

For Sale: Commercial/Retail

3-19 Speedvale Avenue E Guelph, ON

Commercial/Retail Building located in Guelph, ON

Lennard:





Executive Summary

Lennard Commercial Realty Brokerage (the “Advisors” or “Lennard”) has been retained on an exclusive basis by the Vendor to offer for sale a 100% interest in a commercial asset located at 3-19 Speedvale Avenue E (the “Property”). The property is located in Guelph, Ontario.

Property Details

Address:	3-19 Speedvale Avenue E, Guelph, ON N1H 1J2
Lot Size:	± 0.633 acres
Building Size:	10,056 SF
Official Plan	Neighbourhood Commercial Centre
PIN Number	713100002
Zoning:	NCC (PA) (H12)
Asking Price:	\$4,295,000

For more information on this asset, please contact:



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Lennard:

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*Sales Representative

Property Highlights



Well Located Asset on Major Intersection in Guelph



Fully occupied stabilized asset with rental upside



Open Zoning & Many Permitted Uses



Dedicated Parking Spaces



NCC - Neighbourhood Commercial Centre

The purpose of this zone is to allow for local convenience commercial and service uses within walking distance of residential areas to serve the immediate surrounding neighbourhoods, and are intended to be smaller in scale than commercial mixed-use centres

Residential uses

- Group home ⁽⁹⁾
- Home occupation ⁽¹⁰⁾
- Live-work unit
- Long term care facility ⁽⁶⁾
- Mixed-use building ⁽⁶⁾
- Retirement residential facility ⁽⁶⁾
- Supportive housing

Retail uses

- Convenience store
- Propane retail outlet ⁽²⁾
- Retail establishment

Office uses

- Medical clinic
- Office ⁽¹⁾

Service uses

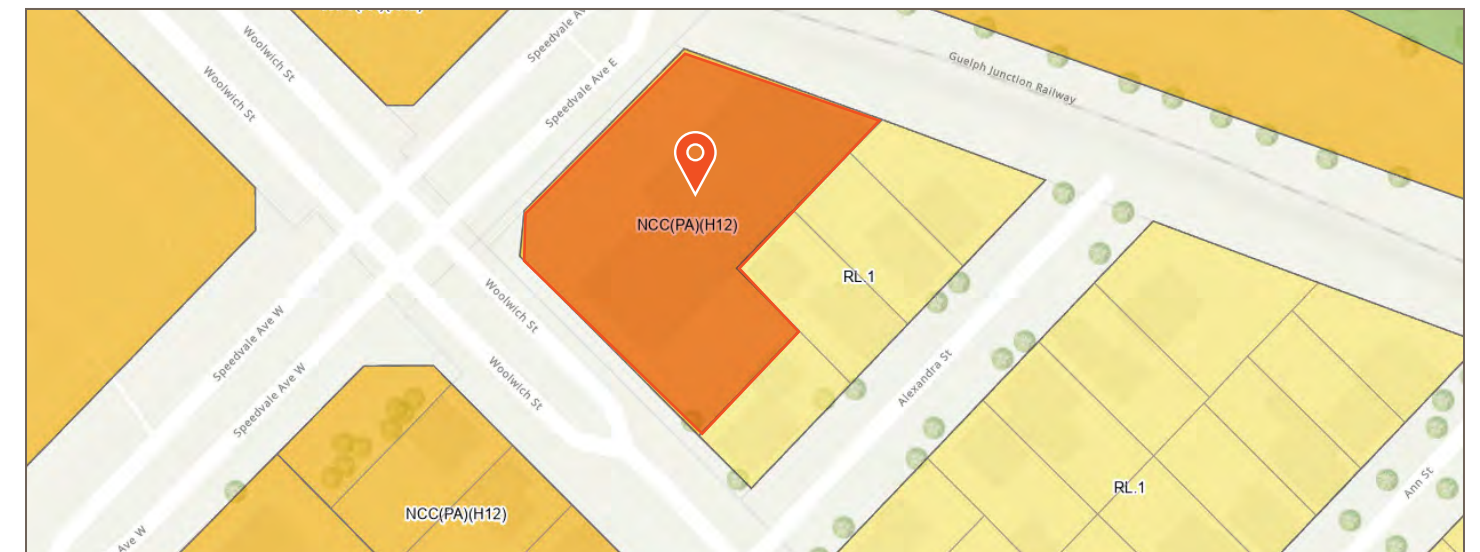
- Animal care establishment
- Artisan studio
- Day care centre
- Financial establishment
- Fitness centre
- Food vehicle
- Funeral home
- Micro-brewery ⁽⁷⁾
- Micro-distillery ⁽⁷⁾
- Restaurant ⁽⁸⁾
- Restaurant, take-out
- School, commercial
- Service establishment
- Vehicle rental establishment
- Vehicle service station ⁽⁵⁾
- Veterinary service

Community uses

- Community centre
- Place of worship
- Public hall
- Recreation facility

Other

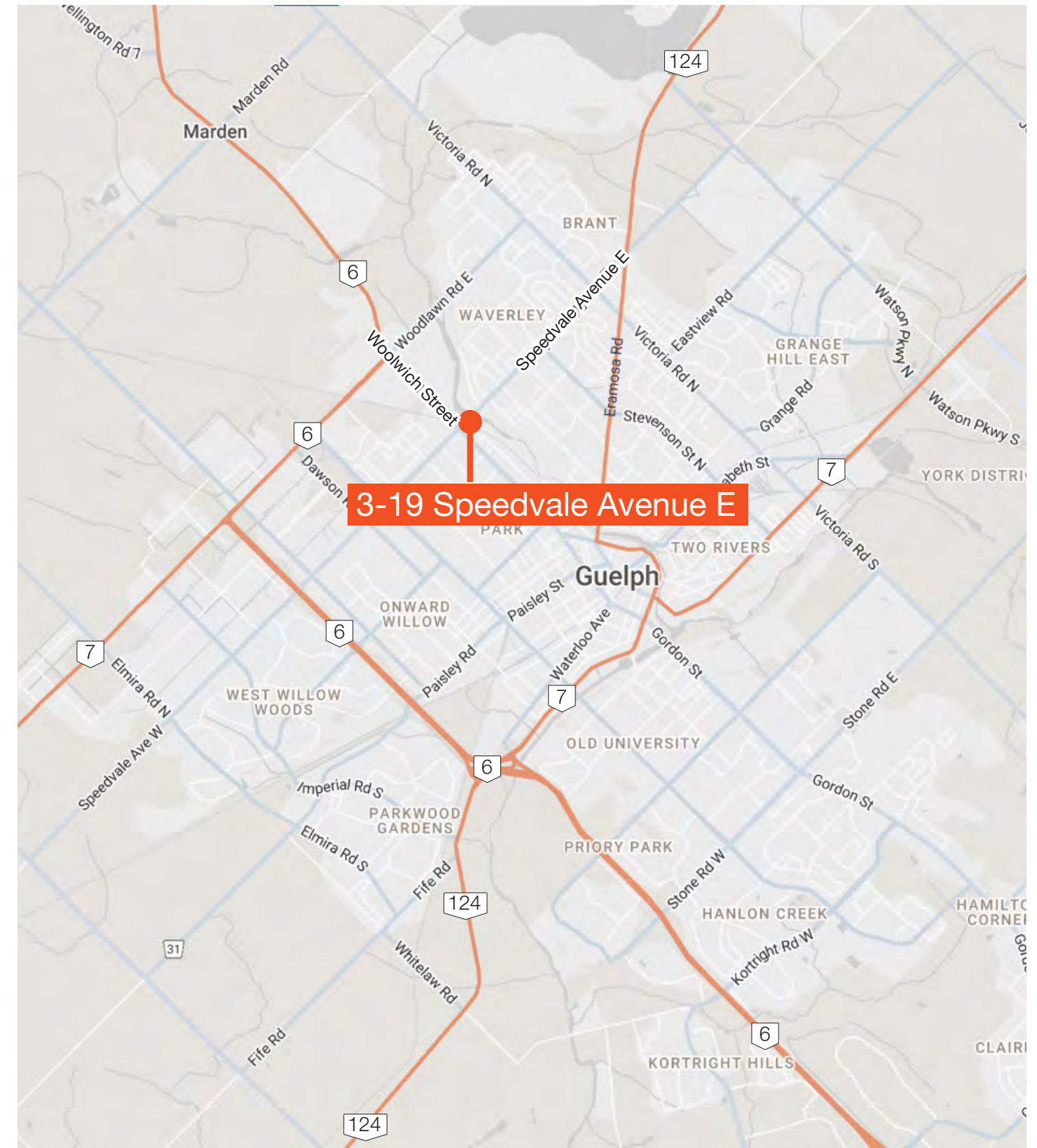
- Accessory use ⁽¹¹⁾
- Occasional use ⁽¹²⁾
- Outdoor display and sales area ⁽¹⁴⁾



Location Overview

Guelph, Ontario

Guelph, Ontario, is a vibrant city located about an hour west of Toronto in Wellington County. Known as “The Royal City,” Guelph is celebrated for its rich architectural heritage, strong community spirit, and thriving local economy. It boasts a premier university, medical hospital, extensive green spaces, and a historic downtown. Guelph offers a blend of urban convenience and small-town charm, making it attractive for families, students, and professionals alike.



Amenity Map





Financial Overview

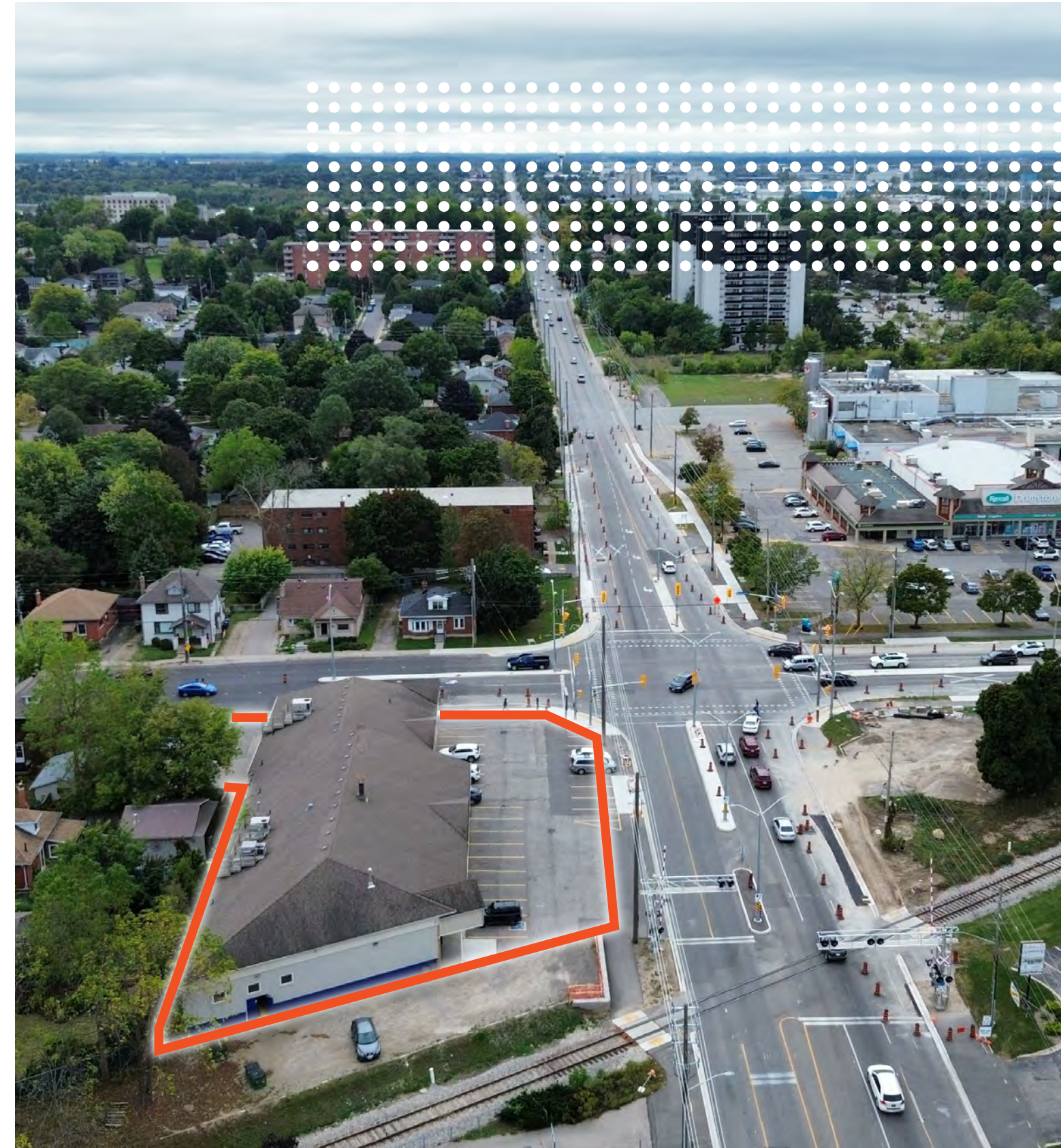
Rent Roll

Unit #	Tenant	Lease Expiry	Size (SF)	Net Rent (PSF)	Annual Net Rent
5	Nail Spa	Jul-26	816	\$20.84	\$17,005.44
15	Dynamite Pizza	Dec-26	1,210	\$22.81	\$27,600.10
17	Physiotherapy	Nov-26	1,070	\$21.31	\$22,801.70
9,11	Pharmacy	Oct-36	1,960	\$25.10	\$49,196.00
3	Paul Gazzola (Mortgage Broker)	Mar-30	2,000	\$20.00	\$40,000.00
19	Akzo Nobel	Nov-28	3,000	\$19.00	\$57,000.00
Total			10,056		\$213,603.24

Operating Expenses

Realty Tax	\$62,264.00
Insurance	\$7,240.00
R & M	\$14,429.00
Utilities	\$2,580.00
CN Rail Lease	\$2,204.00
Total Operating Expenses	\$88,717.00

Net Operating Income: \$213,603.24





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