

## STANDALONE PROFESSIONAL OFFICE

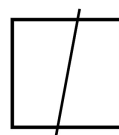


## FOR LEASE | OFFICE SPACE

11 Sophia Street W, Barrie, ON L4N1H9

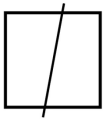
**SHANNON MACINTYRE**  
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**SUTTON GROUP INCENTIVE REALTY INC., BRKG\*** | 80 MAPLE AVENUE | BARRIE, ON L4N 1R8 | 705.735.2246 | SQUAREFOOT.CA

\*Independently Owned & Operated



## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$16.00 / SF/yr (NNN)
MIT:	\$9.00 / SF / yr
Office SF:	
Lot Size:	0.079 Acres
Year Built:	1909
Zoning:	C2
Available:	May 1st, 2020
Market:	Barrie
Submarket:	Downtown

## PROPERTY OVERVIEW

Downtown standalone office space available for rent. Perfectly situated just north of city core on corner of Sophia Street W and Maple Avenue, steps from financial area, court house, city hall and waterfront.

Landlord to replace flooring throughout and paint in time for possession on May 1st, 2020. PARKING ON SITE FOR 4 CARS (\$2,880 annual savings having onsite parking).

Set up for ideal professional office with large bright private offices, reception and lots of storage room in the basement. Zoning allows for many uses.

## PROPERTY HIGHLIGHTS

- Private Office and reception area over 2 storeys
- Bright, friendly environment
- \$2,375 + HST & Utilities per month
- Dry basement for storage
- Ideal for professional uses - lawyer, financial, accountant, etc.
- Onsite parking - save over \$2,880 per year having onsite parking

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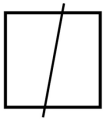


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## ADDITIONAL PHOTOS



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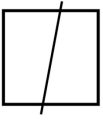


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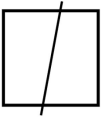


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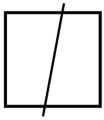


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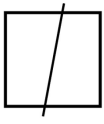


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## LOCATION MAPS



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**11 Sophia Street W****COMM/Office**Price: **\$16.00** Per Sq.Ft.**Barrie, ON L4N 1H9****NEW**

MLS®#: **30789553** Status: **Active**  
 Region: **Simcoe County** DOM: **15**  
 Municipality: **BA - Barrie**  
 Neighbourhood: **BA03 - City Centre**  
 Category/Use: **Office/Professional Office**  
 Sq.Ft: **1,140** Storey(s):  
 Acreage: **.08 / < 0.5** Freestanding: **Yes**  
 Yr Built/Age: **/51-99 Years** Location: **Urban**  
 Zoning: **C2-1** Fronting On: **South**  
 Lot/Bldg/Unit: **Lot** Rail: **No**  
 Common Area Upcharges: Occupant: **Owner**  
 Area Influences: **Major Highway, Public Transit**  
 Min/Max Lease Term: **1 Year/Any/Flexible**  
 Brokerage: **Sutton Group Incentive Realty Inc. Brokerage**  
 CrossSt/Dir: **SE corner of Sophia & Maple**

**Property Details**

Lot Front:	<b>35.29</b>	Lot Depth:	<b>82.50</b>	Lot Size Code:	<b>Feet</b>	VisitAble:	<b>No</b>
Lot Irregularities:				Outside Storage:	<b>No</b>	Basement:	<b>Yes</b>
Wtr Supply/Type:	<b>/Municipal</b>			Elevator:	<b>No None</b>		
Heat:	<b>Gas Forced Air Closed</b>			Survey/Year:	<b>Unknown/</b>		
Sewer:	<b>Sanitary &amp; Storm</b>			Amps:		Volts:	
Air Conditioning:	<b>Yes</b>	Utilities:	<b>Yes</b>	Sprinklers:	<b>No</b>	Fire Protection:	
Garage Type:	<b>In/Out, Outside/Surface</b>			Parking Spcs:	<b>4</b>	Trailer Spots:	
Building Size:		Bay Size:		Clearance Ht.:		Parking Cost:	
Truck Level:	x	Double Man:	x	Drive In:	x	Grade Level:	x
Washrooms:	<b>1</b>	UFFI:	<b>No</b>	Soil Test:	<b>No</b>	Crane YN:	<b>No</b>
Exterior:							
Remarks							

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**Space Information**

Tot Sq.Ft Avail:	<b>1,140 Square Feet</b>	Retail:		% Usable:	<b>100</b>
Office:	<b>1,140 Square Feet</b>	Industrial:		% Rentable:	<b>100</b>
Vacancy Allow:				% Building:	<b>100</b>

**Business Information****Financial Information****Tax Information**

Roll#:	<b>434203100604100</b>	Taxes/Year:	<b>\$9.00/2020</b>	Type Taxes:	<b>TMI</b>
PIN	<b>588000058</b>	Assessment/Yr:	<b>\$334,000/2020</b>		
Legal Desc:	<b>PT LT 5 E/S MAPLE AV PL 17 AKA PL 121 BARRIE AS IN RO1075175 EXCEPT PT 1, 51R27464; BARRIE</b>				

**Listing Information**

Sign:	<b>Yes</b>	Lockbox:	<b>No</b>	Occupant:	<b>Owner</b>	Spcl Prov:	
Commence Date:	<b>02/06/2020</b>	Holdover Days:	<b>180</b>				
Financing:						SPIS:	<b>No/</b>
Included In Costs:	<b>Parking</b>					Furnished:	
Buy Option:	<b>No</b>	Frequency:		Lease Agrmnt:	<b>Yes</b>	Employ Ltr:	
Credit Check:	<b>Yes</b>	App Required:	<b>Yes</b>				

**Prepared By: Ashley Polischuk, Salesperson**  
**Sutton Group Incentive Realty Inc. Brokerage**

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