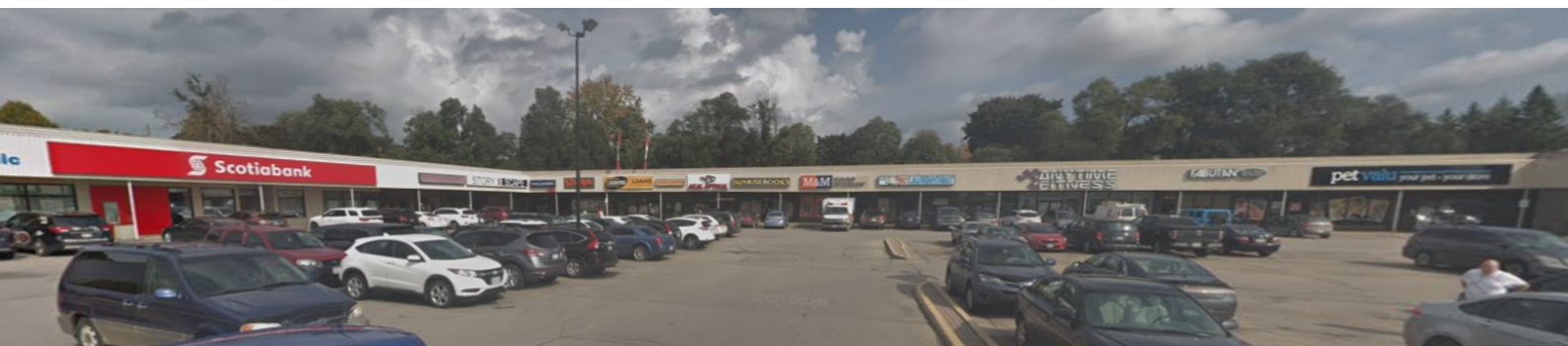
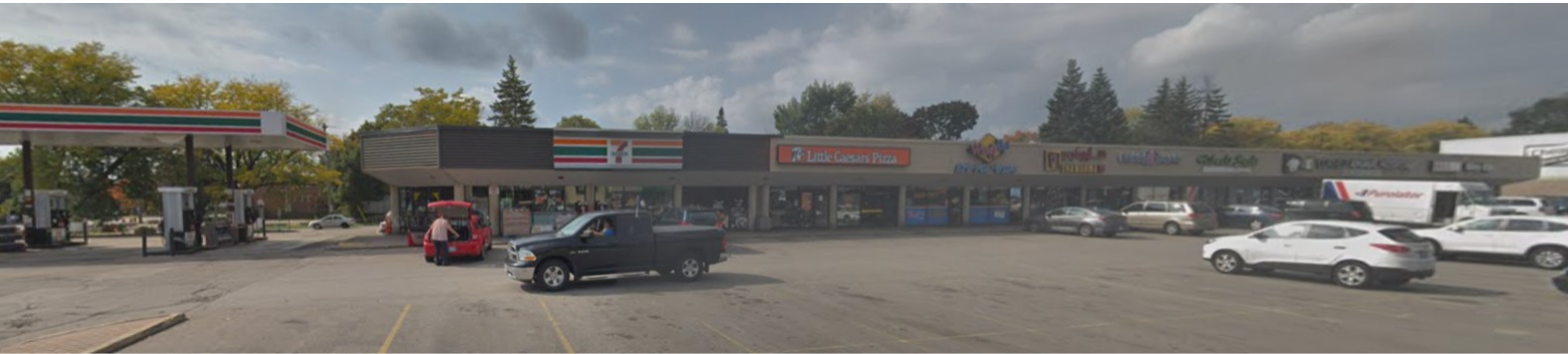


328 SPEEDVALE AVE. E., GUELPH

COMMERCIAL SPACE FOR LEASE



APPROX. 8,100 SQ. FT., 2,144 SQ. FT. & 1,513 SQ. FT.

LOCATED AT SPEEDVALE AVENUE EAST AND STEVENSON STREET NORTH

INQUIRIES

Kelly Farraj

Vice President, Tenant Services
Sales Representative
416 636 8898 x249
kfarraj@thebehargroup.com

Jeanine McLaughlin

Broker
416 636 8898 x238
jmclaughlin@thebehargroup.com



328 SPEEDVALE AVE. E., GUELPH

COMMERCIAL SPACE FOR LEASE

DETAILS

- Located at Speedvale Avenue East and Stevenson Street North
- Very busy commercial plaza surrounded by residential homes
- Great exposure
- Join FreshCo, 7-Eleven, Scotiabank, LCBO, Tim Hortons, Dollar Tree, Pet Valu, Anytime Fitness and many more AAA tenants
- Many uses considered
- Ample parking
- Availabilities:

**Unit 15 - Approx. 8,100 sq. ft.
(retail or office)**

Net Rent: \$12.50 per sq. ft.

TMI: \$10.42 per sq. ft.

Possession: Immediate

Unit 13 - 2,144 sq. ft.

Net Rent - \$25.00 per sq. ft.

TMI: \$10.42 per sq. ft.

Possession: December 2020

Unit 28 - 1,513 sq. ft.

Net Rent: \$25.00 per sq. ft.

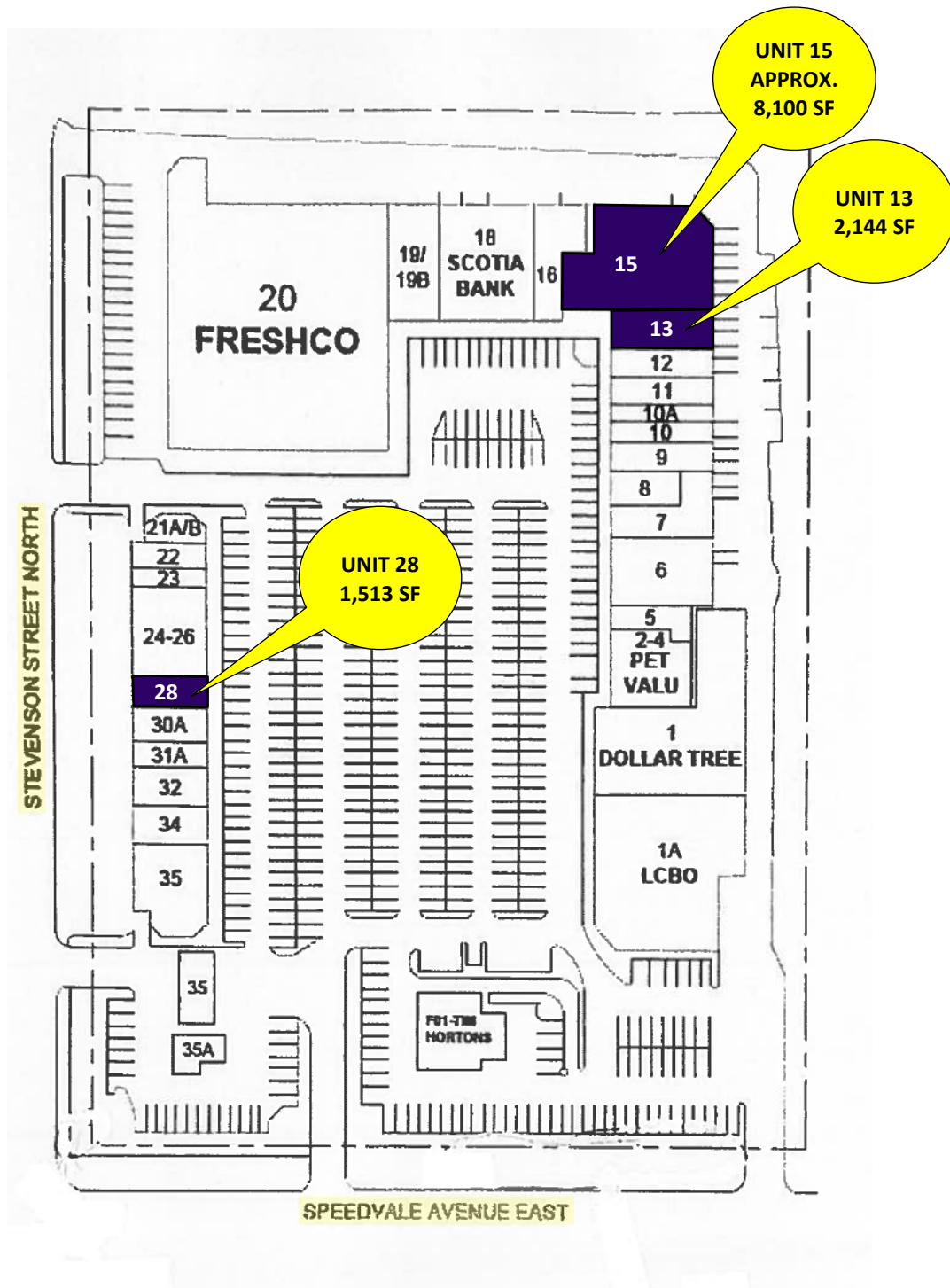
TMI: \$10.42 per sq. ft.

Possession: November 2020



328 SPEEDVALE AVE. E., GUELPH

COMMERCIAL SPACE FOR LEASE



328 SPEEDVALE AVE. E., GUELPH

COMMERCIAL SPACE FOR LEASE



Demographics - 2016	1 km	3 km	5 km
Total Population	6,806	49,203	82,625
Daytime Population	5,408	54,177	90,079
Total Households	2,902	21,063	34,623
Household Average Income	\$90,568	\$86,506	\$85,618

Source: Statistics Canada

All information is from sources deemed reliable and is subject to errors and omissions which we believe to be correct and assume no responsibility. Changes of price, rental, prior sale and withdrawal without notice. People are not to construe this information as legal or tax advice. You should consult your legal counsel, accountant, or other advisors on matters relating to this presentation.
The Behar Group Realty Inc., Brokerage.

