



For Sale: Land

280 Speedvale Avenue W

Guelph, Ontario

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280 Speedvale Avenue W

Property Overview

Property Description:

The subject land includes approximately 2 acres of undeveloped land fronting Speedvale Ave., to be severed from 280 Speedvale Avenue West

Prime Location:

Speedvale Ave. W. is a major business and industry corridor. This location is just one block away from the Hanlon Parkway, 10 minutes to the 401, and 20 minutes to KW and Cambridge

Zoning

Industrial and a range other permitted uses. Full list of allowed uses available upon request

Listing price

\$3,675,000.00

Taxes

To be determined by the City of Guelph upon approval of severance

Building Timing

Upon severance approval, the purchaser may apply for a building permit

Location and Zoning advantages

Guelph has a population of approximately 150K with a median household income of 112k, and strong growth expectations

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General Overview:

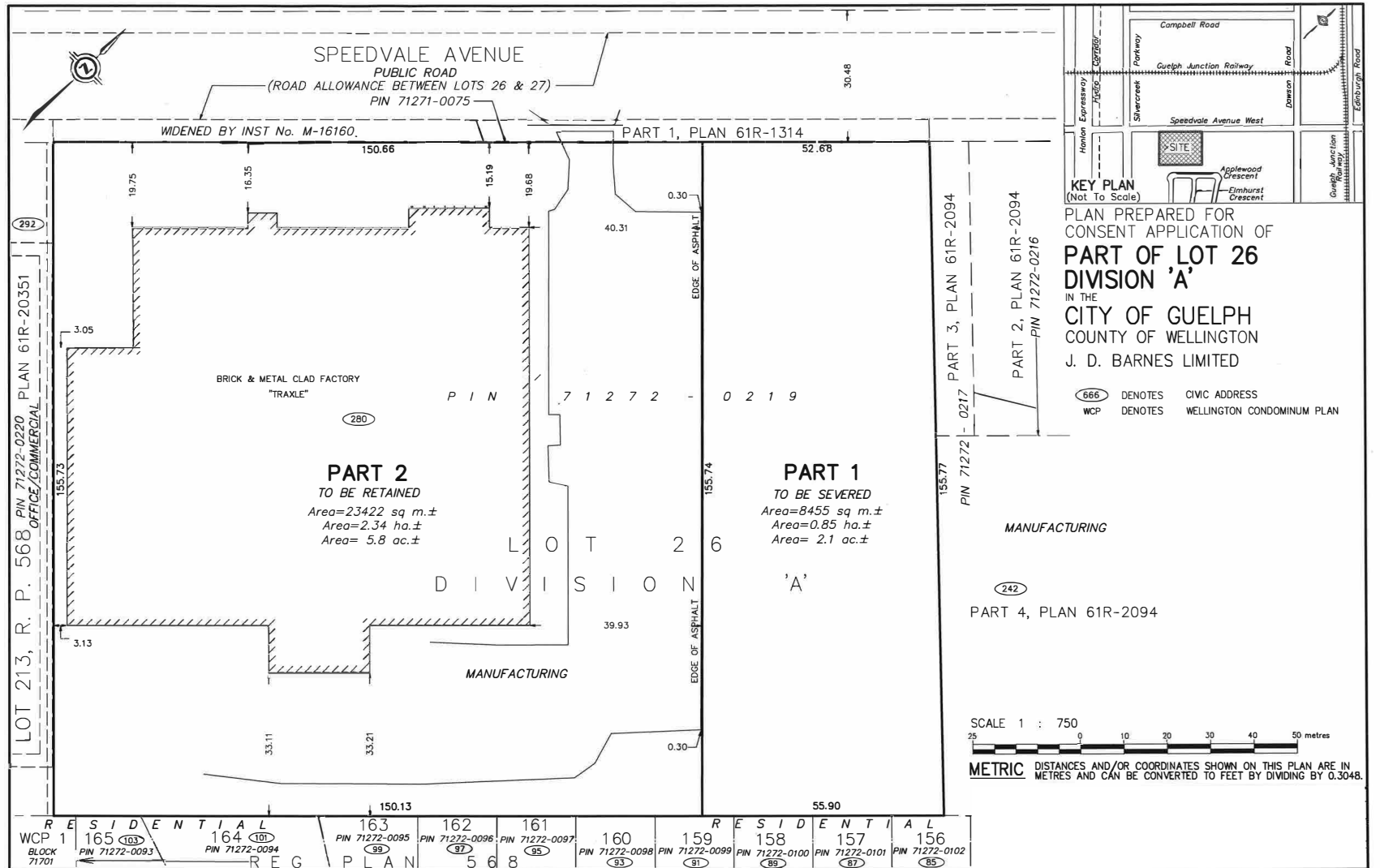
- Guelph industrial growth has been very strong with Q1 construction expected to exceed 2.5M sq. ft. this year
- Average base lease rates for this location are about \$10.00/SF but frontage and location of the subject land suggests higher valuation is likely
- Vacancy rates for new buildings are low and present demand suggests that it is likely to remain in the 2% range

Price/acre:

Land values at unique, high traffic industrial/business zones in developed areas are rare

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Draft Site Plan Model



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