

FOR SALE

WHITNEY
Commercial Real Estate Services

383 WOODLAWN RD W, GUELPH



4,500 SF RETAIL BUILDING FOR SALE WITH EXCESS LAND

This 3.30-acre property features a 4,500 sq. ft. fully built-out restaurant situated directly on high-traffic Woodlawn Road West in Guelph.

The existing restaurant operator/owner is open to a lease-back arrangement, offering immediate income potential, or the property can be delivered vacant for owner-user or redevelopment opportunities. The site has approximately 2.30 acres of excess land, providing significant room for future development.

Benefit from service commercial (SC) zoning, allowing for a wide range of permitted uses, including, but not limited to, vehicle sales, vehicle repair, building supply store, contractors' yards and many more.

BUILDING AREA | 4,500 SF

LAND AREA | 3.298 Acres

ZONING | SC

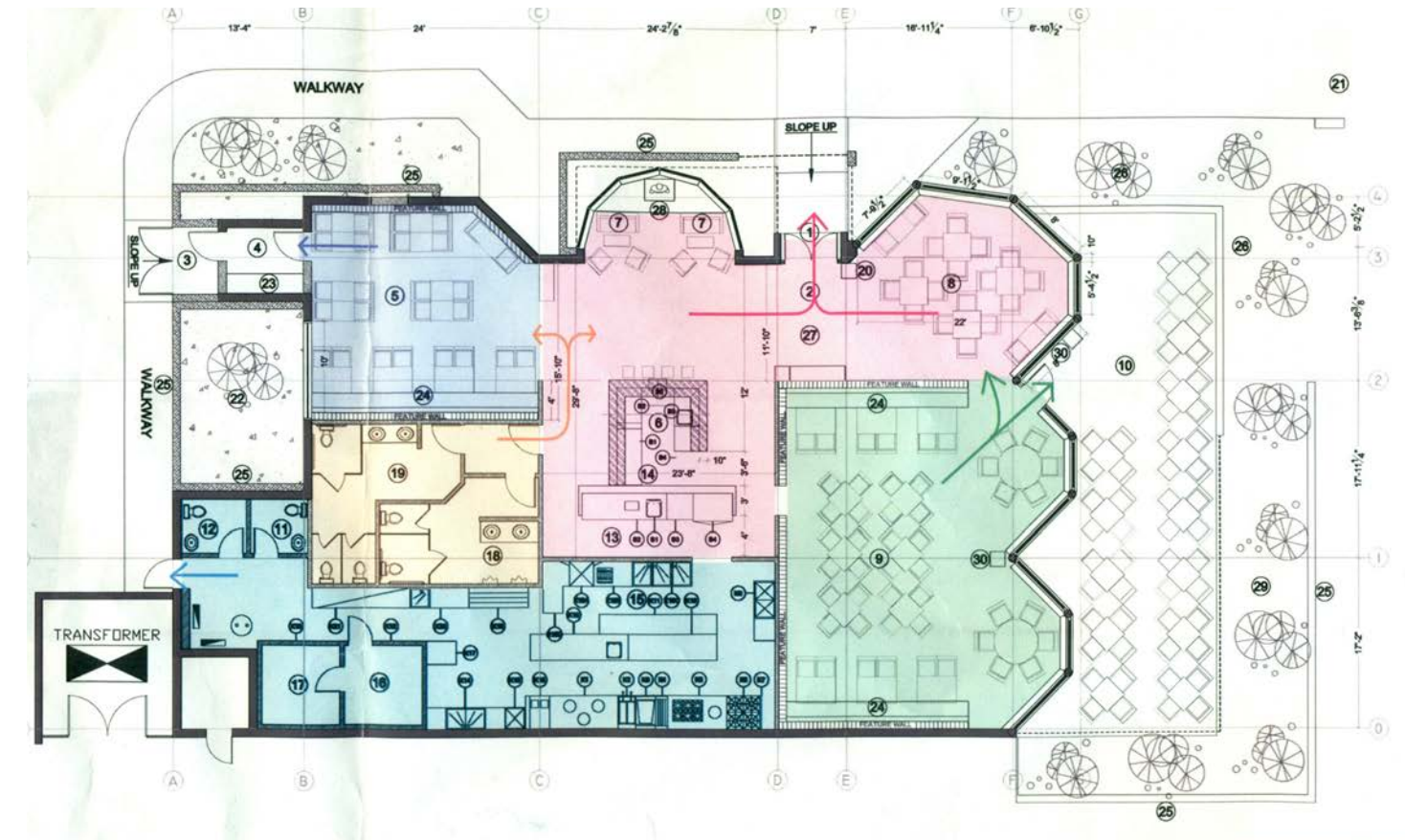
ASKING PRICE | \$4,600,000

TAXES | \$68,318.84 (2025)



FLOOR PLAN

4,500 SF



Excess
Land



Highway
Access



Ample
Parking



High Traffic
Area



Transit
Nearby



Prime
Location

PERMITTED USES (Complete list available upon request)

- Building Supply Store
- Catering Service
- Commercial Entertainment
- Contractor's Yard
- Convenience Store
- Garden Centre
- Home Improvement Warehouse
- Major Equipment Supply and Service
- Outdoor Display and Sales area
- Place of Worship
- Restaurant, take-out
- Service Establishment



Contact us for more information



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**Broker *Sales Representative