



# *Dublin Street United Church*

*68 Suffolk Street West, Guelph ON N1H 2J2*

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## **EXCEPTIONAL COMMUNITY SPACE AVAILABLE**

This is the first time in 20 years that this unique space has become available and it offers great opportunity for a community minded organization to locate within a beautiful building and a prime downtown neighbourhood.

### Location:

- Dublin Street United Church at 68 Suffolk St. W., Guelph.
- The church is home to many community organizations who rent space on a regular basis.
- Prime mature neighbourhood, a short seven minute walk to downtown.
- On a bus route.

### Features:

- The space available is approximately 3,000 square feet:
  - o Ground floor of established church
  - o Private accessible entrance, two large open concept connected rooms, a private office, storage and a washroom
- Potential access and use of: (can be negotiated)
  - o Auditorium and kitchen facilities
  - o Outdoor playground/courtyard
- Well maintained with attentive staff on-site
- Ample parking

### Ideal uses, just to name a few:

- Daycare centre
- Educational or school use
- Non-profit
- Community service group
- Art gallery
- Shared uses with different community organizations

### Rent:

- \$3,500.00 per month. This is a gross rent which includes all costs for cleaning, utilities (heat/hydro/water) and parking lot snow removal. (HST not applicable)

### Term:

- Minimum 3 year term (negotiable) with option for renewal

For more information contact: Dublin Street United Church

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