

## 118 ALMA STREET, GUELPH/ERAMOSA, ON NOB 2K0

<https://linaandteam.com>

+/- 2,400 sf Commercial/Retail/Office space in Guelph/Eramosa, including +/- 915 sf or more that can be very easily converted to Residential. Garage can be built (Extra). Hwy 7 exposure in the Downtown area. C2 Village Service commercial zoning allows for many uses. Available also as Investment. Fully renovated.

**\*\*EXTRAS\*\*** Please Review Available Marketing Materials Before [...]

**\$1,375,000**

- 2 beds
- 2 baths
- Residential Freehold
- Store W Apt/Office
- Active

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### Basics

**Sale/Rent Type:** For Sale

**Type:** Residential Freehold

**Bedrooms:** 2 beds

**Category:** Store W Apt/Office

**Status:** Active

**Bathrooms:** 2 baths



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## Building Details

<b>Lot Depth:</b> 0 sq ft	<b>Lot Width:</b> 88 sq ft
<b>Living Area Range:</b> 2000-2500	<b>Garage Parking Spaces:</b> 10, 14
<b>Tax Annual Amount:</b> 7412	<b>CoolingYN:</b> No

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## Agent and Agency Details

**Agency:** D. W. GOULD REALTY ADVISORS INC.

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## Amenities & Features

<b>View:</b> No	<b>Cooling:</b> Central Air
<b>Fireplace:</b> Yes	<b>Basement:</b> Crawl Space
<b>Sauna:</b> No	

