

STANDALONE INDUSTRIAL BUILDING - CENTRAL BARRIE



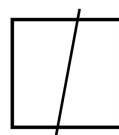
## FOR SALE | INDUSTRIAL SPACE

21 George Street, Barrie, ON L4N 2G5

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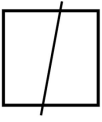
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**SUTTON GROUP INCENTIVE REALTY INC., BRKG\*** | 80 MAPLE AVENUE | BARRIE, ON L4N 1R8 | 705.735.2246 | SQUAREFOOT.CA

\*Independently Owned & Operated



## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$1,360,000
MLS:	40125556
Building Size:	3,975 SF
Lot Size:	0.253 Acres
Number of Units:	1
Price / SF:	\$342.14
Year Built:	1987
Renovated:	2021
Zoning:	GI
Market:	Barrie
Submarket:	Lakeshore

## PROPERTY OVERVIEW

Industrial stand alone building in central Barrie. Building has been recently gutted, cleaned and white washed, ready for one of many allowed uses under the General Industrial Zoning.

Building could easily be divided into 4 separate units for multi-tenant use. Two central air units on the roof and 4 forced air units inside the building, all requiring electrical connections. Building has 14' clear to the underside of the joists and 4 drive in doors.

Yard is paved and partially fenced. Parking in front of the building for approximately 8 vehicles. Shipping containers at the rear of the building for additional storage are included

## PROPERTY HIGHLIGHTS

- 14' Clear / 3,975 SF
- Taxes - \$8,500 (2021 - estimated)
- 4 Drive In Doors
- 600 V / 200 Amp

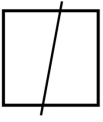
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## ADDITIONAL PHOTOS



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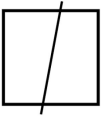
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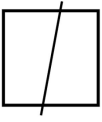
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## LOCATION MAP



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