF
(Contact the Listing Team
for price guidance)

T.M.I (2026)

\$6.00 PSF



Term

12 to 60 months
(Longer Term Available)

Availability

Immediate

Property Highlights

- Building Is Well Maintained.
- Showroom, Offices And Repair Shop Located On The Main Level.



Zoning

Sc2-1



Clear Height

13ft



Parking

Surface

(Landlord will occupy a portion of the parking lot as per drawing below)



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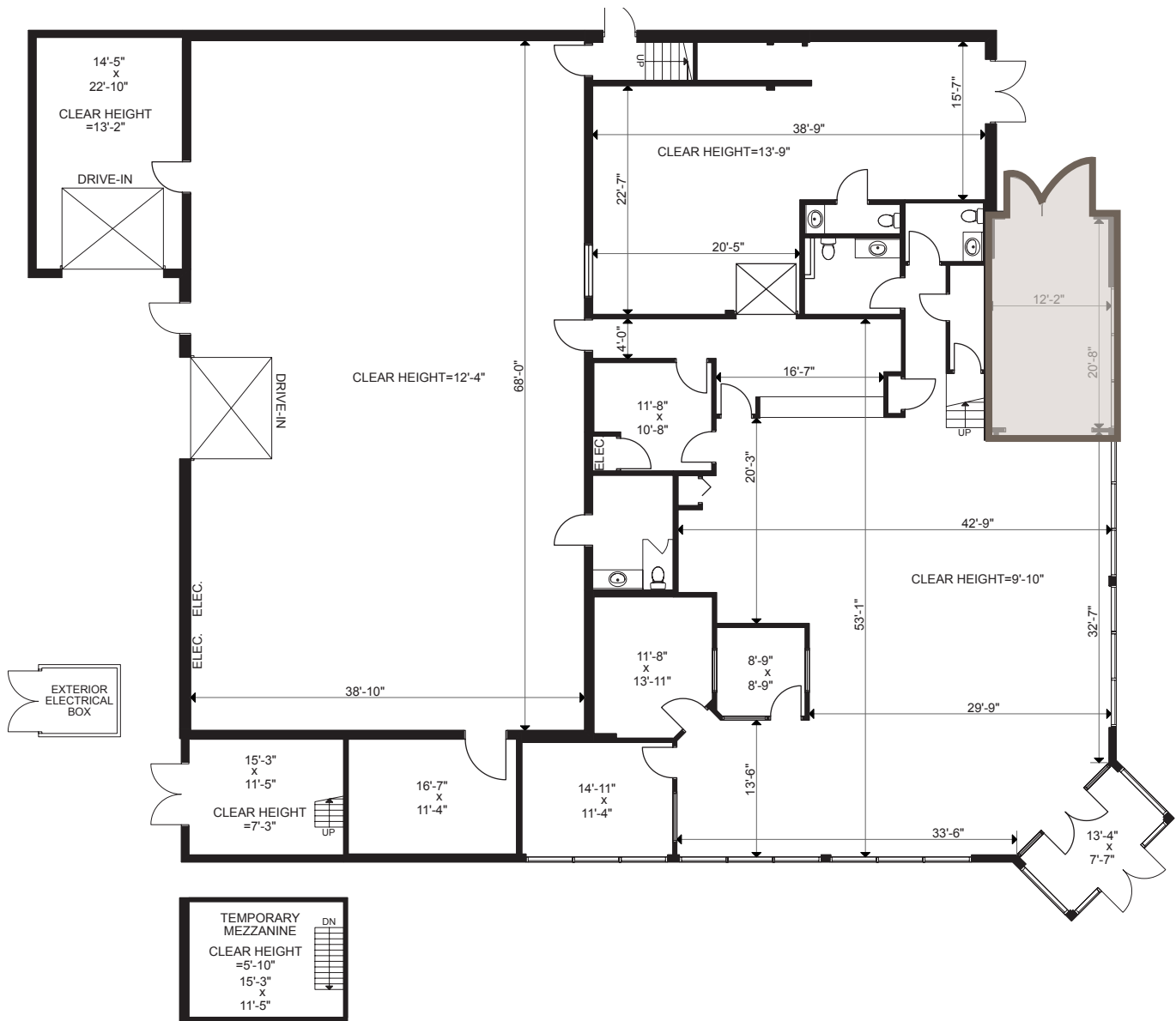
1 Malcolm Road

Floor Plan: Ground Floor

Option A: Whole Building (9,180 SF)

Ground Floor - Retail & Service (7,541 SF)

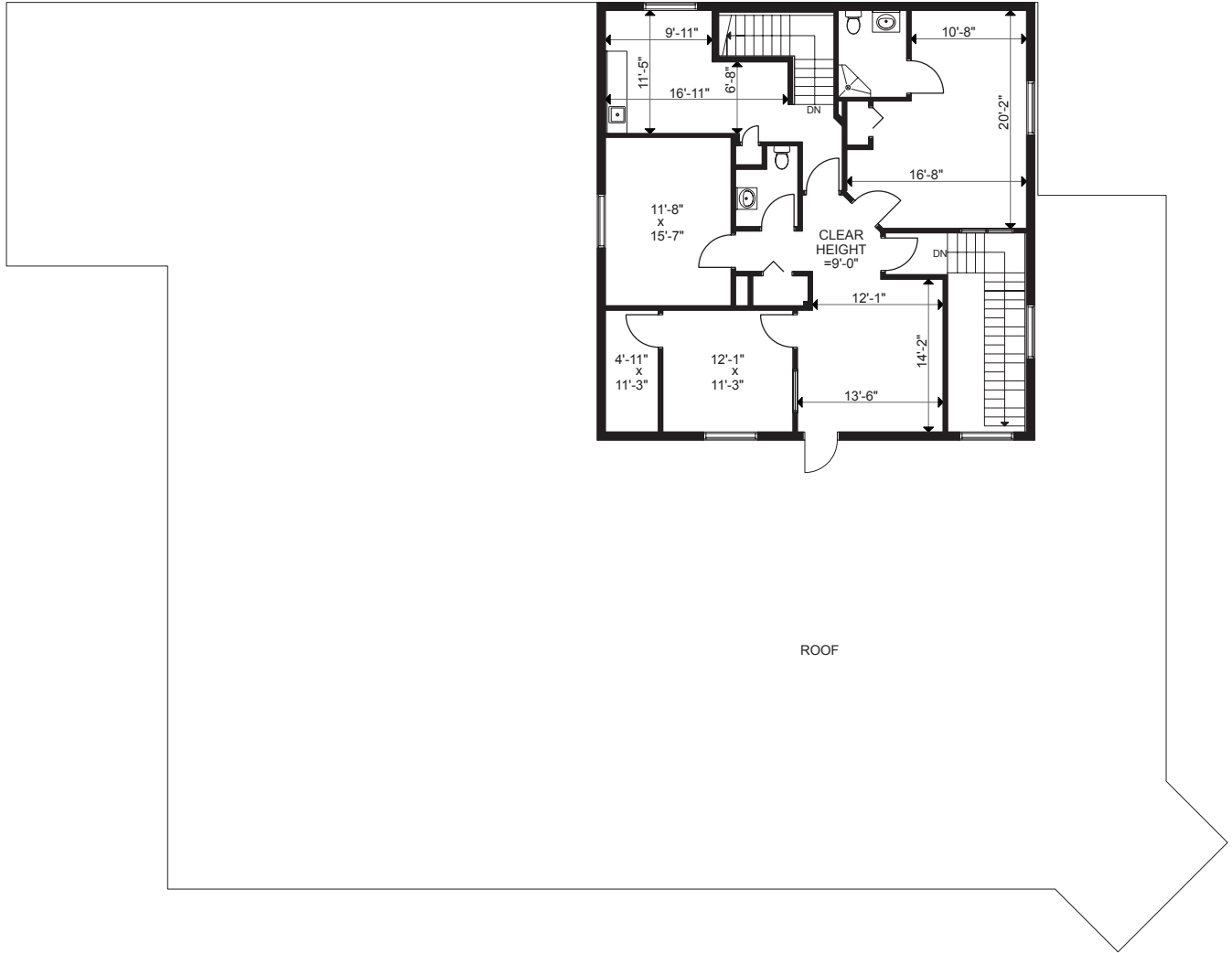
■ Space Occupied by Landlord



1 Malcolm Road

Floor Plan: Second Floor

Option A (con't):
Second Floor - Office (1,639 SF)



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Floor Plan

Option B: Ground Floor

Service Area (3,712 SF)

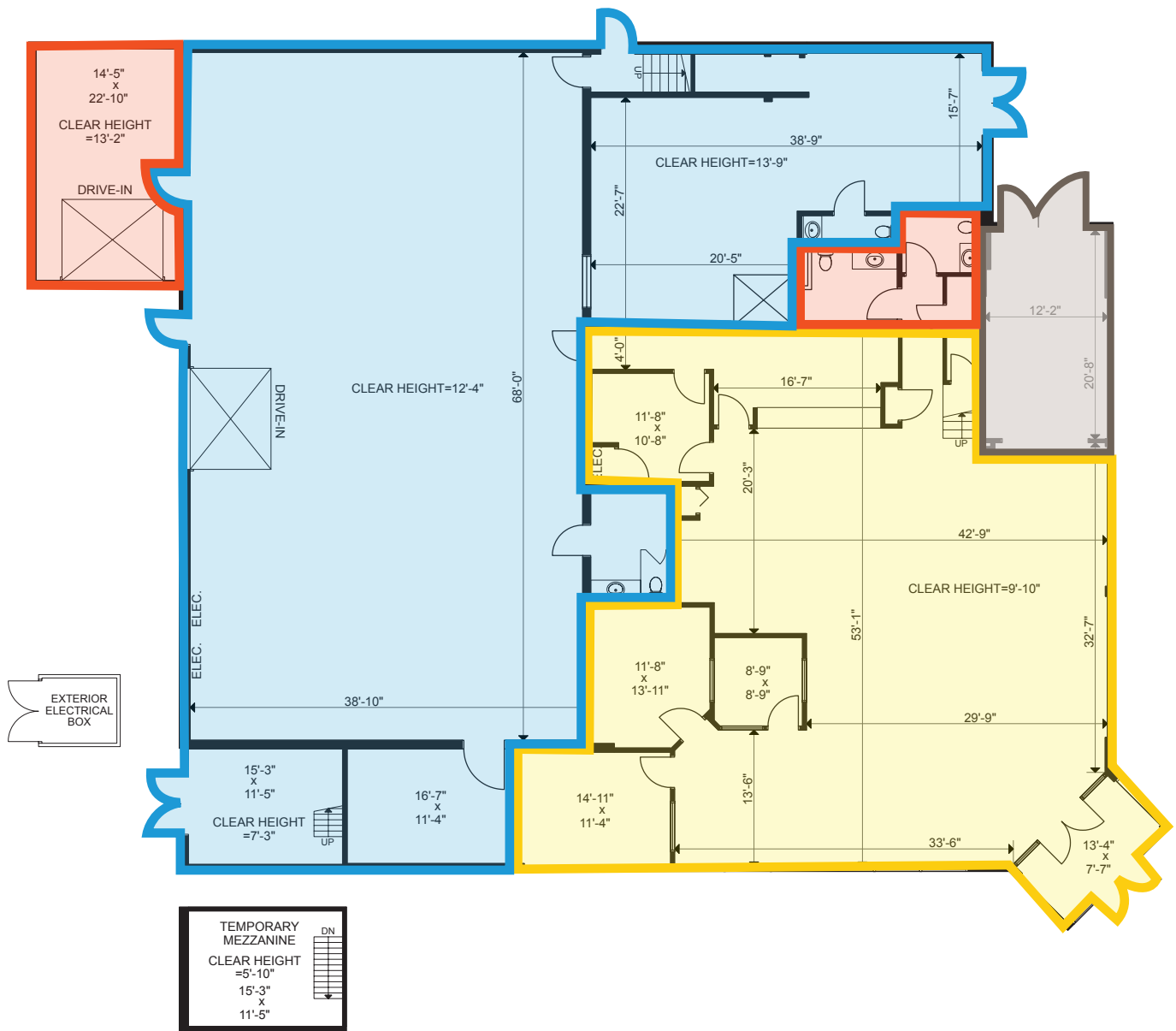
Retail Area (3,509 SF)

■ Tenant 1

■ Tenant 2

Occupied by Landlord

Shared With Landlord & Tenant



1 Malcolm Road

Zoning

Service Commercial (Sc2-1)

SC.1- Service Commercial Zone

Permitted Uses:

- Animal Care Establishment
- Parking Facility
- Auto-oriented Department Store
- Print Shop
- Car Wash, Automatic
- Public Hall
- Car Wash, Manual
- Recreation Centre
- Catalogue Sales Outlet
- Religious Establishment
- Club
- Research Establishment
- Commercial Entertainment
- Restaurant
- Commercial School
- Restaurant (take-out)
- Day Care Centre (in accordance with Section 4.26)
- Retail sales, service and rental of: electrical/lighting supplies; electronic and audio-visual equipment; furniture and appliances
- Financial Establishment
- Tavern
- Food Vehicle (in accordance with Section 4.30)
- Tourist Home
- Funeral Home
- Vehicle Specialty Repair Shop
- Group Home (in accordance with Section 4.25)
- Vehicle Service Station
- Hardware Store
- Vehicle Gas Bar
- Hotel
- Veterinary Service
- Liquor Store
- Accessory Uses (in accordance with Section 4.23)
- Medical Clinic
- Occasional Uses (in accordance with Section 4.21)
- Office Supply

Additional Uses - Within a Mall Only:

- Artisan Studio
- Personal Service Establishment
- Bake Shop
- Pharmacy
- Cleaning Establishment
- Photofinishing Place
- Convenience Store
- Postal Service
- Dry Cleaning Outlet
- Rental Outlet
- Florist
- Repair Service
- Laundry
- Taxi Establishment
- Medical Office
- Vehicle Parts\ Establishment
- Office
- Video Rental Outlet

SC.2-Highway Service Commercial Zone

Includes all SC.1 permitted uses above, plus the following additional uses:

- Amusement Park
- Retail sales, service and rental of: Recreational Vehicles; construction and farm equipment; Small Motor Equipment Sales
- Auction Centre
- Storage Facility
- Building Supply
- Taxi Establishment
- Catering Service
- Tradesperson's Shop
- Contractor's Yard
- Transportation Depot
- Courier Service
- Trucking Operation
- Garden Centre
- Vehicle Body Shop
- Kennels
- Vehicle Establishment
- Monument Sales
- Vehicle Sales Establishment

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Exterior Photos



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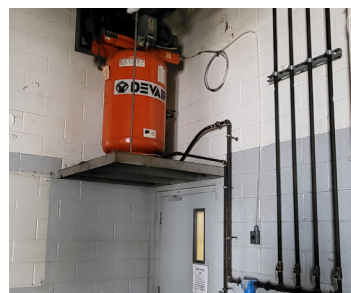
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Interior Photos



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