MYSAK
REALTY INC – BROKERAGE





FOR SALE | 18 Units

93 & 100 Sunnylea Cres | Guelph, ON

PROPERTY OVERVIEW

ABOUT GUELPH

Located in Southwestern Ontario, Guelph is a vibrant and well-established city known for its historic charm, strong local economy, and exceptional quality of life. Often referred to as The Royal City, Guelph offers residents a welcoming community atmosphere surrounded by beautiful parks, trails, and thoughtfully planned neighbourhoods. As an independent city within Wellington County, Guelph provides a balanced blend of urban convenience and natural green spaces.

ABOUT THE PROPERTY

Located in a quiet residential pocket of Guelph, Ontario, 93 & 100 Sunnylea Crescent offer a rare opportunity to acquire two well-maintained, low-rise multifamily buildings in a stable and family-friendly neighbourhood. Surrounded by mature trees, parks, and established single-family homes, this area provides a peaceful living environment while remaining close to major city amenities.

PROPERTY DETAILS

Unit Breakdown: 18 Units (2 x Bach, 8 x 1Bed, 8 x 2Bed)
Construction: Solid brick masonry

Approx. Age: 1963
Number of Storeys: 2
Flooring Type: Terrazzo, laminate, parquet hardwood
Vacancies: None
Square Footage of Lot: 112.89' x 126.89'
Balconies: Yes

Legal Description: PT Lots 27 & 28, Plan 528 , AS IN RO786229; T/W & S/T RO786229 ; S/T MS8810 GUELPH



Location: Close to Downtown Guelph, the University of Guelph, Guelph General Hospital, and major commercial corridors such as Stone Road, Eramosa Road, and Woodlawn Road. Residents benefit from convenient access to public transit, Highway 6 and Highway 7.

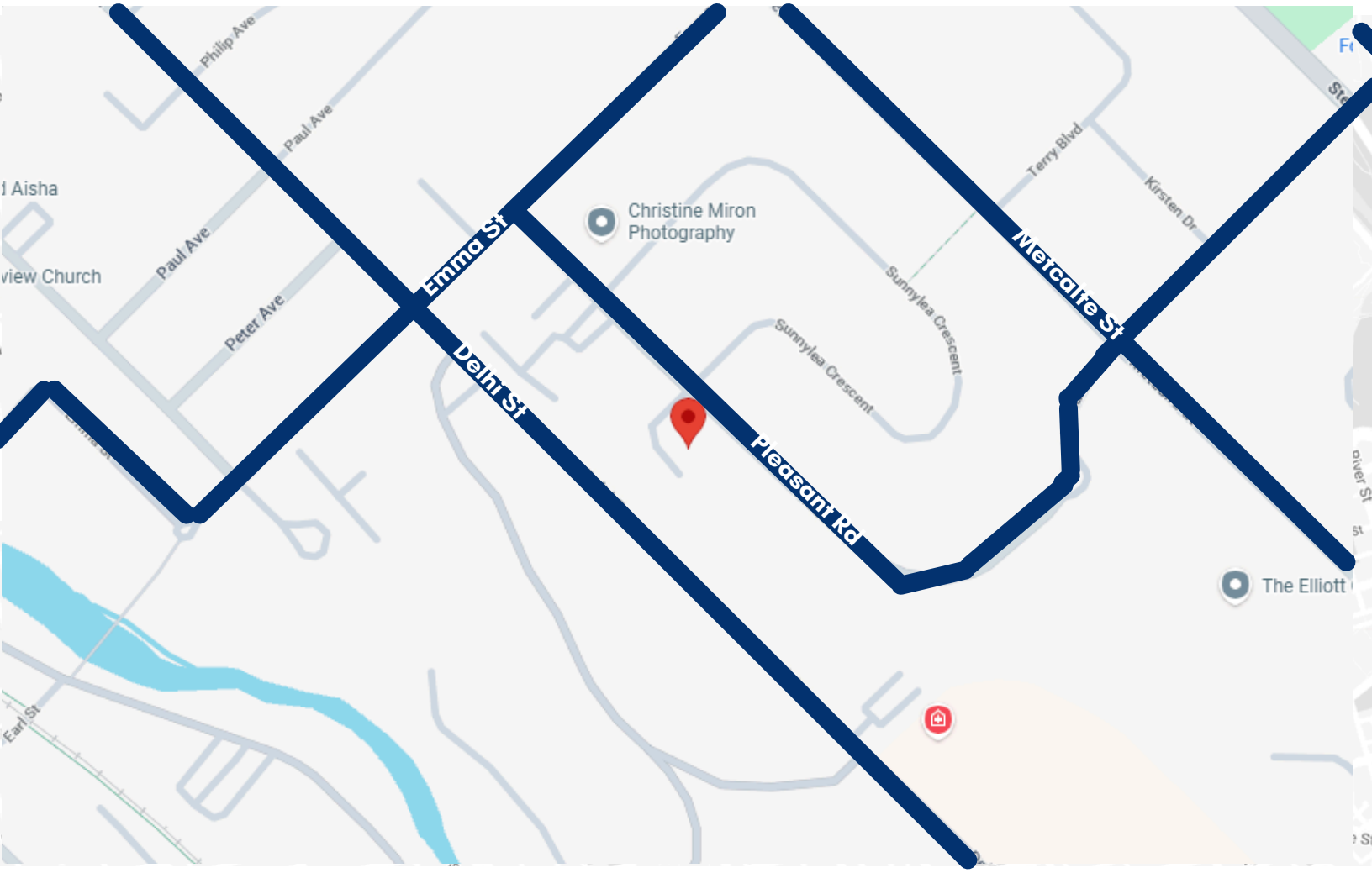
Public Transportation: Close to Guelph Transit routes, with direct connections to Guelph Central Station, offering seamless access to GO Transit, VIA Rail, and regional bus services.





Guelph

Pleasant Drive Corridor



Nearest Grocery Store
Approx. 900 m

Nearest School
Less than 750 m

Nearest Park
Approx. 1.5 km

ABOUT PLEASENT DRIVE CORRIDOR

The Pleasant Drive Corridor is a mature, low-density residential area in Guelph that offers investors a stable tenant base, strong connectivity, and proximity to key economic anchors. Characterized by established single-family homes, quiet streets, and long-term residents, the corridor provides a highly desirable living environment that consistently supports rental demand and minimizes turnover risk.

INTERIOR SUITES











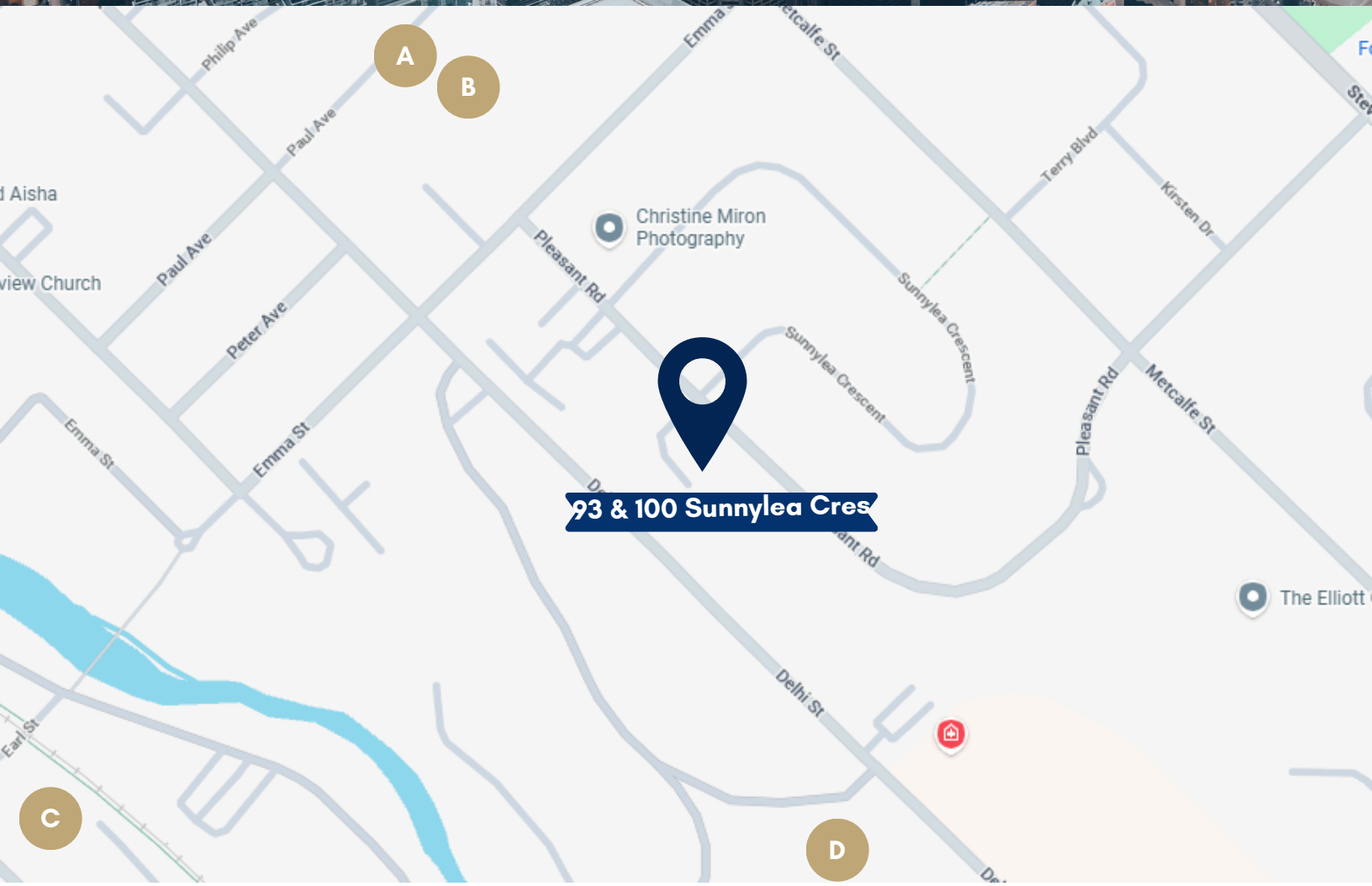






RENTAL ANALYSIS





Comparable	Address	Size	Price	Distance
A	8 Delaware Ave	1 bed	$1,750	2.7 km
B	29 Upton Crescent	2 beds	$1,800	3 km
C	27 Dublin St S	2 beds	$2,000	3.2 km
D	104 Elizabeth St	2 bed	$2,700	1.7 km

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To book a tour
please email
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