AVAILABLE FOR LEASE

Armel CORPORATION

240 Silvercreek PARKWAY NORTH

SPEEDVALE AVE WEST &
SILVERCREEK PKWY. NORTH, GUELPH

1,882
SQ. FT. (APPROX.)

LOCATED AT PRIME INTERSECTION IN NORTHWEST GUELPH

END CAP UNIT,
HIGH-TRAFFIC,
HIGH-VISIBILITY

IMMEDIATE ACCESS TO HANLON PKWY/HWY 6

2026 ADDITIONAL RENT EST. (PSF/ANN.)
TAXES $7.55
OPERATING EXPENSES $8.25



AVAILABLE

MR.SUB YOURS SINCE 1968

MAJOR TENANTS

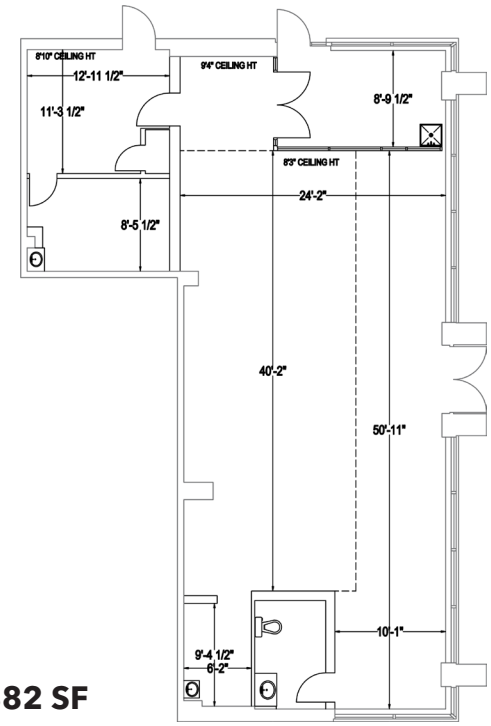
Buns Master Bakery

End Cap High Visibility









1,882 SF

Located at the intersection of Speedvale Avenue West & Silvercreek Parkway North

High-traffic high-visibility location in a well established shopping area

Tenants include Mr. Sub, Buns Master and Kodiak Work Authority



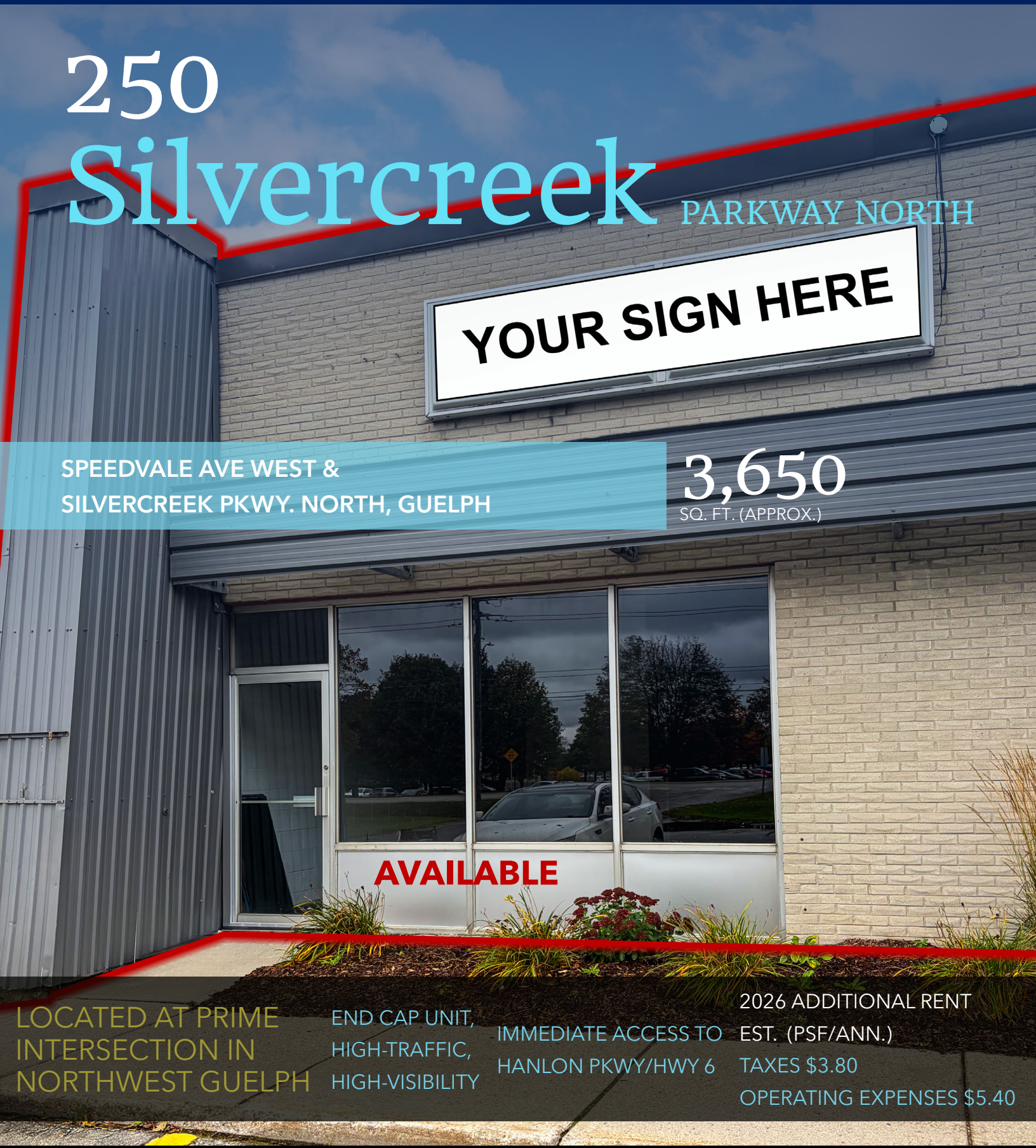
MAEVE CALLERY, VICE PRESIDENT
mcallery@armelcorp.com (416) 214-6806 **armelcorporation.com**

Armel CORPORATION

REAR DRIVE-IN DOOR AVAILABLE FOR LEASE

Armel CORPORATION

250 Silvercreek PARKWAY NORTH



SPEEDVALE AVE WEST &
SILVERCREEK PKWY. NORTH, GUELPH

3,650
SQ. FT. (APPROX.)

LOCATED AT PRIME INTERSECTION IN NORTHWEST GUELPH

END CAP UNIT, HIGH-TRAFFIC, HIGH-VISIBILITY

IMMEDIATE ACCESS TO HANLON PKWY/HWY 6

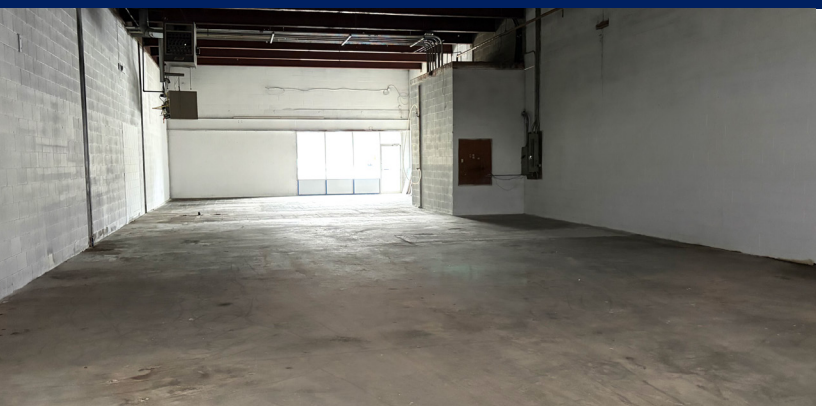
2026 ADDITIONAL RENT EST. (PSF/ANN.)
TAXES $3.80
OPERATING EXPENSES $5.40

MR.SUB YOURS SINCE 1968

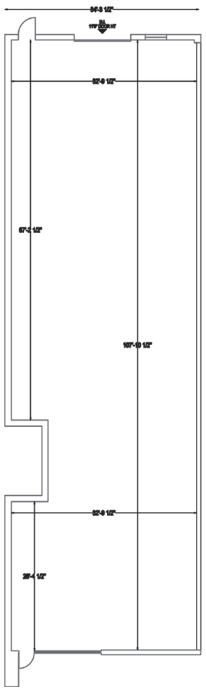
MAJOR TENANTS

Buns Master Bakery

End Cap High Visibility







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High-traffic high-visibility location in a well established shopping area

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Armel CORPORATION

REAR DRIVE-IN DOOR AVAILABLE FOR LEASE

Armel CORPORATION

254 Silvercreek PARKWAY NORTH



SPEEDVALE AVE WEST &
SILVERCREEK PKWY. NORTH, GUELPH

2,636
SQ. FT. (APPROX.)

AVAILABLE

LOCATED AT PRIME INTERSECTION IN NORTHWEST GUELPH

END CAP UNIT, HIGH-TRAFFIC, HIGH-VISIBILITY

IMMEDIATE ACCESS TO HANLON PKWY/HWY 6

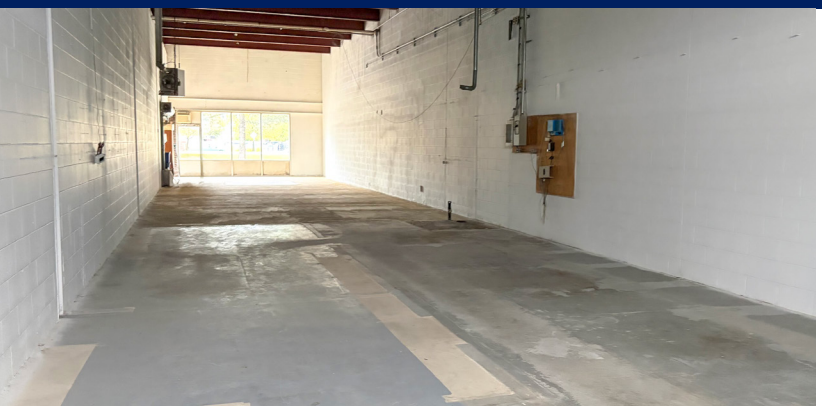
2026 ADDITIONAL RENT EST. (PSF/ANN.)
TAXES $3.80
OPERATING EXPENSES $5.40

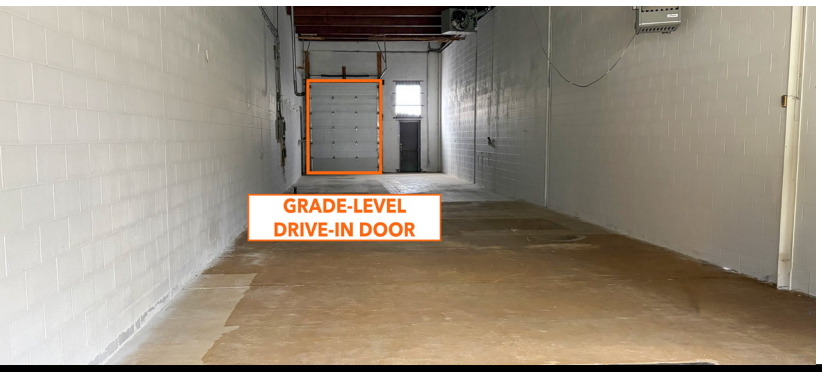
MR.SUB YOURS SINCE 1968

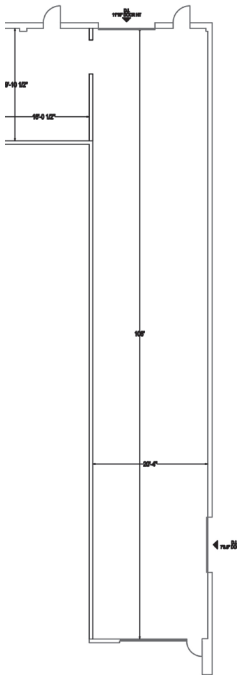
MAJOR TENANTS

Buns Master Bakery

Prime Retail Opportunity







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