

# FOR LEASE STREET FRONT RETAIL SPACE 27 QUEBEC STREET, GUELPH



**AVAILABILITY**  
2,149 SQ FT

**LEASE RATE**  
\$17.50/ SQ FT NET

**ADDITIONAL RENT**  
\$5.00/ SQ FT  
(TAXES ONLY)

**ZONING**  
D.1-1

**POSSESSION**  
Immediate

- Located on Quebec Street, between St. Georges Square and Norfolk St
- 2,149 sq ft, Ground floor retail space plus mezzanine
- 618 sq. ft. mezzanines level at rear of the demised premises
- Includes partial basement use, not included in square footage
- High traffic area with great street exposure
- former florist, coolers still in place
- good signage
- On many public transit routes
- D.1-1 is ideal for many uses
- Immediate occupancy

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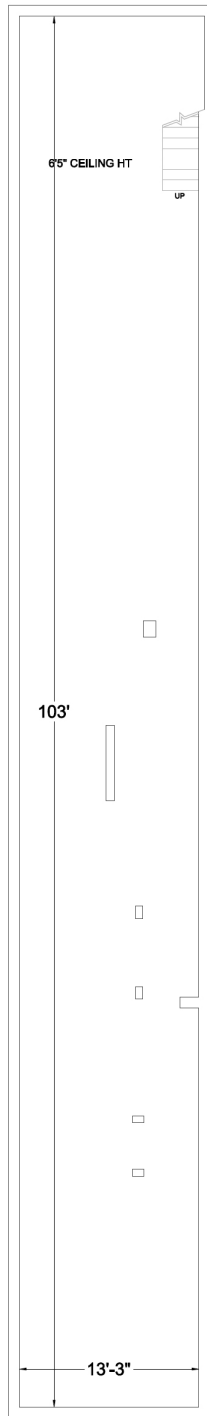
**Coupal Markou**  
Commercial Real Estate Inc., Brokerage

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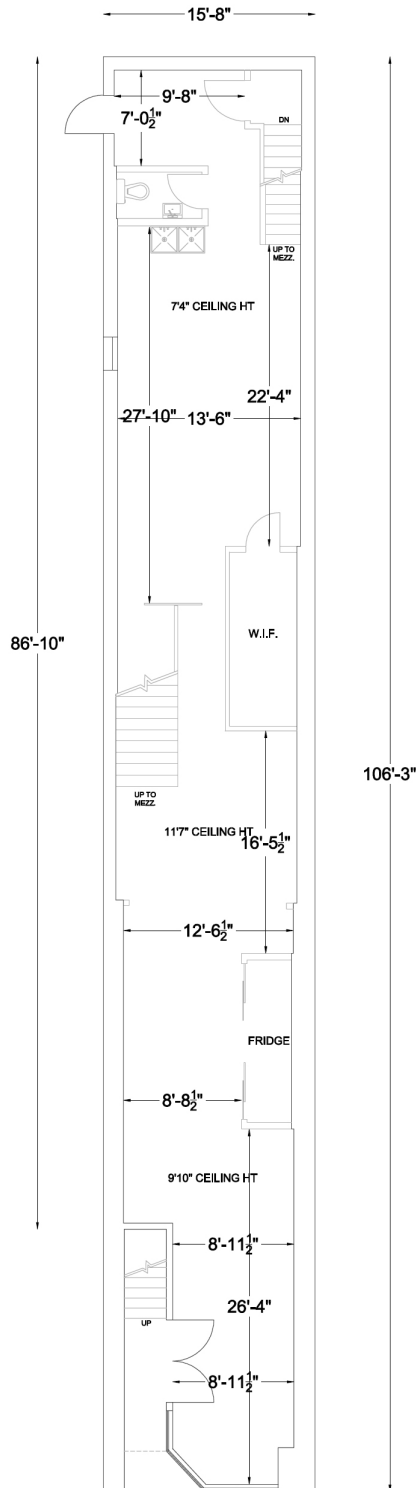
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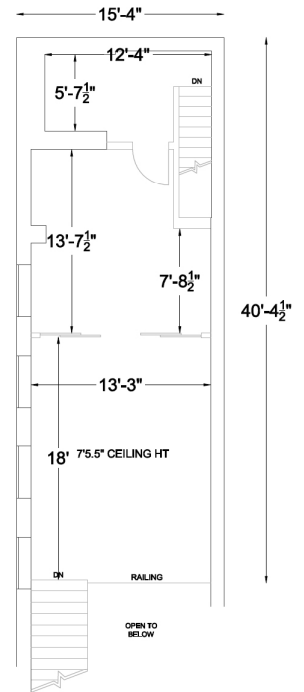
# 27 QUEBEC STREET,



**BASEMENT**  
1,365 SF



**GROUND**  
1,531 SF



**MEZZANINE**  
618 SF



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