

2 LIGHT INDUSTRIAL LOTS FOR SALE

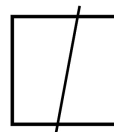


FOR SALE | LAND

241-251 King Street, Barrie, ON L4N6B5

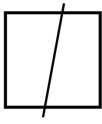
ASHLEY POLISCHUIK
B.Comm, CCIM - Broker
705.735.2246 x421
ashley@squarefoot.ca

SHANNON MACINTYRE
SIOR, CCIM - Broker
705.735.2246 x423
shannon@squarefoot.ca

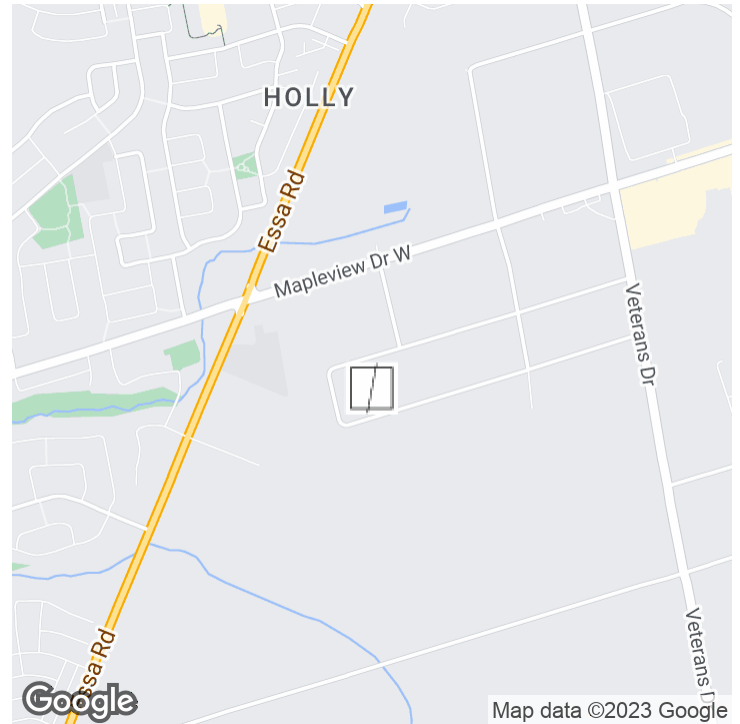
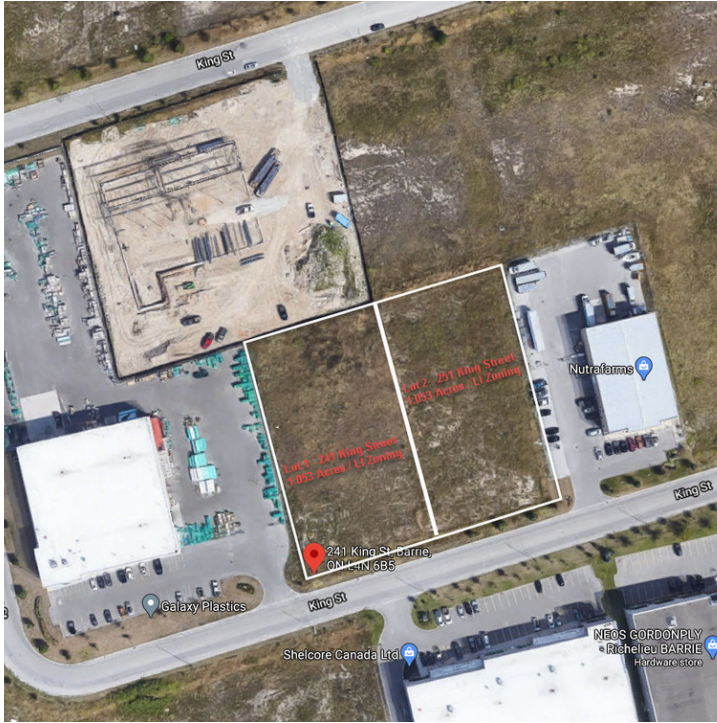


SUTTON GROUP INCENTIVE REALTY INC., BRKG* | 80 MAPLE AVENUE | BARRIE, ON L4N 1R8 | 705.735.2246 | SQUAREFOOT.CA

*Independently Owned & Operated



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,895,400
\$ / Lot:	\$947,700
Combined Size:	2.11 Acres
Each Lot:	2 x 1.053 Acres
MLS#	40057326
Price / Acre:	\$900,000 / Acre
Taxes:	Approx. \$11,000
Zoning:	LI
Market:	Barrie
Submarket:	Holly

PROPERTY OVERVIEW

Two vacant industrial lots available for sale in Barrie's south end. Each lot is 1.053 acres and may be purchased separately or together (2.11 acres total). If combined, maximum building size of 55,000sf possible - as per Zoning by-law and 60% coverage max - individually each lot could have a maximum of 27,500sf building construction.

Municipal Water (main & lateral) available for hook up, as well as sanitary sewers. Hydro, Natural Gas and all telecommunications services available. Short drive to Mapleview Drive W and Hwy 400.

Light Industrial zoning allows for many industrial uses and some commercial uses - see photos - including Manufacturing, Warehousing, Outdoor Storage, Carwash, Office, R&D, schools (commercial / industrial), etc. Very few industrial parcels left within the city of Barrie.

PROPERTY HIGHLIGHTS

- 2 Lots - 1.053 Acres each
- LI Zoning
- Purchase Together or Separately (\$947,700 each @ \$900,000/acre)
- All Municipal Services available
- Short drive to Mapleview & Hwy 400

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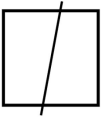


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ADDITIONAL PHOTOS



ASHLEY POLISCHUIK
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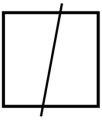


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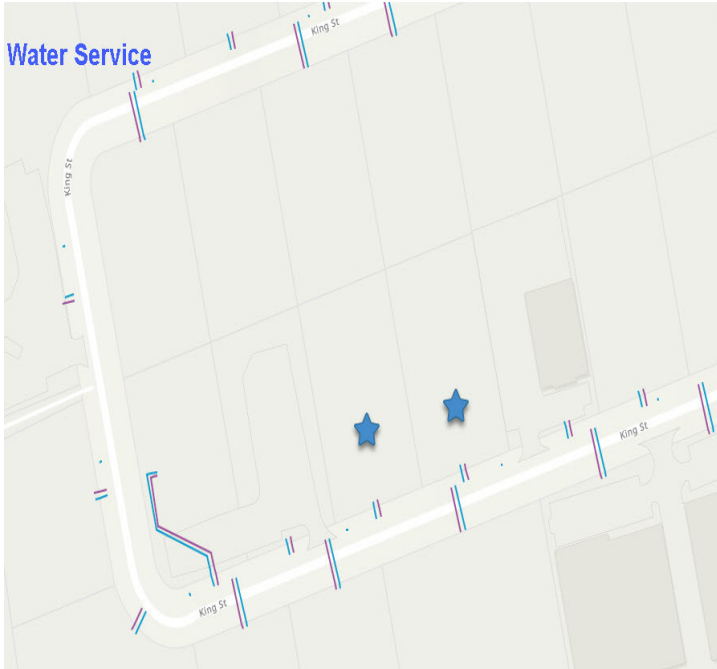
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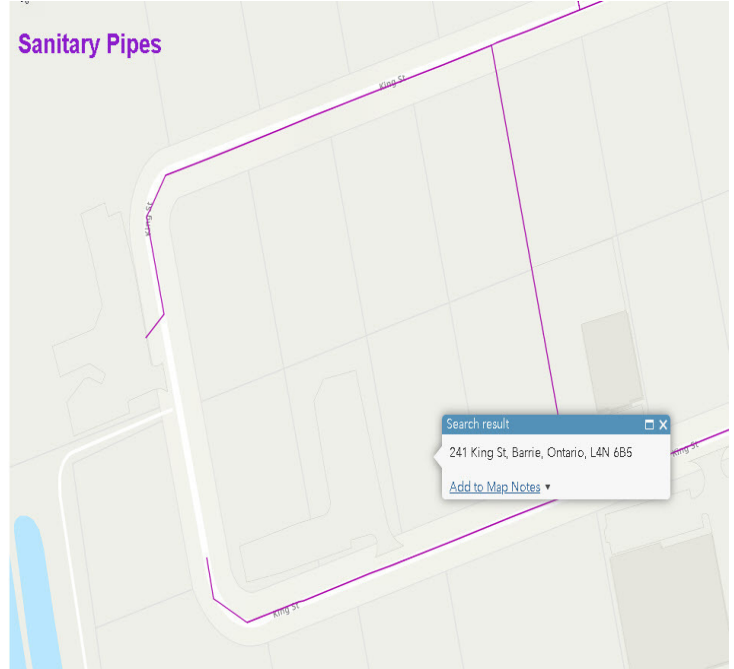
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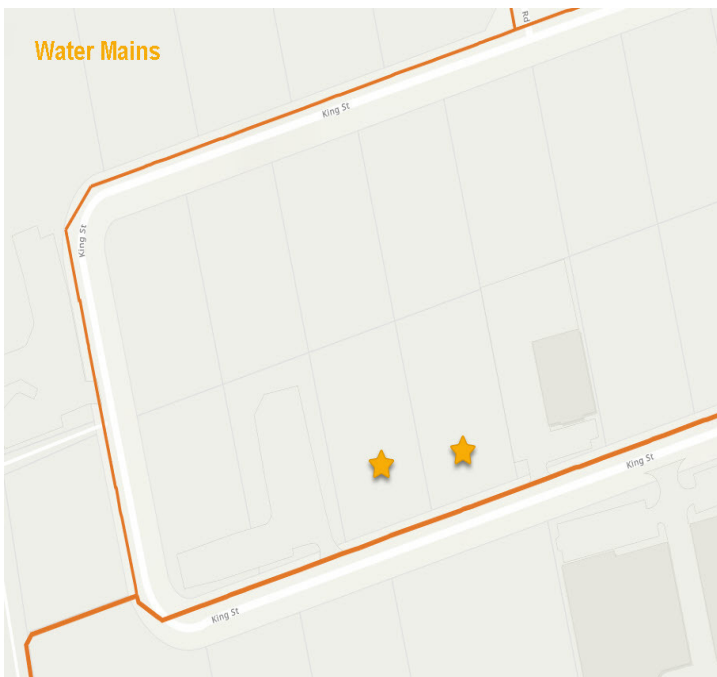
MUNICIPAL



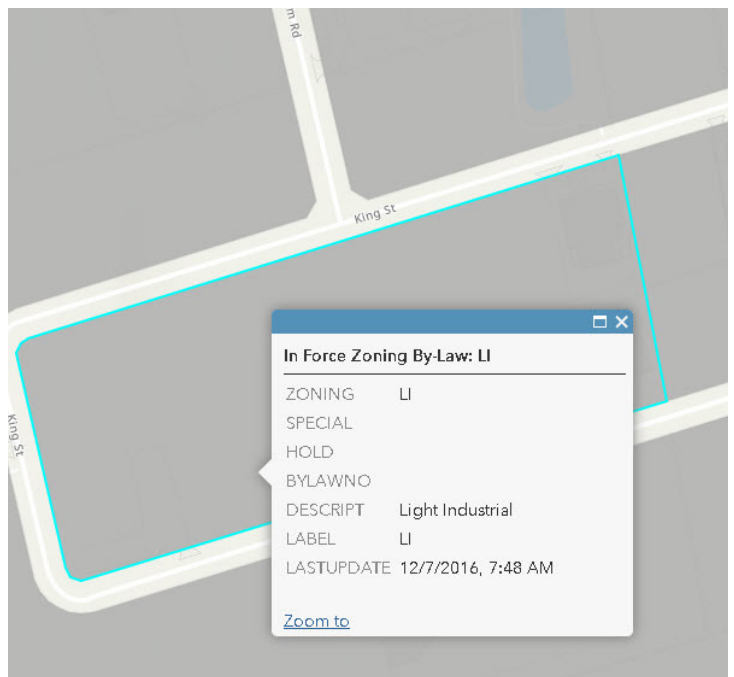
Water Laterals



Sanitary Pipes



Water Mains



Zoning

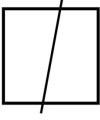
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ZONING

Table 7.2					
Uses	Zones				
	Business Park (BP) (Formerly EM1-Business Park)	Light Industrial (LI) (Formerly EM1-Business Park and EM3-Service Industrial Zones)	Highway Industrial (HI) (Formerly EM2-Highway 400 Industrial)	General Industrial (GI) (Formerly EM4-General Industrial)	Restricted Industrial (RI) (Formerly EM5-Restricted Industrial)
Industrial Uses					
Abattoir					X
Animal Shelter		X		X	
Bakery		X	X	X	
Concrete Product Manufacturing				X	
Concrete Ready Mix Plant					X
Excavation and Processing of Mineral Aggregate Resources					X
Foundry				X	X
Manufacturing and Processing in Wholly Enclosed Buildings	X	X	X	X	X
Manufacturing, Refining, or Rendering of Noxious Products					X
Material Recovery Facility				X ⁽¹⁾	X ⁽¹⁾
Medical Marijuana Production Facility				X	
Outdoor Storage		X	X	X	X
Outdoor Storage of Sand, Gravel, Stone, Soil or Salt					X
Printing and Publishing	X	X	X	X	
Rail Transfer Facility		X	X	X	
Recyclable Materials Transfer Station				X ⁽¹⁾	X ⁽¹⁾

CITY OF BARRIE

ZONING BY-LAW

Table 7.2					
Uses	Zones				
	Business Park (BP) (Formerly EM1-Business Park)	Light Industrial (LI) (Formerly EM1-Business Park and EM3-Service Industrial Zones)	Highway Industrial (HI) (Formerly EM2-Highway 400 Industrial)	General Industrial (GI) (Formerly EM4-General Industrial)	Restricted Industrial (RI) (Formerly EM5-Restricted Industrial)
Recycling Facility Concrete And/Or Asphalt					X
Rental Store Excluding Video and Electronic Rentals		X		X	
Research/Development Facility	X	X	X	X	
Self Storage		X		X	
Truck Terminal				X	
Warehousing in wholly enclosed buildings excluding self storage	X	X	X	X	
Wholesale Establishment		X	X	X	
Commercial Uses					
Accessory Employee Use	X	X	X	X	X
Accessory Retail	X	X	X	X	
Adult Entertainment Parlour				X	
Assembly Hall	X	X	X		
Automotive Repair Establishment		X		X	
Bank (By-law 2019-115)	X	X	X ⁽³⁾		
Building Supply Centre (By-law 2019-115)		X ⁽²⁾	X ^{(2) (3)}	X ⁽²⁾	
Car Wash		X		X	
Conference Centre	X	X	X		
Custom Workshop		X		X	
Data Processing Centre	X	X	X	X	
Drive Through Facility	X	X	X	X	
Dry Cleaning Establishment		X		X	
Fitness or Health Club	X	X			
Golf Driving Range (outdoor)				X	
Hotel, Motel	X	X	X		
Miniature Golf (outdoor)		X			
Nursery or Garden Supply Centre		X		X	
Office	X	X	X	X	
Office, Medical	X	X	X		
Outdoor Display and Sales Area		X		X	

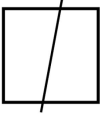
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Photography Studio	X	X			
Private Club		X			
Recreational Establishment		X			
Restaurant (By-law 2019-115)	X ⁽³⁾	X ⁽³⁾	X ⁽³⁾	X ⁽³⁾	
Service Store	X	X		X	
Trade Centre		X	X		
Transmission Establishment, Cellular and Electronic				X	X
Veterinary Clinic	X	X	X	X	
Agricultural Uses					
Heavy Equipment Dealer				X	
Kennel				X	
Kennel in wholly enclosed buildings		X			
Institutional Uses					
Child Care	X	X			
Commercial School	X	X	X		
Industrial School		X	X	X	
Place of Worship		X			
Funeral Service Provider		X			

(1) Shall be conducted only within a fully enclosed building. No outdoor storage or accessory outdoor storage will be permitted in association with these uses.

(2) Shall be restricted to a multi-tenanted building, to a maximum of 25% of the gross floor area of the total gross floor area of the building, to a maximum of 1000m², and that the provisions of Section 7.2.2 "Accessory Retail Uses" shall not apply. (By-law 2015-068)

(3) Shall only be permitted as part of a multi-tenanted building. (By-law 2019-115)

Table 7.3

	Zones				
	Business Park (BP)	Highway Industrial (HI)	Light Industrial (LI)	General Industrial (GI)	Restricted Industrial (RI)
Lot Area (min.)	1300m ²	1300m ²	700m ²	700m ²	2000m ²
Lot Frontage (min.)	30m	30m	15m ⁽¹⁾	15m ⁽¹⁾	45m
Front yard (min.)	6m	15m ⁽²⁾	7m	7m ⁽²⁾	15m
Side Yard (min.)	4m	4m	3m	3m	3m
Side Yard Adjoining	Residential Zone (min.)	10m	10m	10m	40m
	Street (min.)	6m	7m	7m	7m
Rear Yard (min.)	6m	8m	7m	7m	7m
Rear Yard Adjoining	Residential Zone (min.)	15m	15m	15m	40m
	Street (min.)	6m	15m	7m	15m
Lot Coverage (max.)	50%	50%	60%	60%	60%
Building Height (max.)	14m ⁽³⁾	14m ⁽³⁾	14m ⁽³⁾	--- ⁽³⁾	--- ⁽³⁾

(1) Except in the case where an Industrial Zone abuts onto an arterial road as identified in the City of Barrie Official Plan in which case the lot frontage shall be increased to 30m.

(2) The lot line and yard of any lot in any Highway Industrial (HI) Zone and/or General Industrial (GI) Zone which adjoins the right-of-way of Highway 400 shall be deemed to be the front lot line or front yard of the lot and the provisions of this By-law shall apply accordingly.

(3) Except in the case where lands abut a Residential Zone in which case the maximum building height shall be 9m. Cranes, conveying equipment and incidental equipment required for manufacturing and processing shall also be exceptions to the maximum building height standard. (By-law 2015-068)

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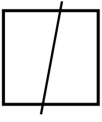


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LAND LOTS



OF LOTS 2 | TOTAL LOT SIZE - | TOTAL LOT PRICE - | BEST USE INDUSTRIAL DEVELOPMENT

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Unavailable	1	241 King Street	434204001808719	Industrial	1.053 Acres	N/A	LI
Unavailable	2	251 King Street	434204001808718	Industrial	1.053 Acres	N/A	LI

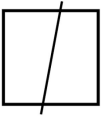
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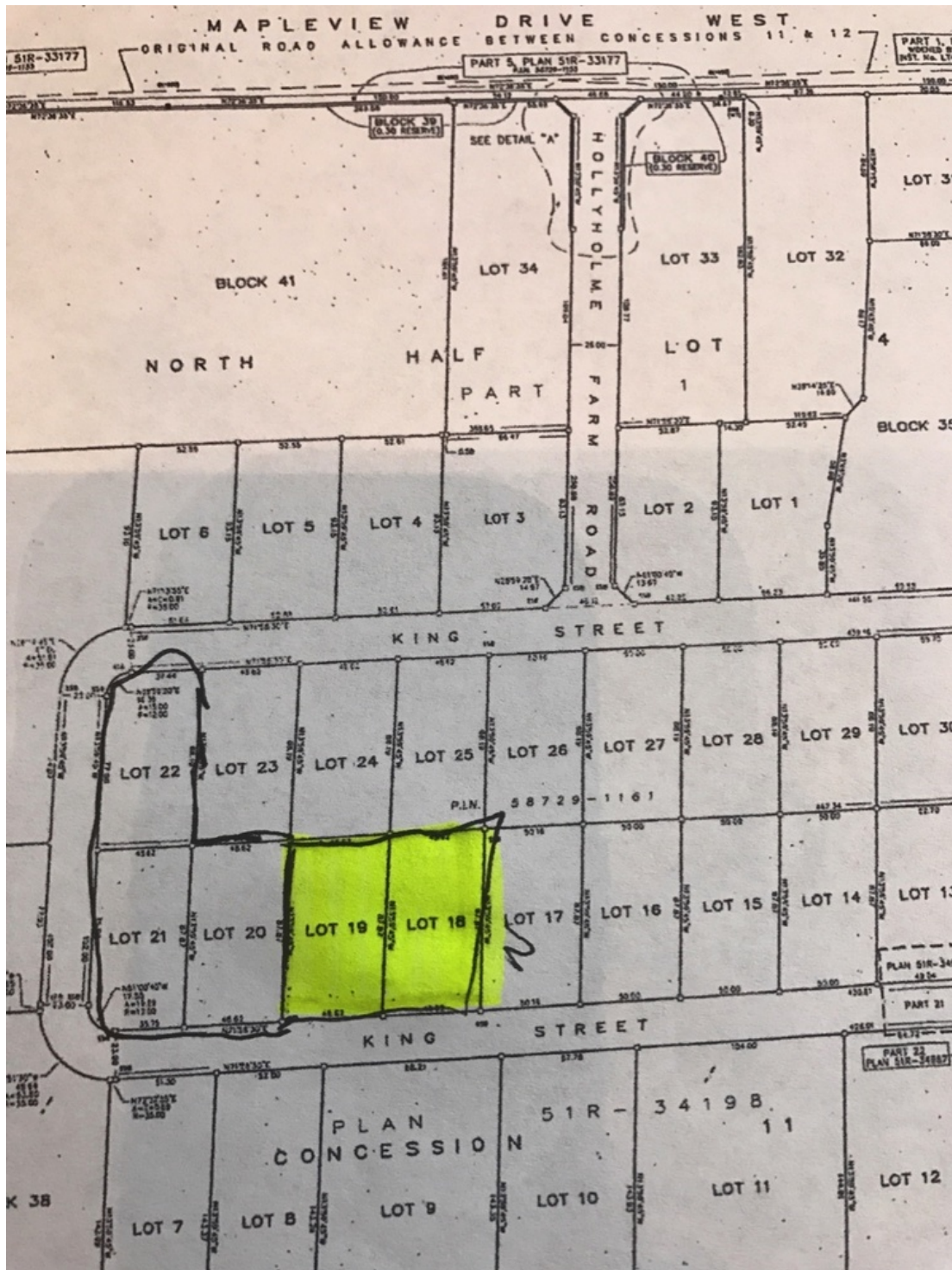
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SITE PLANS



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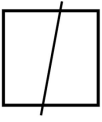


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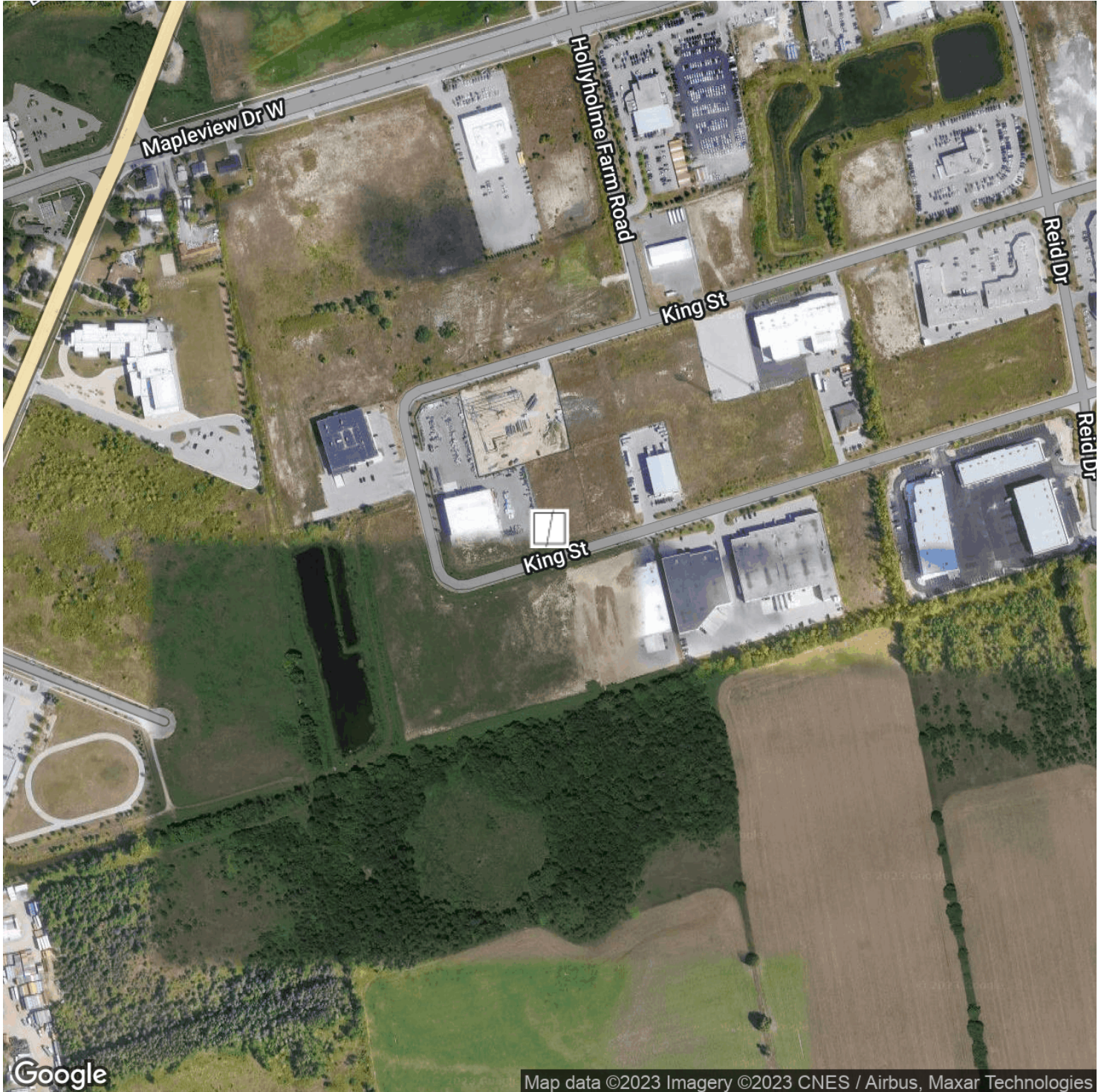
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LOCATION MAPS



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