



1373 GORDON ST, GUELPH

Premium Land for Sale on the South End of Guelph

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Colliers



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Strategic South Guelph Location

Positioned along Gordon Street in one of Guelph's fastest-growing corridors, offering excellent exposure and connectivity to the University of Guelph, Highway 6, and key residential neighbourhoods.

Proximity to Key Amenities

Surrounded by a wide range of retail, dining, fitness, and service options including Pergola Commons, banks, grocery stores, and medical facilities, all within minutes of the site.

Strong Growth and Accessibility

Located in the South End growth area with ongoing residential and commercial development, benefiting from strong population growth, public transit routes, and accessibility to major employment nodes.

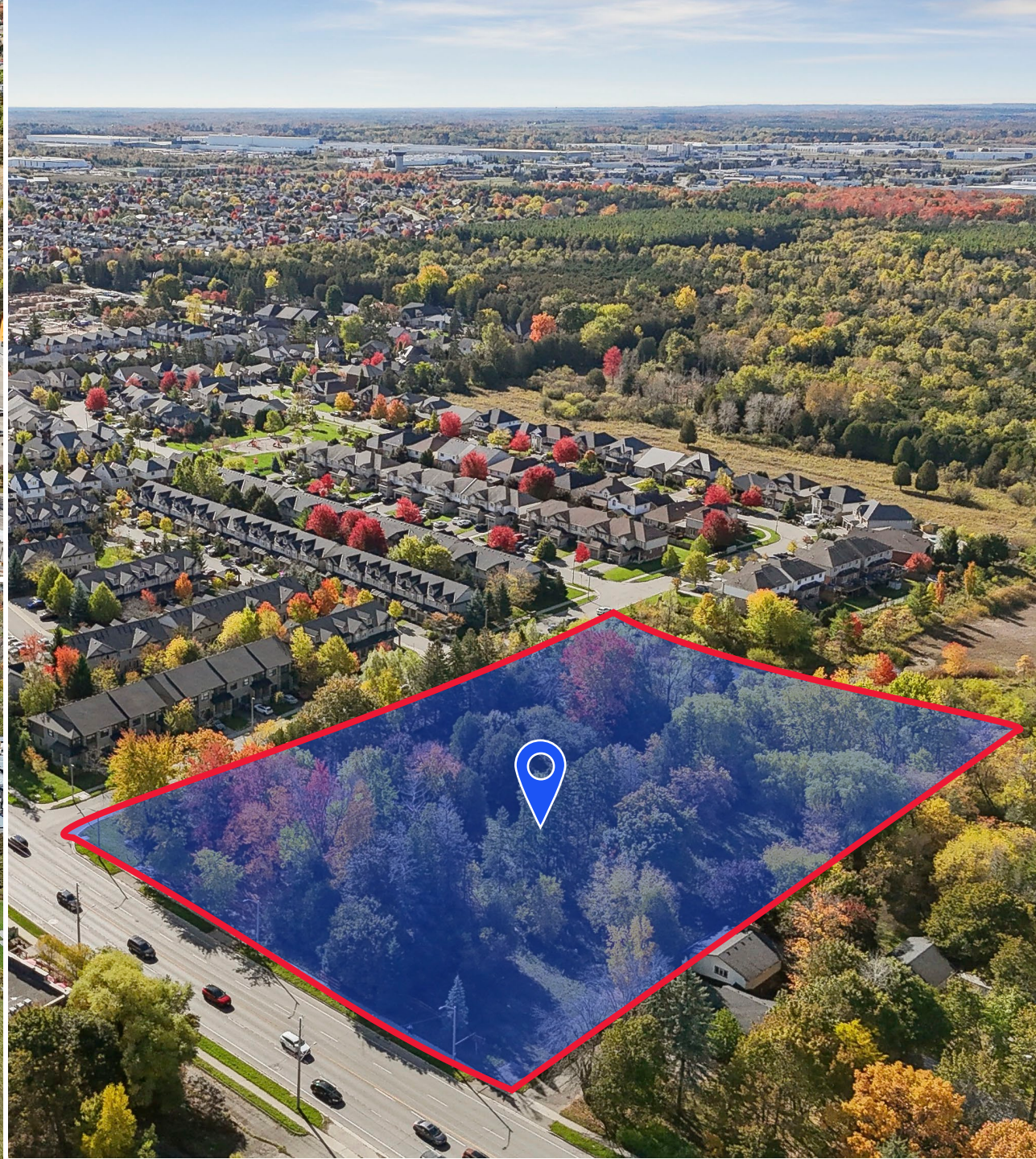
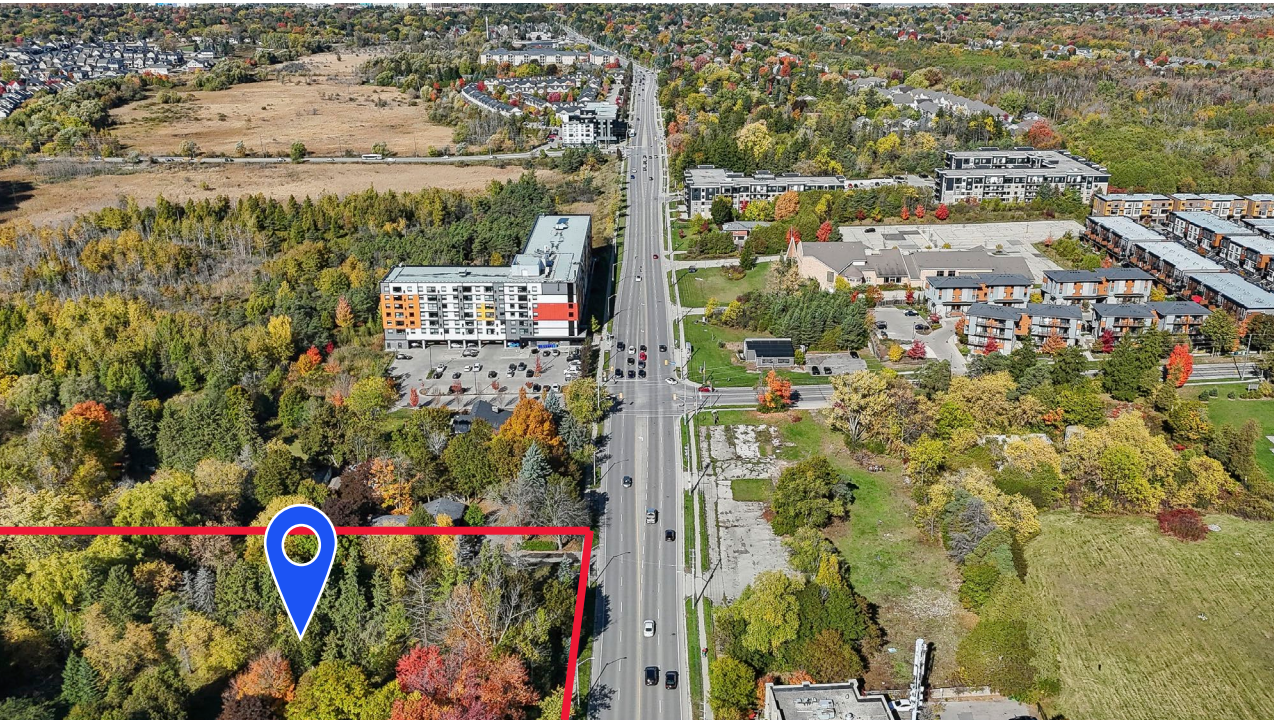
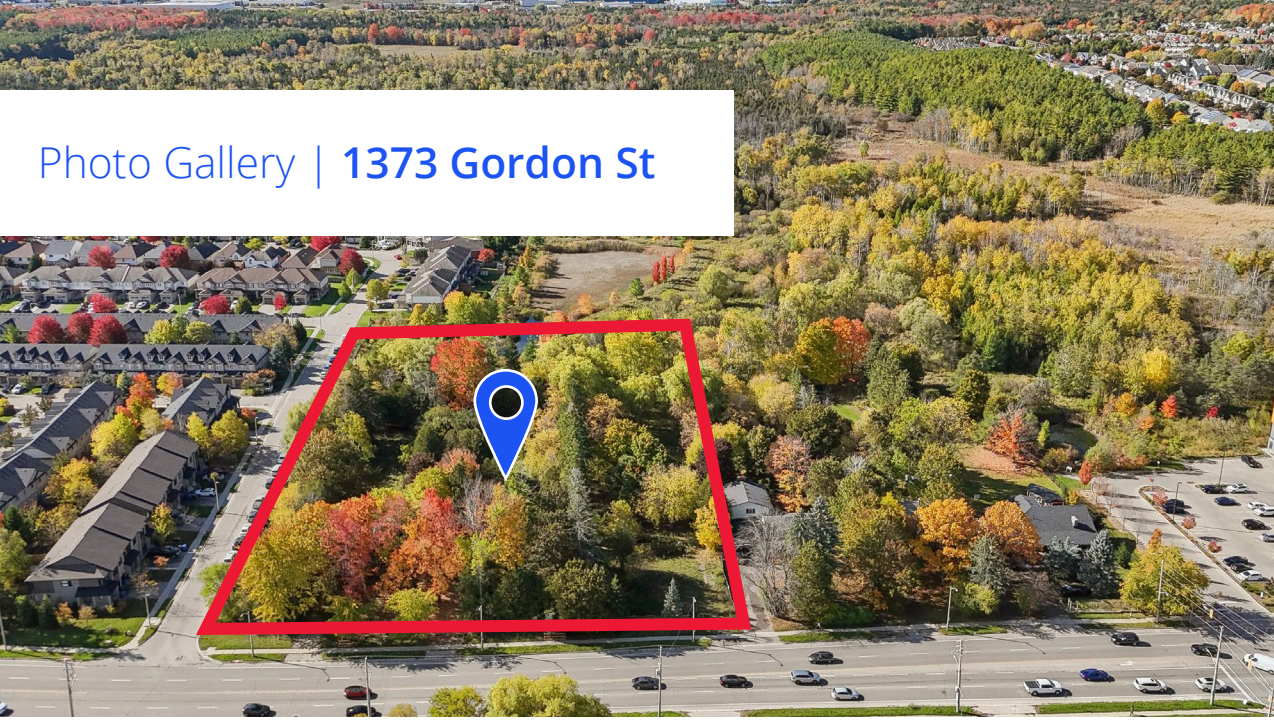
Vibrant Live-Work Environment

The area supports a balanced lifestyle with nearby parks, trails, and recreation facilities, making it an attractive destination for both businesses and employees.

Asking Price

\$5,800,000

Photo Gallery | 1373 Gordon St



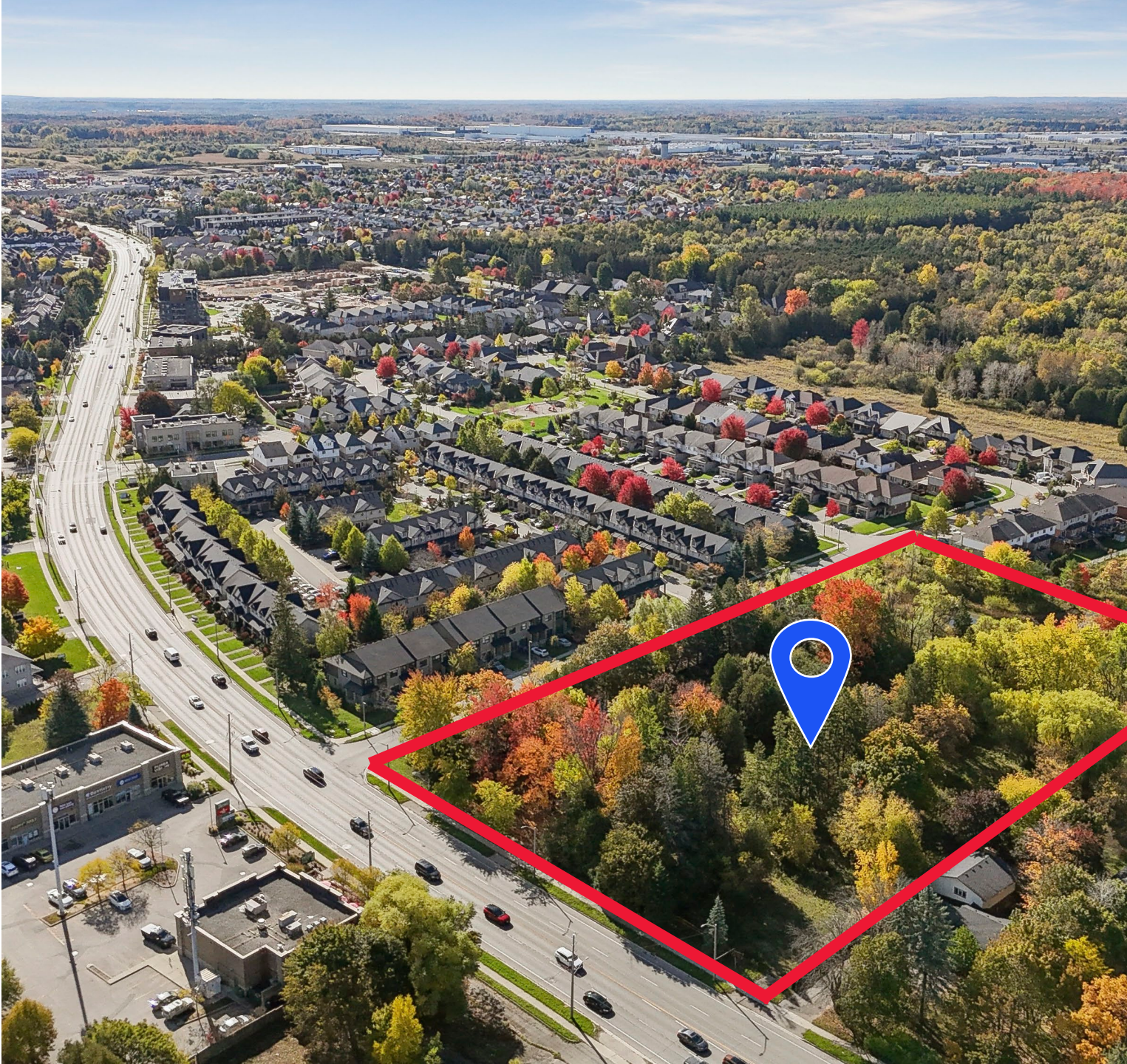


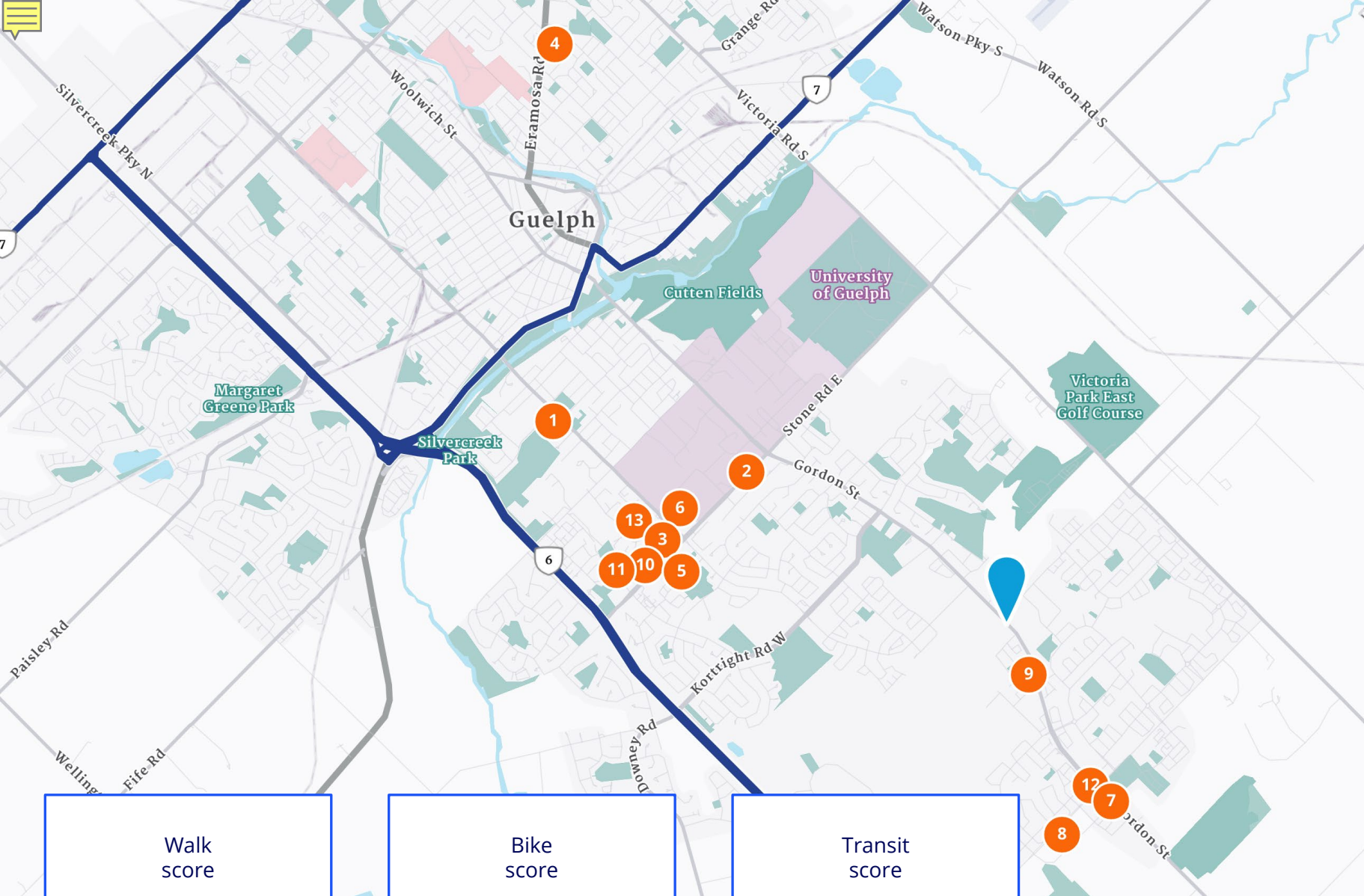
DETAILS

1373 Gordon Street is a high-visibility, south-end property poised to become a neighbourhood anchor along Guelph’s primary north-south corridor. City council has approved a seven-storey, mixed-use plan here; 99 purpose-built rental suites above ground-floor retail and office, creating a daily-needs hub that serves residents, students, and commuters alike.

Steps from the Gordon & Vaughan transit stop, the site sits directly on Guelph Transit’s Route 99 Mainline to the University Centre and Guelph Central Station, offering frequent, all-day connectivity without a car.

Civic Address	1373 Gordon Street
Location	Guelph, Ontario
Site Area	2.50 acres
Tax Estimate (Geowarehouse)	\$8,353
Zoning	NC-14
Assessed Value (2025)	\$633,000





Walk score

58

Bike score

66

Transit score

47



Nearby amenities

- 1. Fit4Less
- 2. Movati Athletic Guelph
- 3. Crunch Fitness
- 4. Goodlife Fitness



- 5. Subway
- 6. Scaddabush
- 7. Kelsey's Original Roadhouse
- 8. Tim Hortons
- 9. Domino's Pizza



- 10. Mark's
- 11. Roots
- 12. Clairfield Commons
- 13. Stone Road Mall

Contact Us

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