



# 93

## Arthur St S

**CORNER CONDO RETAIL UNITS  
FOR SALE IN GUELPH**

A rendering of a modern, multi-story residential building with a mix of materials, including stone and metal panels. The building features balconies with glass railings and is situated on a waterfront with a river and trees in the foreground. The sky is clear and blue.

# ANTHEM

AT THE METALWORKS

Discover a premier commercial opportunity at *Anthem*, the newest landmark phase within the award-winning *The Metalworks* master-planned community. Strategically positioned on the ground floor of this 14-storey residential tower, these two exclusive retail units offer high-visibility storefronts at the heart of an 8-acre urban village in downtown Guelph. The project's unique architecture—incorporating reclaimed heritage stone—creates a sophisticated, destination-style atmosphere that draws foot traffic from the building's 193 luxury suites, as well as approximately 600 residential units across four buildings within the broader *Metalworks* community.

Set against the scenic backdrop of the Speed River and the public River Walk, this retail space benefits from a built-in customer base and proximity to local anchors like the Spring Mill Distillery. With over 4,645 square metres of total building area and a design that prioritizes a vibrant streetscape, *Anthem* provides an ideal canvas for businesses looking to integrate into Guelph's most prestigious waterfront neighborhood. This is a rare chance to secure a foothold in a rapidly growing downtown hub where historical charm meets modern commercial vitality.

# Property Highlights



**UNIT 107**



**UNIT 128**



## Dynamic Urban Location

Situated in the heart of St. Patrick's Ward, this property is located within one of Guelph's most dynamic and sought-after urban neighborhoods.



## Historic Professional Setting

Located in Downtown Guelph's core, the area blends historic charm and limestone heritage buildings with everyday conveniences like river trails, shops, and restaurants.



## Proximity to University & Talent

The property sits within minutes of the University of Guelph, providing businesses with a steady stream of year-round foot traffic and access to a highly educated workforce.

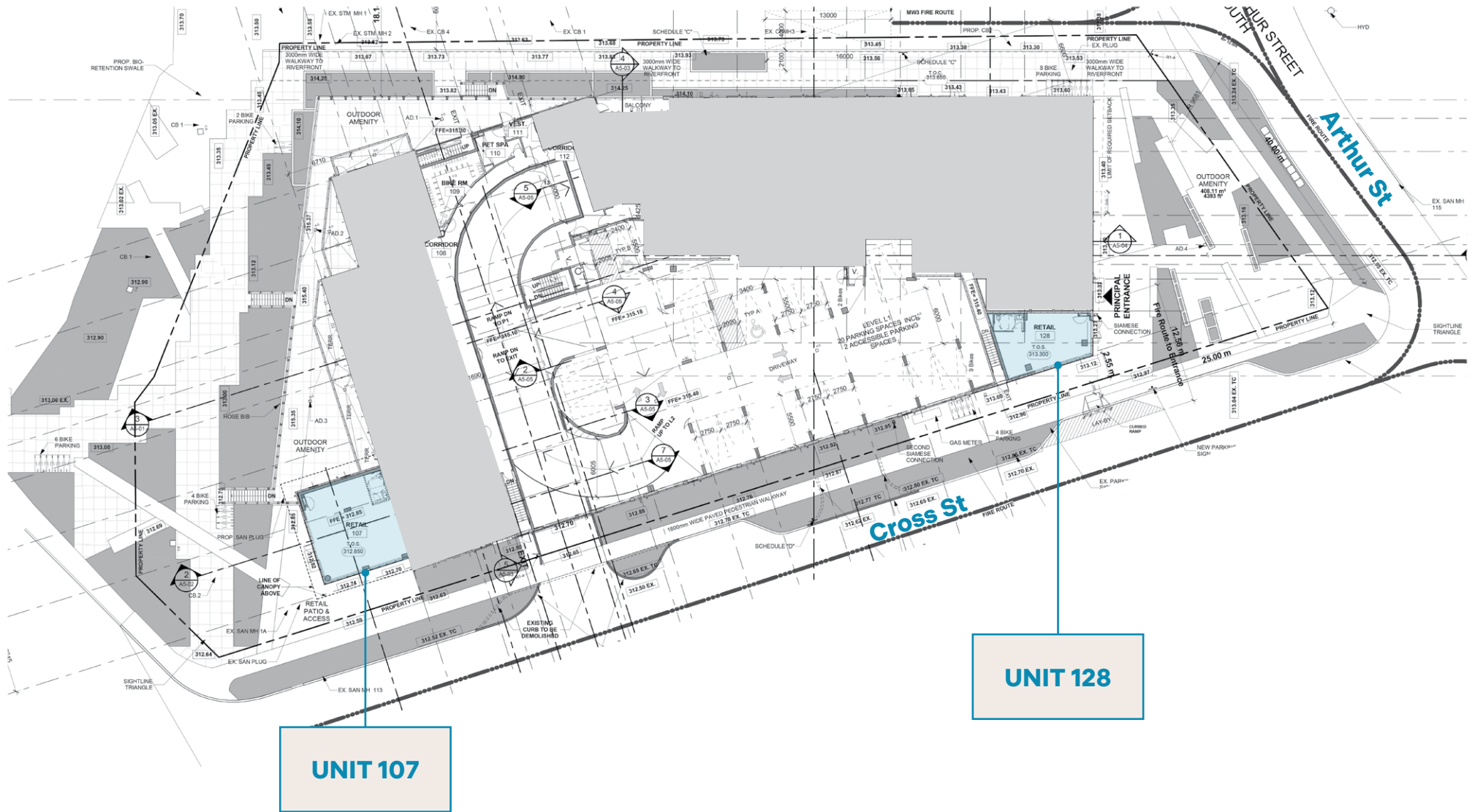


## Unmatched Connectivity

The site is just steps away from the Central Bus Station, GO Station, and VIA Rail, offering seamless transit access for both employees and clients.

Units for Sale	Total Area	Condo Fee (2026)	Possession	Asking Price
Unit 107	1,033 Sq. Ft.	\$440.77 Per Month	Immediate	\$600 Per Sq. Ft.
Unit 128	653 Sq. Ft.	\$280.22 Per Month		

# Site Plan

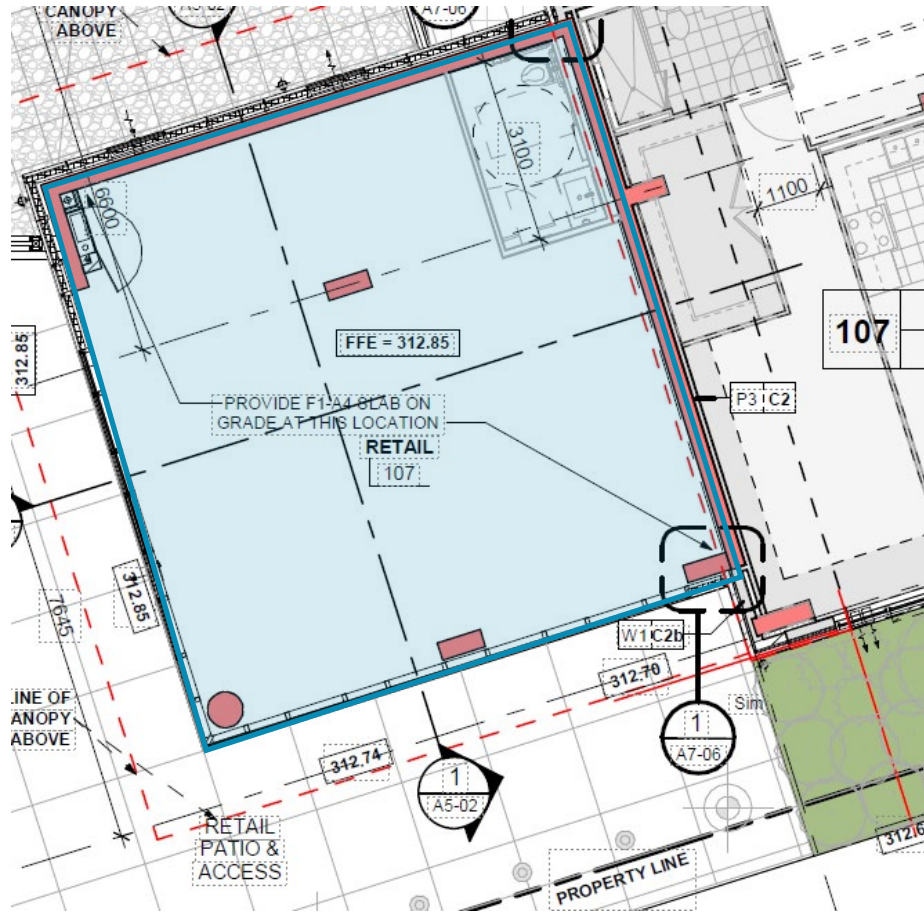


**UNIT 107**

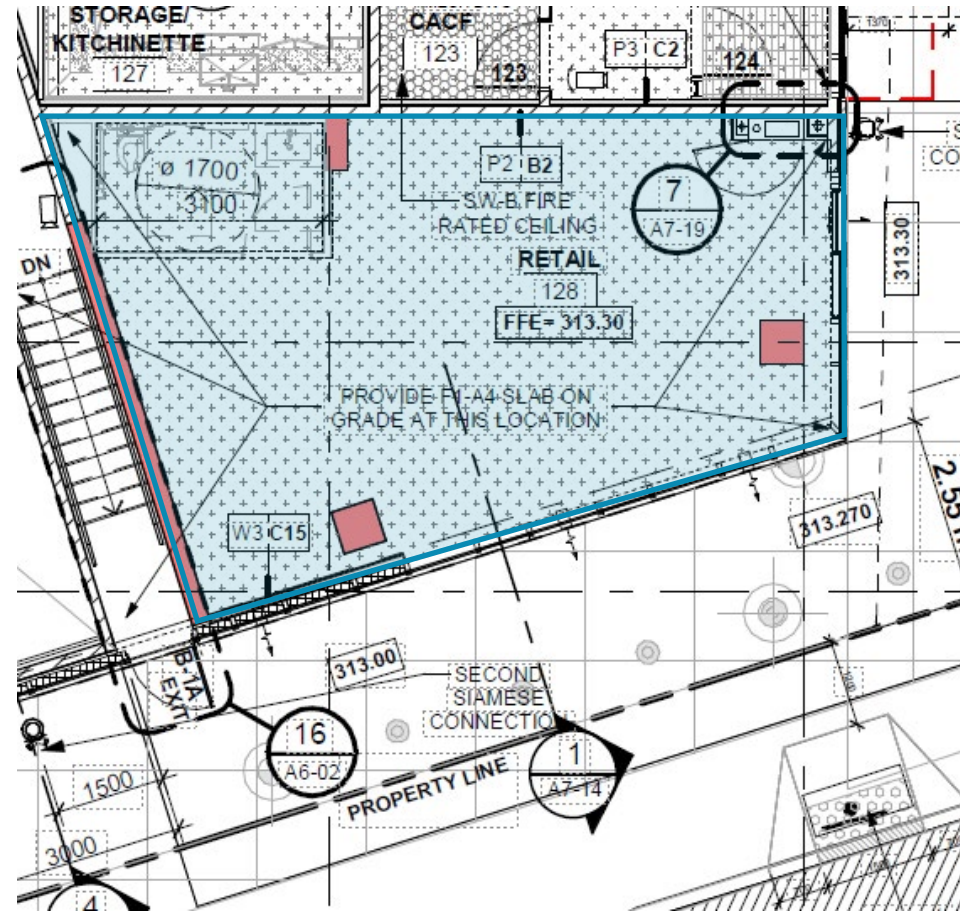
**UNIT 128**

# Floor Plan

## Unit 107



## Unit 128



**UNIT 107**



**UNIT 128**



# Amenities & Location



DAILY TRAFFIC COUNT

**28,325**

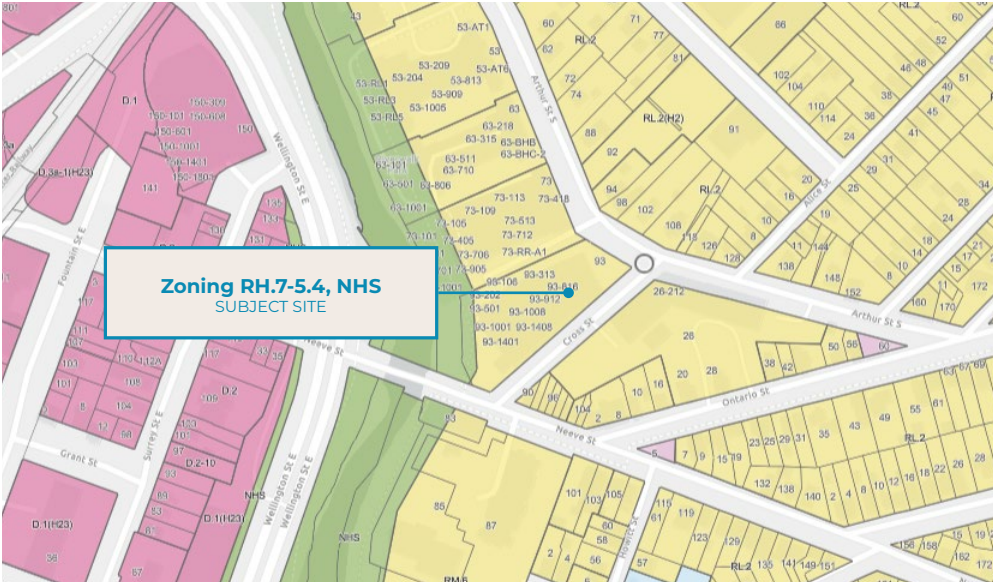
Wellington St E & Wyndham St S

Major Street

Situated in the heart of Guelph's St. Patrick's Ward, 93 Arthur Street South places tenants at the centre of one of the city's most dynamic and sought-after urban neighbourhoods. The location is just steps from restaurants, shops, river trails, the Central Bus Station, GO Station, and VIA Rail, offering unmatched connectivity for employees and clients alike. Downtown Guelph's core is defined by its limestone heritage buildings, leafy streets, and a riverside setting that blends historic charm with everyday convenience, creating a compelling and professional environment for any business. The property sits within minutes of the University of Guelph, providing access to a highly educated workforce and a steady stream of foot traffic throughout the year. With transit, trails, retail, and dining all within walking distance, 93 Arthur St S represents a rare opportunity to establish a presence in the beating heart of Guelph's urban core.



# Permitted Uses & Zoning

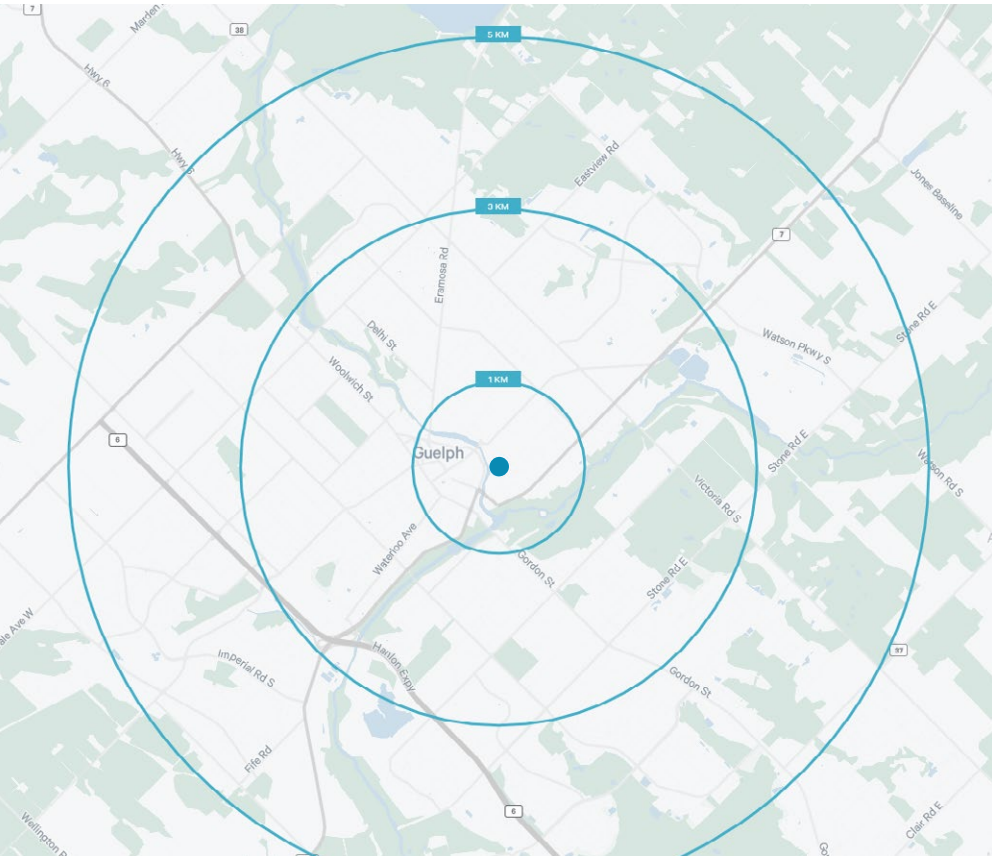


- PERMITTED COMMERCIAL USES INCLUDING, BUT NOT LIMITED TO:**
- Agricultural produce market
  - Art gallery • Artisan studio
  - Community services facilities
  - Convenience store •
  - Financial establishment •
  - Home occupation •
  - Medical clinic
  - Office
  - Parking facility (within structure only)
  - Recreation facility
  - Restaurant
  - Restaurant, take-out
  - Retail establishment
  - Service establishment

CLICK TO VIEW  
**ZONING BY-LAW & PERMITTED USES  
 ZONE MTC (P.279)**

\*BUYERS/TENANTS ARE RESPONSIBLE FOR CONFIRMING ZONING AND PERMITTED USES.

# Demographics



	TOTAL POPULATION 2025	POPULATION GROWTH 2025-2030	DAYTIME POPULATION 2025	HOUSEHOLD INCOME 2025
<b>1 KM</b>	9,493	11.9%	14,731	\$117,277
<b>3 KM</b>	62,419	6.7%	71,977	\$121,190
<b>5 KM</b>	137,128	7.8%	140,031	\$130,739

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# CBRE

## SUBURBAN RETAIL TEAM