

AVISON
YOUNG

For sale

Premier downtown Guelph office condo

150 Wellington Street E

PRICE IMPROVEMENT

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For sale | 150 Wellington Street E

Situated in the heart of downtown Guelph,

unit 101 at 150 Wellington Street East offers a rare opportunity to acquire a premier commercial condominium overlooking the Speed River. This two-storey unit is thoughtfully built out with high-end finishes and a functional mix of private offices and open-concept workspace, ideal for professional, creative, or service-oriented users.

The space features multiple boardrooms, well-appointed bathrooms, and kitchenettes on each level, providing turnkey functionality for an owner-occupier or investor. Large windows throughout both floors deliver excellent natural light and showcase unobstructed views of the Speed River, creating a bright and professional working environment.

Centrally located within walking distance to downtown amenities, restaurants, and transit, this property combines premium interior finishes with an exceptional downtown setting—an ideal opportunity for businesses seeking a distinctive and high-quality presence in Guelph's core.

3,230 sf

Unit 101 size

D.1-20

Zoning

Two stalls

Parking (assigned)

\$1,916.00

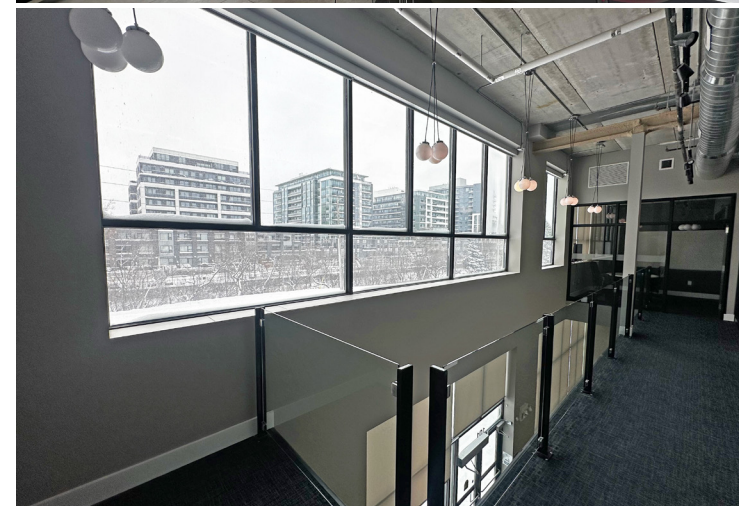
Monthly condo fees

\$14,424.63

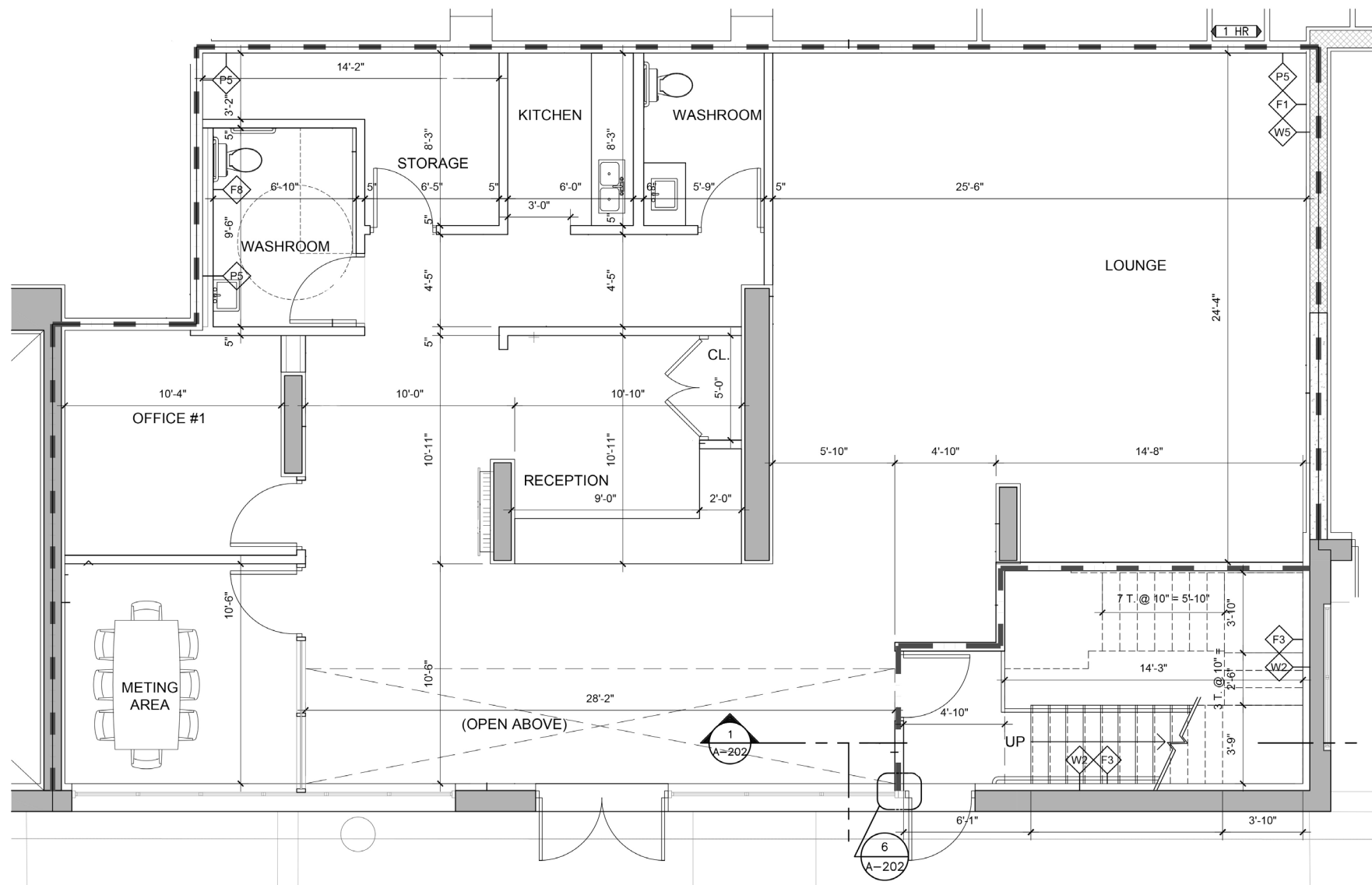
Taxes (2025)

\$1,275,000

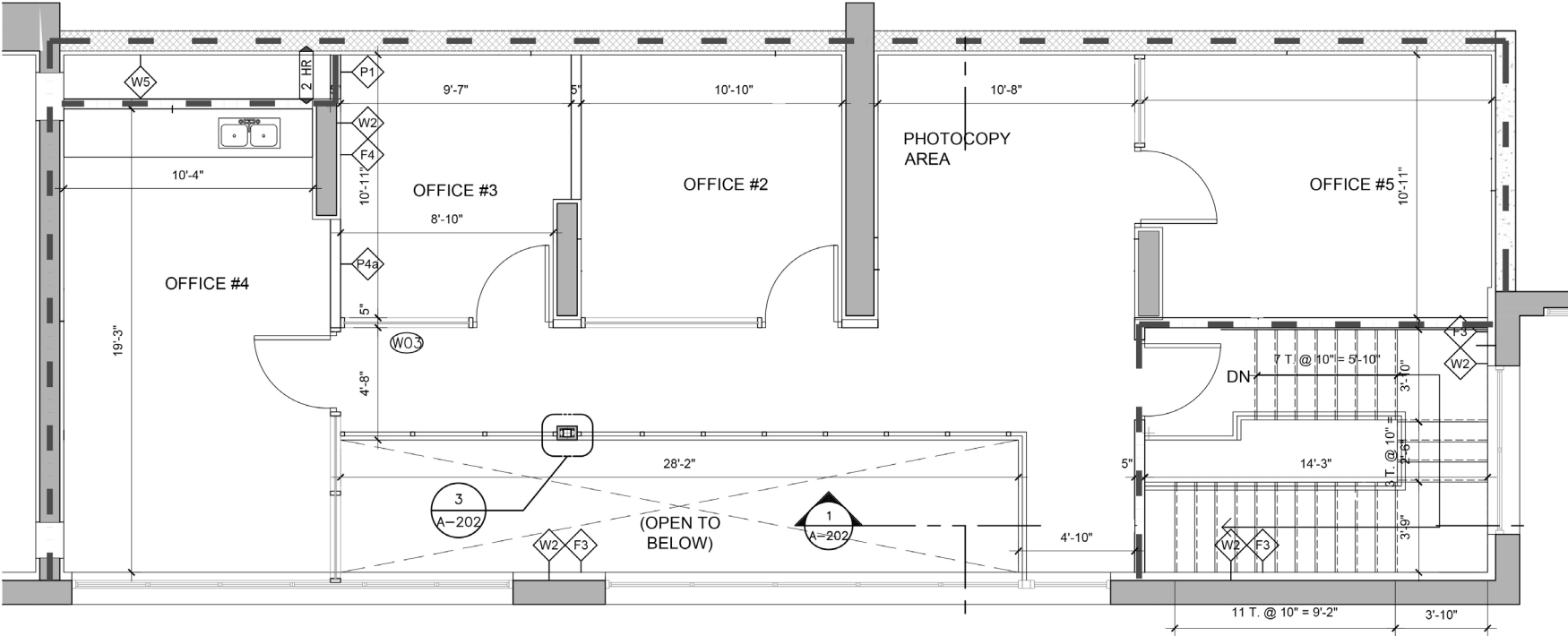
Asking price



First floor office space



Second floor office space



D.1-20 zoning permitted uses

Residential uses

- Apartment building
- Day care, private home
- Group home
- Home occupation
- Hospice
- Live-work unit
- Lodging house type 1
- Long term care facility
- Mixed-use building
- Retirement residential facility
- Supportive housing
- Townhouse, on-street
- Townhouse, rear access on-street

Retail uses

- Agricultural produce market
- Retail establishment

Service uses

- Artisan studio
- Auction centre
- Catering service
- Commercial entertainment
- Day care centre
- Financial establishment
- Food vehicle
- Micro-brewery

The purpose of this zone is to permit a range of uses in a mix of highly compact development forms.

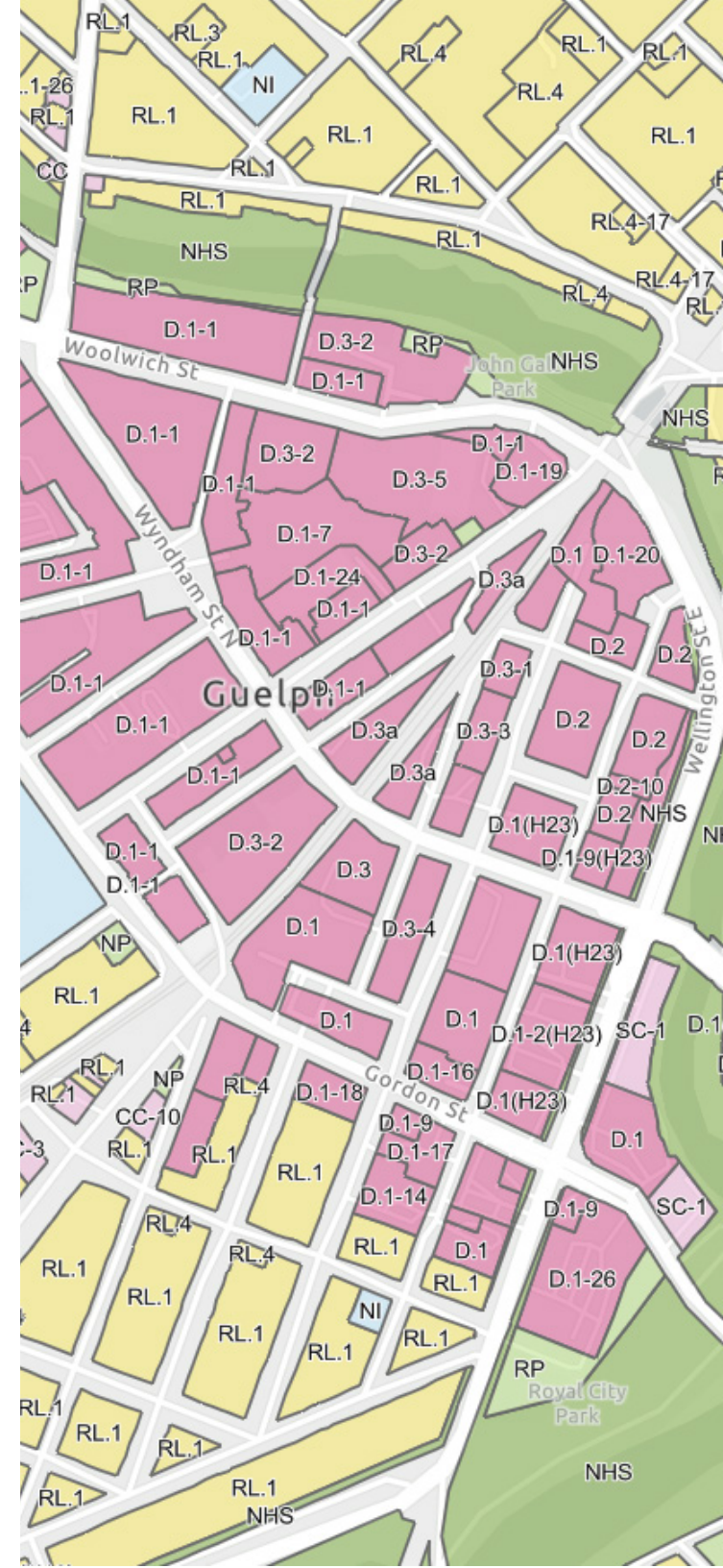
- Micro-distillery
- Nightclub
- Restaurant
- School, commercial
- Service establishment
- Taxi establishment
- Tradesperson's shop
- Veterinary service

Office uses

- Medical clinic
- Office
- Research establishment

Community uses

- Art gallery
- Community centre
- Conference and convention facility
- Emergency shelter
- Museum
- Place of worship
- Public hall
- Recreation facility
- School
- School, post secondary





Get more information

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