AVAILABLE FOR LEASE

Armel CORPORATION

Silvercreek Centre

292 SPEEDVALE AVE W, GUELPH

TOTAL CENTRE SF: 64,408 SQ. FT

292 Speedvale Ave. W
TAX $2.75 / SF
OPERATING EXPENSES
$5.55 / SF*

HIGH-TRAFFIC, HIGH VISIBILITY IN NORTHWEST GUELPH

PROMINENT RETAIL CORRIDOR

EASY ACCESS TO HANLON PKWY/HWY 6



2026 ESTIMATES FOR ALL TAXES AND OPERATING EXPENSES

MAJOR TENANTS

BURNSIDE

PIZZA PAPA JOHNS

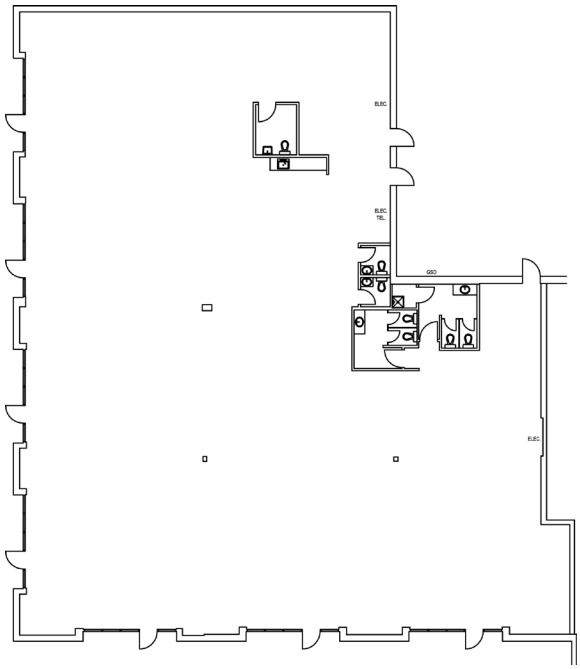
puffle CAFÉ

Units 1-9









8,700 SF

This high-traffic, high visibility centre has both a retail and an office component

RETAIL TENANTS include Puffle Café, Papa Johns Pizza and a variety of other retailers and restaurants

LARGEST OFFICE TENANT is R.J. Burnside & Associates Ltd., located in the 292 Speedvale Avenue West Building



MAEVE CALLERY, VICE PRESIDENT

mcallery@armelcorp.com (416) 214-6806 **armelcorporation.com**

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2026 ESTIMATES FOR ALL TAXES AND OPERATING EXPENSES

MAJOR TENANTS

BURNSIDE

PIZZA PAPA JOHNS

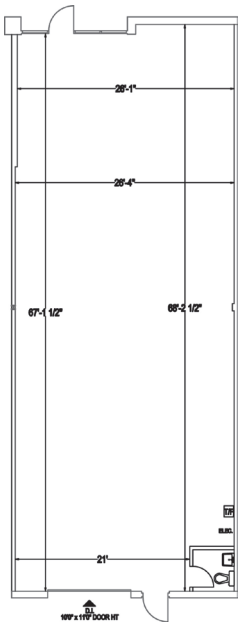
puffle CAFÉ

Unit 37







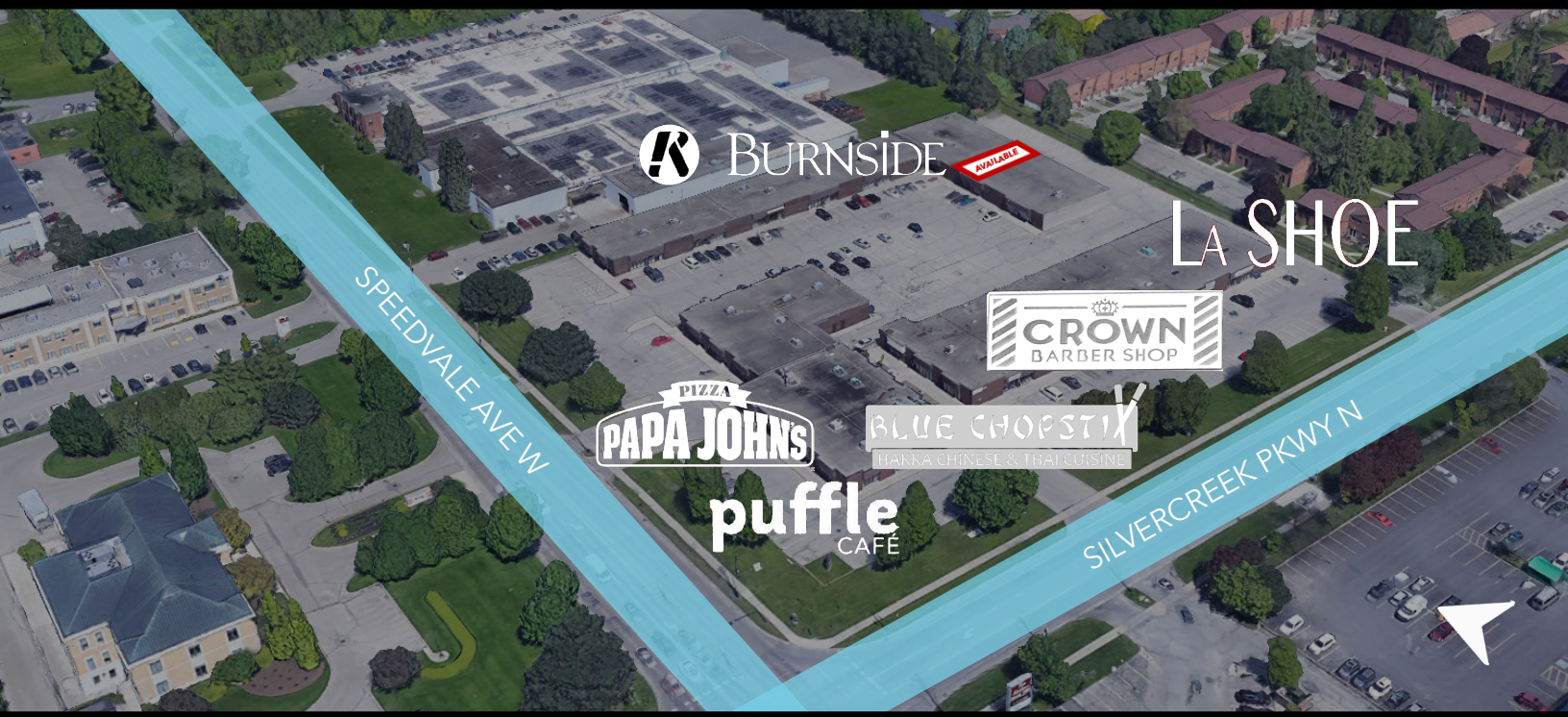


1,866 SF

This high-traffic, high visibility centre has both a retail and an office component

RETAIL TENANTS include Puffle Café, Papa Johns Pizza and a variety of other retailers and restaurants

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