

# \$ - Unit 2 - 52 Royal Road, Guelph (willow West/sugarbush/v

MLS® #X11926680

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0 Bedroom, 3.00 Bathroom, 4,473 sqft  
Office on 0 Acres

Willow West/Sugarbush/West Acres, Guelph (willow West/sugarbush/west Acres, Ontario

Prime Office space for lease. 4453sq ft of wide-open office space located just off Woodlawn Rd in the north west industrial area of Guelph. This multi-use space is ideally suited to professional office space; it is currently a large bright open space with a board, rough in for kitchenette area. The unit also has shared the use of 3 well maintained, clean washrooms with 1 other unit. The unit could be divided into smaller private offices or the landlord would consider a commercial tenant such as light assembly, storage or other commercial use permitted. The landlord would consider added 2 x 40" double doors for commercial access or loading if required by the tenant as well as installing hard flooring throughout the unit if required by the tenant. The unit also has shared use of a large parking lot, so no parking issues here, lots of space for all (id:6289)



## Essential Information

Listing #	X11926680
Bathrooms	3.00
Square Footage	4,473
Acres	0.00
Type	Office
Sub-Type	Offices

## Community Information

Address Unit 2 - 52 Royal Road

Subdivision Willow West/Sugarbush/West Acres  
City Guelph (willow West/sugarbush/west Acres)  
Province Ontario  
Postal Code N1H1G3

### **Amenities**

Amenities Highway, Public Transit

### **Interior**

Heating Natural gas Other  
Cooling Fully air conditioned

### **Exterior**

Lot Description 403 x 434 FT

### **Listing Details**

Listing Office Keller Williams Home Group Realty

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