

FORMER SCHOOL ON 6.29 AC



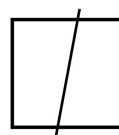
FOR SALE | SPECIAL PURPOSE SPACE

722 7th Avenue, Port McNicoll, ON L0K1R0

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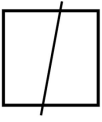
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SUTTON GROUP INCENTIVE REALTY INC., BRKG* | 80 MAPLE AVENUE | BARRIE, ON L4N 1R8 | 705.735.2246 | SQUAREFOOT.CA

*Independently Owned & Operated



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Subject to Offer
Building Size:	24,586 SF
MLS:	40139921
Land Size:	6.29 AC
Lot Size:	6.29 Acres
Year Built:	1920
Renovated:	1974
Zoning:	Institutional
Market:	Tay
Submarket:	Port McNicoll

PROPERTY OVERVIEW

Decommissioned elementary school in Port McNicoll less than a kilometer from the shores of Georgian Bay on 6.29 AC. The current two-storey structure has a total building area of 11,671 SF with a 5,836 SF basement, built in the early 1920's. A large single storey addition was added in 1974 to provide an addition 12,915 SF to the building.

The building is concrete block and brick on a poured concrete foundation. It is constructed with a mix of steel and lumber, with a flat tar and gravel roof, installed in 2006. The property is serviced with all public utilities and offers ample opportunity for redevelopment to residential use, upon the approval of a re-zoning to match the surrounding neighbourhood uses.

Offers due at 3pm Thursday August 5th, 2021.

PROPERTY HIGHLIGHTS

- Just under 25,000 SF over 2 stories situated on 6.29 AC with frontage on 3 sides of the property
- Highest and Best Use for site expected to be redeveloped into single-family residential lots with single detached homes, rezoning required.

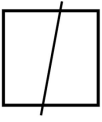
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ADDITIONAL PHOTOS



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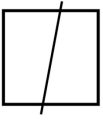
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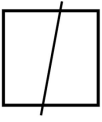
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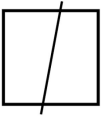
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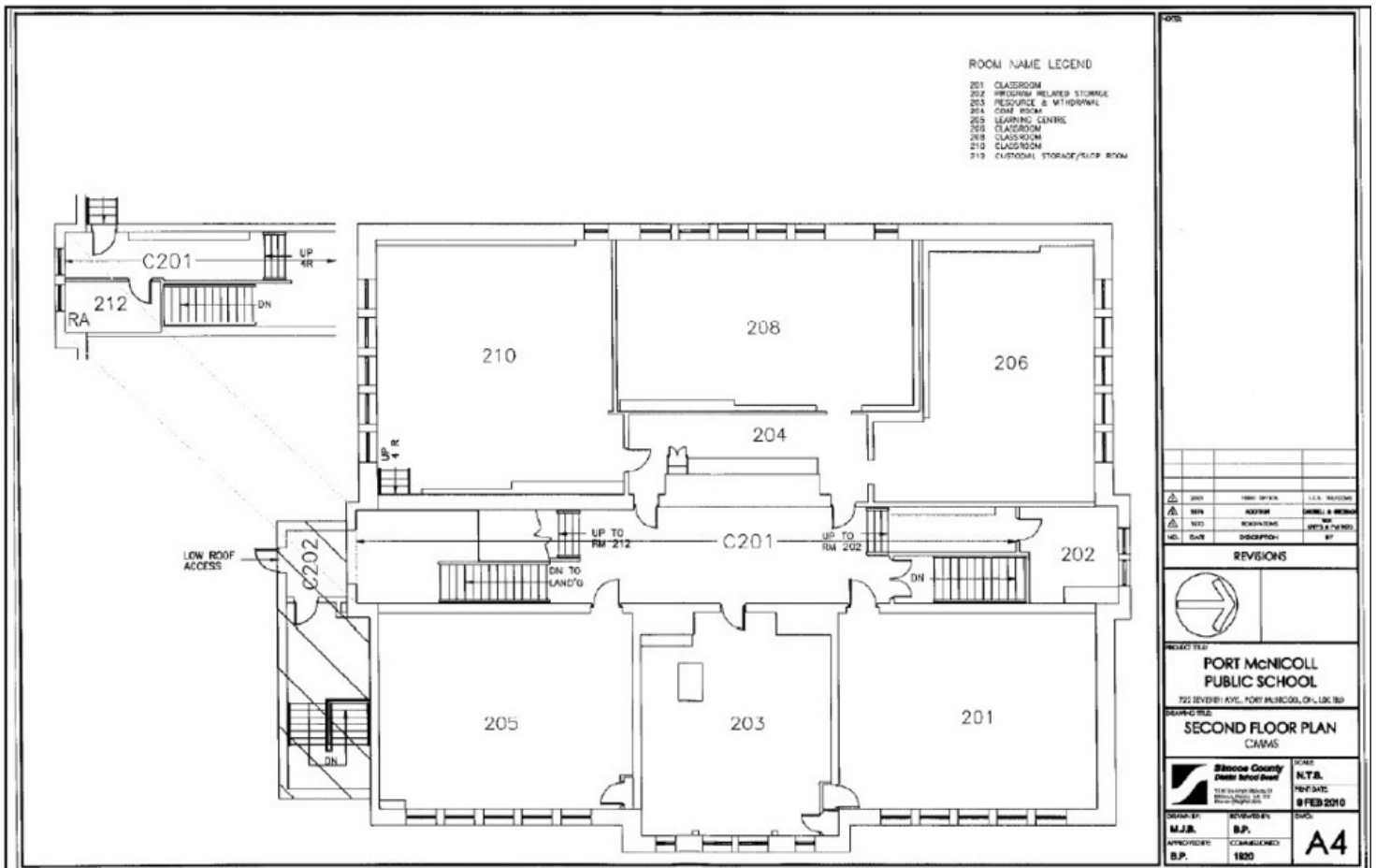
ROOM NAME LEGEND

- 101 CLASSROOM
- 101A COAT ROOM
- 102 CLASSROOM
- 102A COAT ROOM
- 103 CLASSROOM
- 103A COAT ROOM
- 104 CLASSROOM
- 104A COAT ROOM
- 104B CUSTODIAL STORAGE
- 105 MISC. OFFICE
- 106 CLASSROOM
- 106A COAT ROOM
- 107 CLASSROOM
- 107A COAT ROOM
- 108 LIBRARY
- 108A LIBRARY BOOK ROOM
- 108B LIBRARY STUDENT ROOM
- 108C LIBRARY AT SERVICE
- 108D LIBRARY OFFICE
- 109 SLEEP ROOM
- 110 SLEEP ROOM
- 111 STAFF WORKROOM
- 111A STAFF WORKROOM
- 112 BOYS' BATHROOM
- 113 STAFF WORKROOM
- 114 VESTIBULE
- 114A GYM STORAGE ROOM
- 115 GYMNASIUM
- 115A PRINCIPAL'S OFFICE
- 115B MISC. OFFICE
- 116 GYMNASIUM
- 116A GYM STORAGE ROOM
- 116B GYM STORAGE ROOM
- 116C GYM STORAGE ROOM
- 116D CHANCE ROOM
- 116E PITCHING/STAGE
- 116F KITCHEN
- 117 KITCHEN
- 118 KIDDERGARTEN
- 118A KIDDERGARTEN
- 118B KIDDERGARTEN
- 118C KIDDERGARTEN
- 119 KIDDERGARTEN
- 120 KIDDERGARTEN

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2ND FLOOR PLAN



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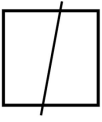
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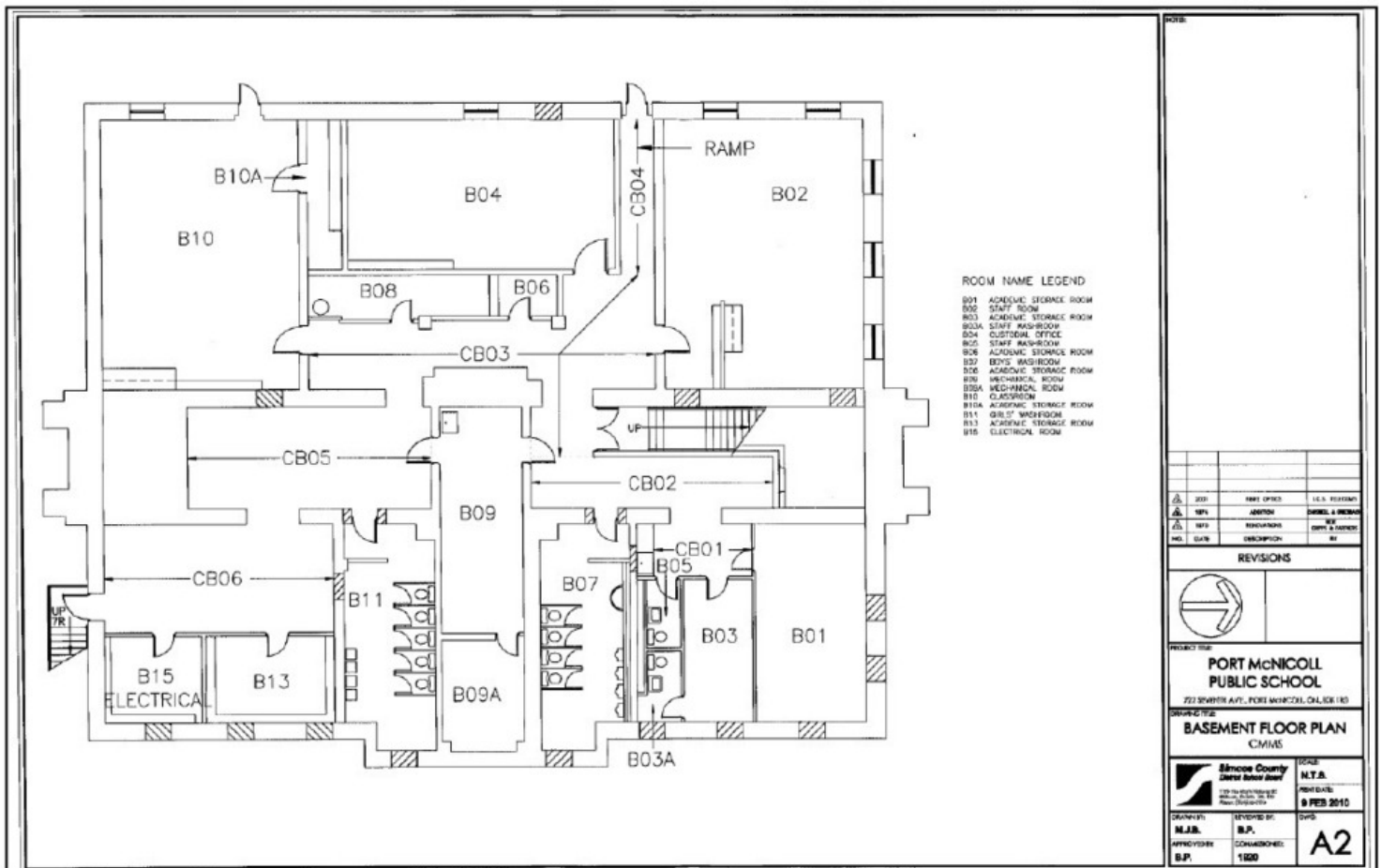
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BASEMENT FLOOR PLAN



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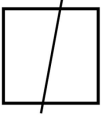
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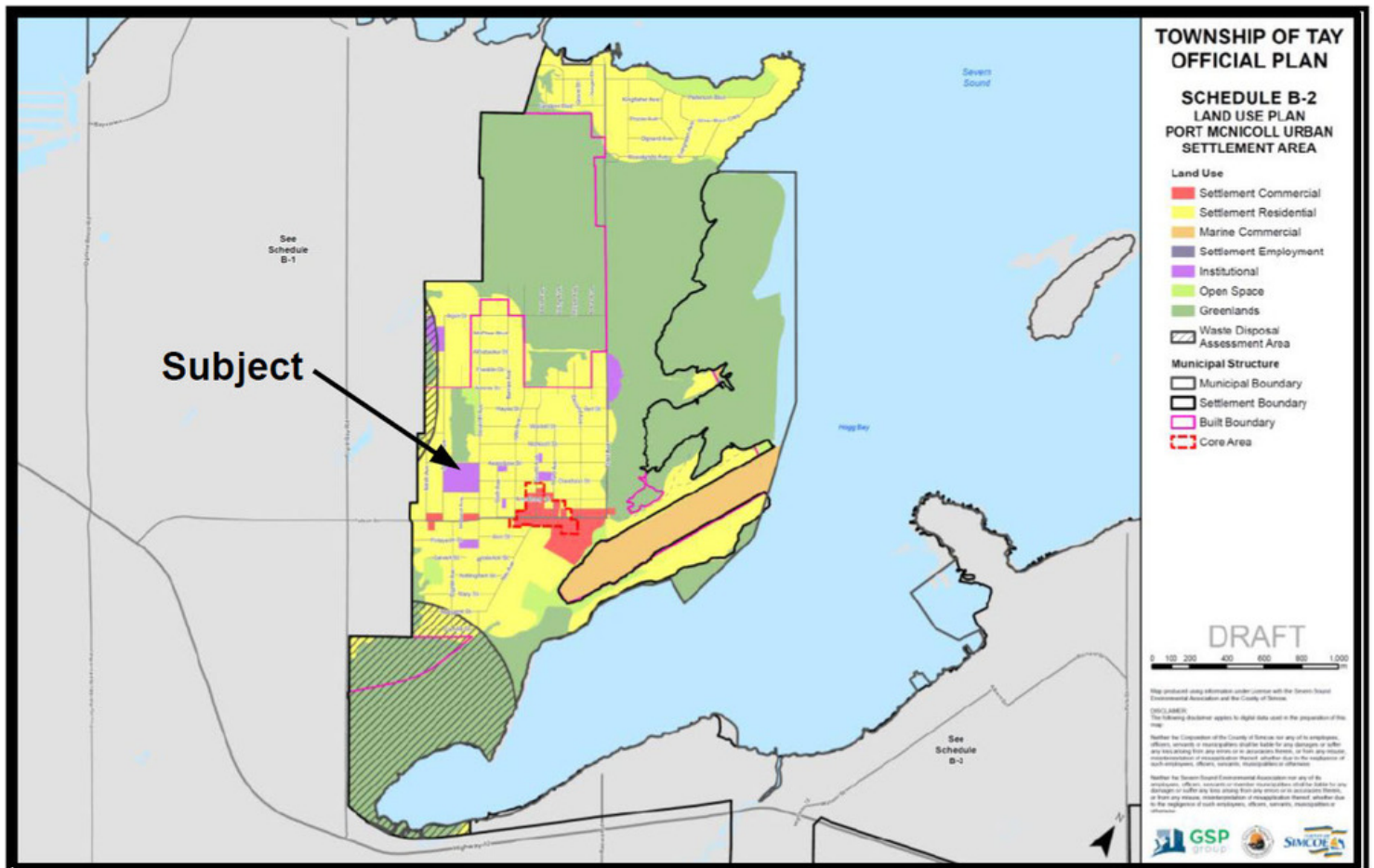


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OFFICIAL PLAN



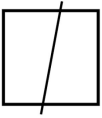
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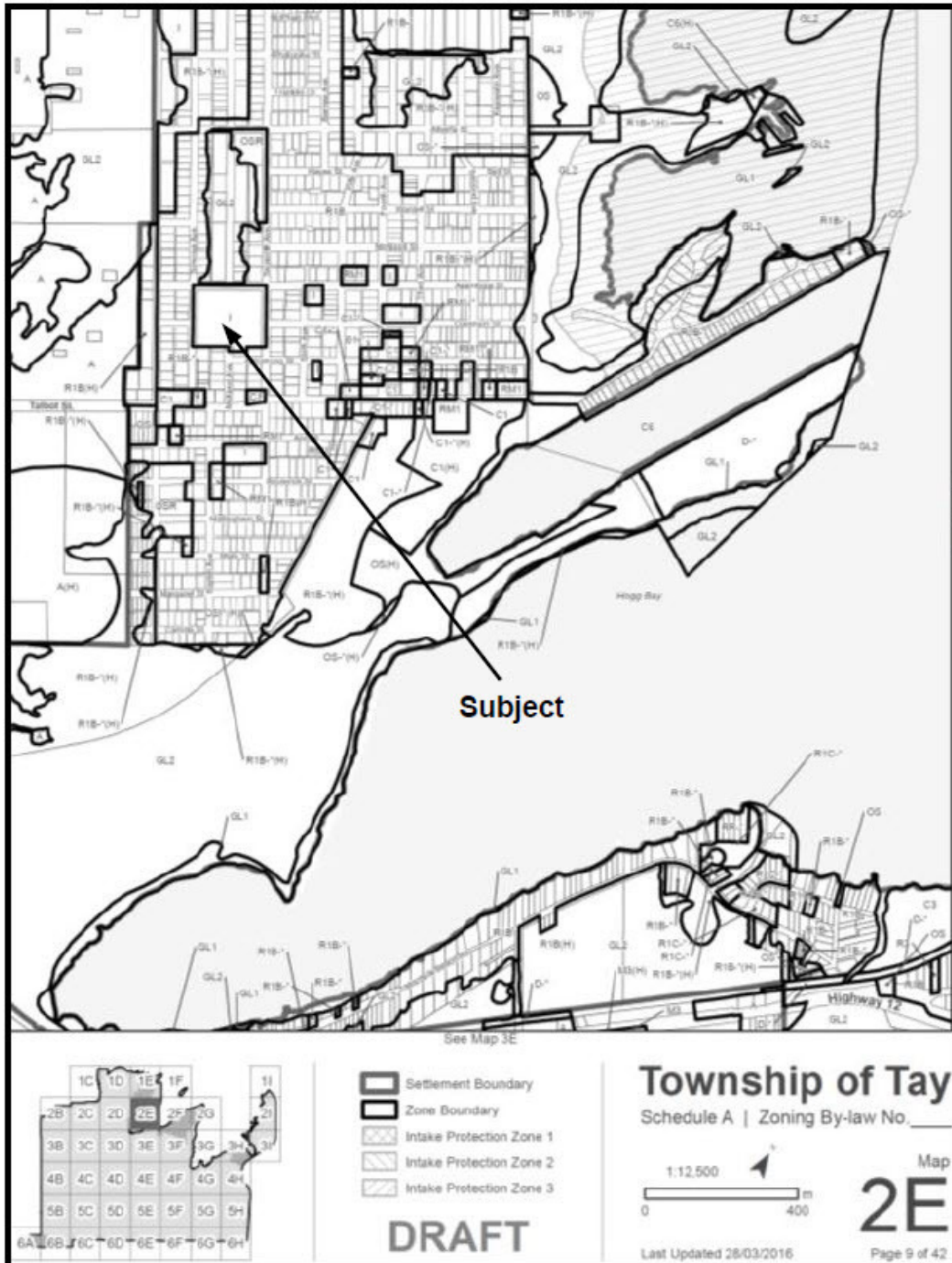
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ZONING MAP



Township of Tay Draft Zoning By-law

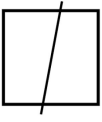
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ZONING PERMITTED USES

27.1 GENERAL PROHIBITION

Within an Institutional "I" Zone no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in subsection 2 of this Section and also in accordance with the regulations contained or referred to in subsections 3 and 4 of this Section.

27.2 USES PERMITTED

Arena
Cemetery
Clinic
Club
Community centre
Day Nursery
Nursing home
Places of worship
Retirement home
School
Sewage treatment plant
Single detached dwelling accessory to the permitted uses listed above, in accordance with the provisions of Section 8 or an accessory dwelling unit within the building containing the principal use on the lot.
Water reservoir
Water treatment plant

27.3 ZONE REGULATIONS

27.3.1	<u>Minimum Lot Area</u>	1400 square metres
27.3.2	<u>Minimum Lot Frontage</u>	30 metres
27.3.3	<u>Minimum Required Yards</u>	
	(i) Front	7.5 metres
	(ii) Rear	7.5 metres
	(iii) Interior	6 metres
	(iv) Exterior Side	6 metres
27.3.4	<u>Maximum Lot Coverage</u>	30%
27.3.5	<u>Maximum Building Height</u>	15 metres

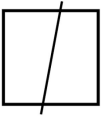
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ZONING PERMITTED USES

27.4 ZONE EXCEPTIONS

27.4.1 I-1 Zone

In addition to the uses permitted by Section 27.2, the following uses shall be permitted on those lands Zoned I-1:

- (a) Animal Shelter
- (b) Pet Cemetery
- (c) Wildlife Rehabilitation Centre

Figure 5 Source: Township of Tay Zoning By-law

Relevant to the alternate use of the subject property is the surrounding residential zones:

- **R2 Residential**

8.2 USES PERMITTED

Dwelling unit, Accessory
Bed and breakfast establishment
Home occupation
Single detached dwelling

8.3 ZONE REGULATIONS

8.3.1 Single Detached Dwelling

- | | | |
|-----|----------------------------|-------------------|
| (a) | Minimum Lot Area | 557 square metres |
| (b) | Minimum Lot Frontage | 18 metres |
| (c) | Maximum Lot Coverage | 35% |
| (d) | Minimum Required Yard | |
| | (i) Front | 7.5 metres |
| | (ii) Interior Side | 1.2 metres |
| | (iii) Exterior Side | 4.5 metres |
| | (iv) Rear | 7.5 metres |
| (e) | Maximum Height of Building | 9 metres |
| (f) | Minimum Gross Floor Area | 93 m ² |

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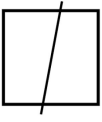
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ZONING PERMITTED USES

- ***R3 Residential***

10.2 USES PERMITTED

Dwelling Unit, Accessory
 Apartment Building
 Bed and Breakfast Establishment
 Dwelling, Duplex
 Dwelling, Triplex
 Dwelling, Fourplex
 Home Occupation
 Dwelling, Low Rise Apartment
 Dwelling, Semi-detached
 Dwelling, Street Townhouse
 Dwelling, Townhouse
 Dwelling, Single Detached

10.3 ZONE REGULATIONS

10.3.1 Single Detached Dwellings and Duplex Dwellings

(a) Minimum Lot Area	557 sq.m
(b) Minimum Lot Frontage	18 metres
(c) Maximum Lot Coverage	35%
(d) Minimum Required Yards	
(i) Front	6 metres

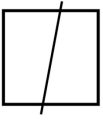
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LOCATION MAP



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