

FOR SALE / LEASE



21

Matchedash Street South

Orillia, ON

Matchedash Lofts

Sutton Group Incentive Realty Inc. Brokerage

Main Floor Retail

- 3 main floor retail condominium units with multiple configurations possible
- Sizes vary from 1,243 SF to 4,739 SF
 - Ideal for retail, restaurant, café, etc.
- 10' ceilings with floor to ceiling windows provide natural sun light and street level exposure
- Condo fees from \$156.56 to \$580.57/month depending on unit size
- Current taxes are \$9.59/SF/Yr (average)
- \$25/SF/Yr (Lease) or \$450/SF (Purchase)
- Improvement options subject to negotiation
- Join Orillia's newest downtown community and take advantage of the Orillia Community Improvement Benefits - launching 2022.

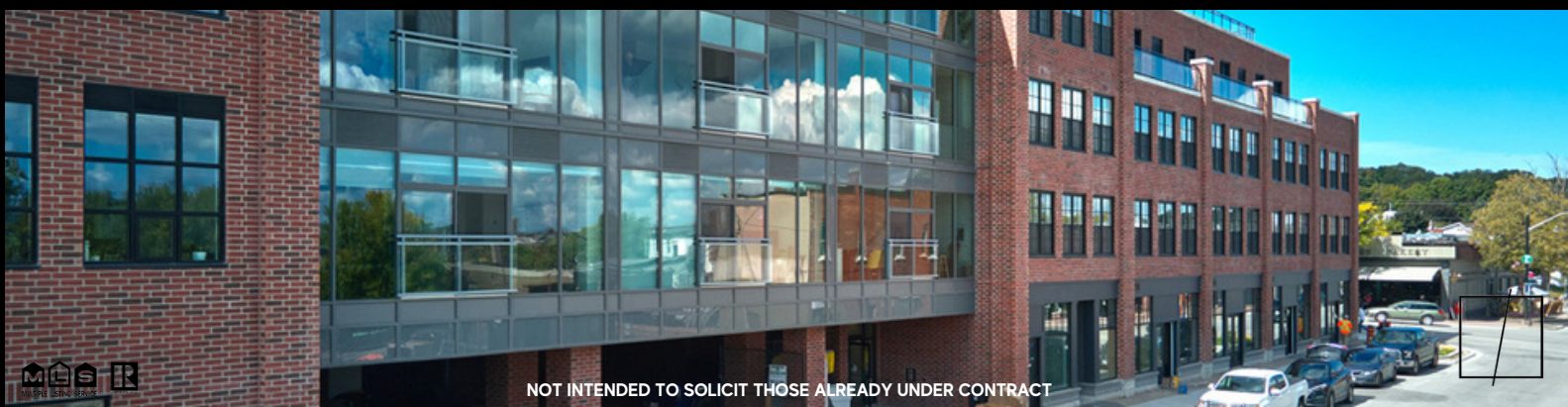
2nd / 3rd Floor Office

- 2nd & 3rd floor office condominium, available individually, together or divided
- Unit sizes vary - each floor is 4,818 SF
- 8' windows provide natural sun light, high ceilings and view of Lake Couchiching
- Elevator and stairwell access to both floors
- Potential for in-suite or common area washrooms, depending on final configuration
- Divided areas sizes not yet determined
 - Based on negotiations and improvements
- Condo fees for each floor - \$629.66/month
- Current taxes are \$7.08/SF (average)
- \$20/SF/Yr (Lease) or \$415/SF (Purchase)
- Improvement options available



Property Details

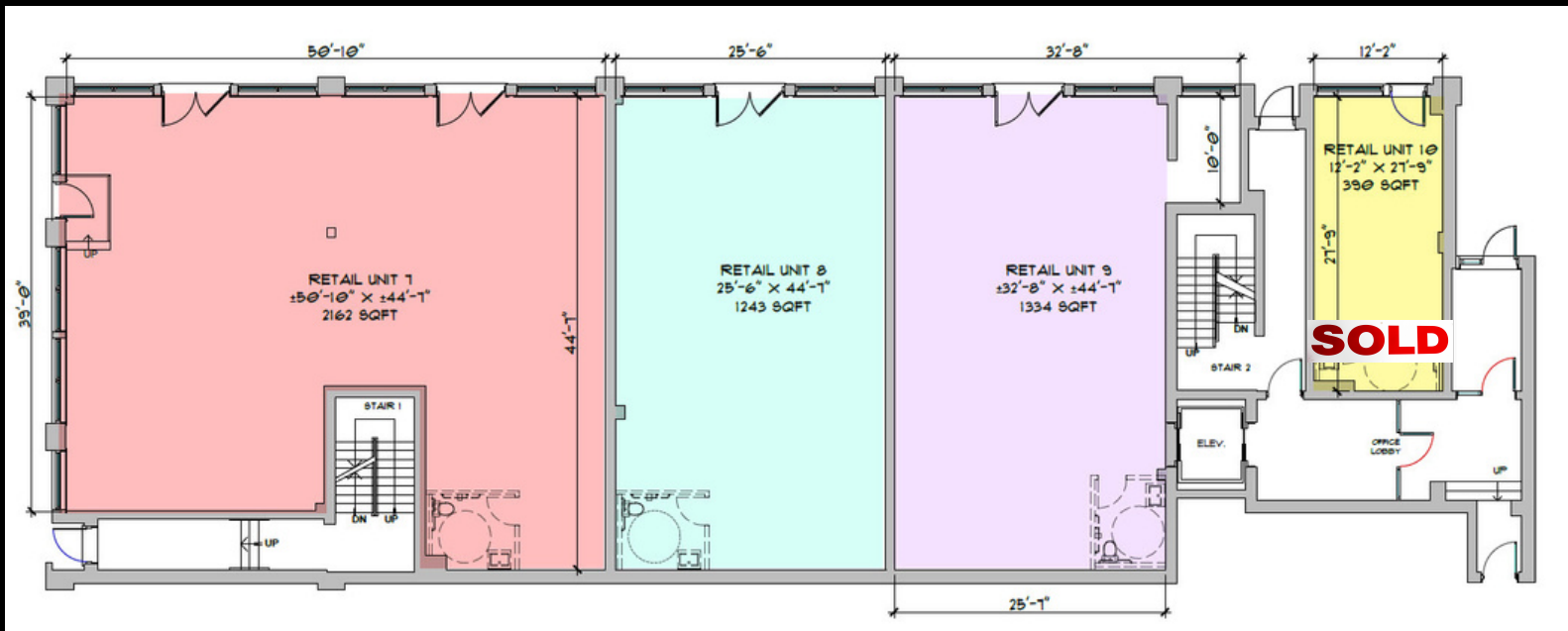
- All units remain undivided as different configurations not yet determined
- Ideal as an investment or for owner-user
- All uses in General Commercial (C4i) available
 - Details [HERE](#)
- 2 blocks from the waterfront
- Paid parking is available on all streets and within municipal lots
- Potential to purchase or rent indoor parking space as well
- Occupant pays all utilities, taxes and condo fees - lease or purchase



Main Floor Retail



Retail Floor Plan



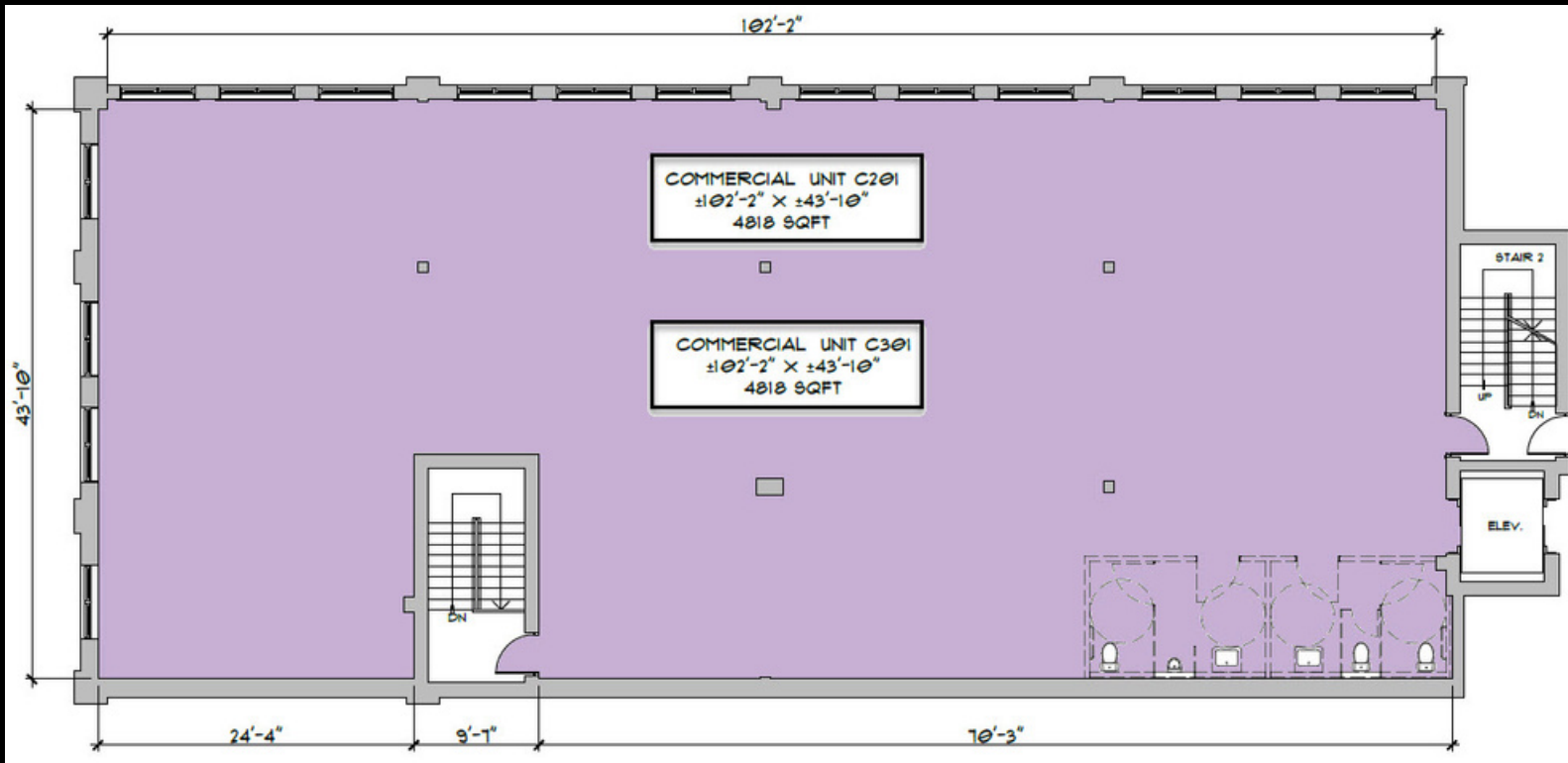
Virtually Staged



2nd & 3rd Floor Office



Office Levels Floor Plan



Virtually Staged



Units | Sizes, Fees & Taxes

Lower Retail	Size (SF)	Sale Price (\$450/SF)	Monthly Condo Fees	Monthly Taxes	Base Rent	Taxes & Fees PSF
R107	2,162	\$ 972,900.00	\$ 267.42	\$ 1,343.20	\$ 25.00	\$ 8.94
R108	1,243	\$ 559,350.00	\$ 156.56	\$ 874.11	\$ 25.00	\$ 9.95
R109	1,334	\$ 600,300.00	\$ 172.21	\$ 930.50	\$ 25.00	\$ 9.92
R107 / R108	3,405	\$ 1,532,250.00	\$ 423.98	\$ 2,217.31	\$ 25.00	\$ 9.31
R107 - R109	4,739	\$ 2,132,550.00	\$ 596.19	\$ 3,147.81	\$ 25.00	\$ 9.48
R108 / R109	2,577	\$ 1,159,650.00	\$ 328.77	\$ 1,804.61	\$ 25.00	\$ 9.93

* Price not based on size

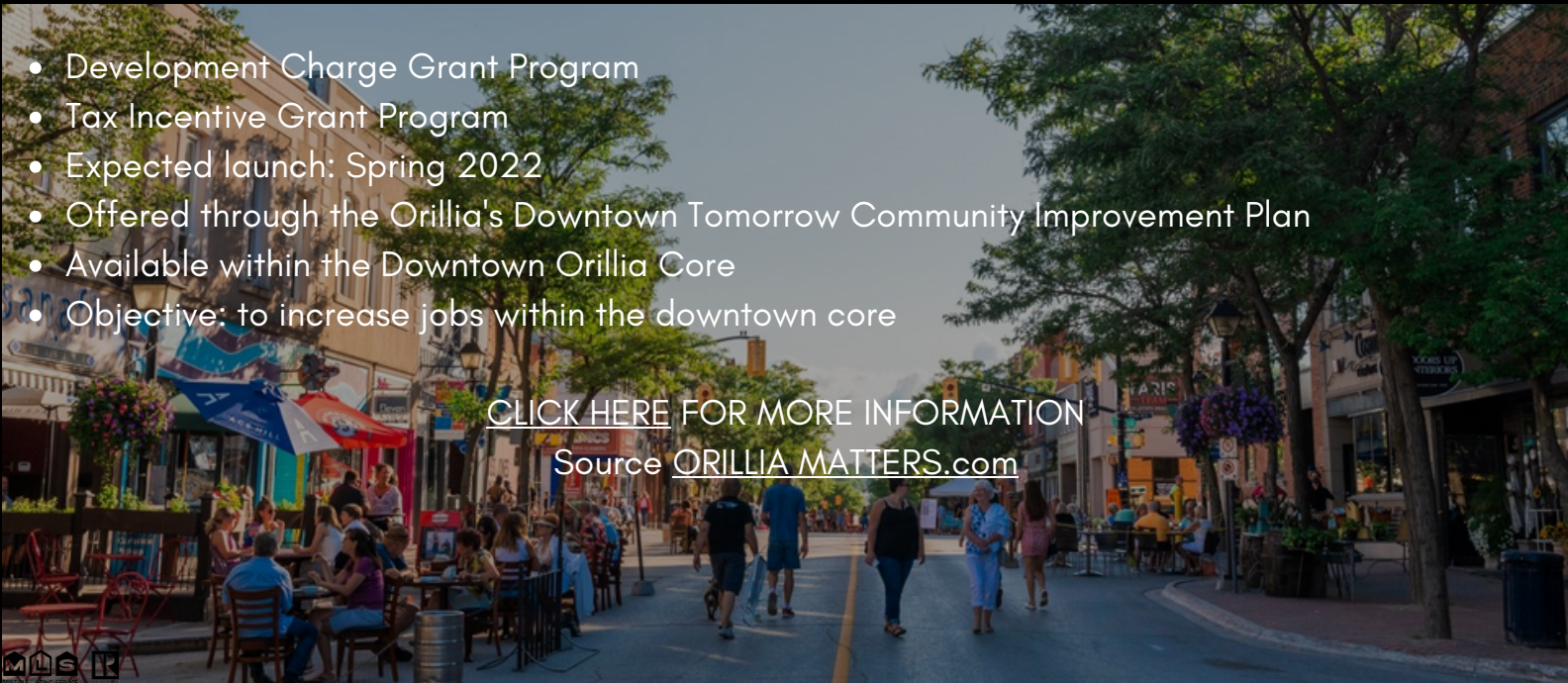
Upper Offices	Size (SF)	Sale Price (\$415/SF)	Monthly Condo Fees	Monthly Taxes	Base Rent	Taxes & Fees PSF
C201	4,818	\$ 1,999,470.00	\$ 629.66	\$ 2,212.19	\$ 20.00	\$ 7.08
C301	4,818	\$ 1,999,470.00	\$ 629.66	\$ 2,212.19	\$ 20.00	\$ 7.08
Both	9,636	\$ 3,998,940.00	\$ 1,259.32	\$ 4,424.37	\$ 20.00	\$ 7.08

Orillia Incentive Programs

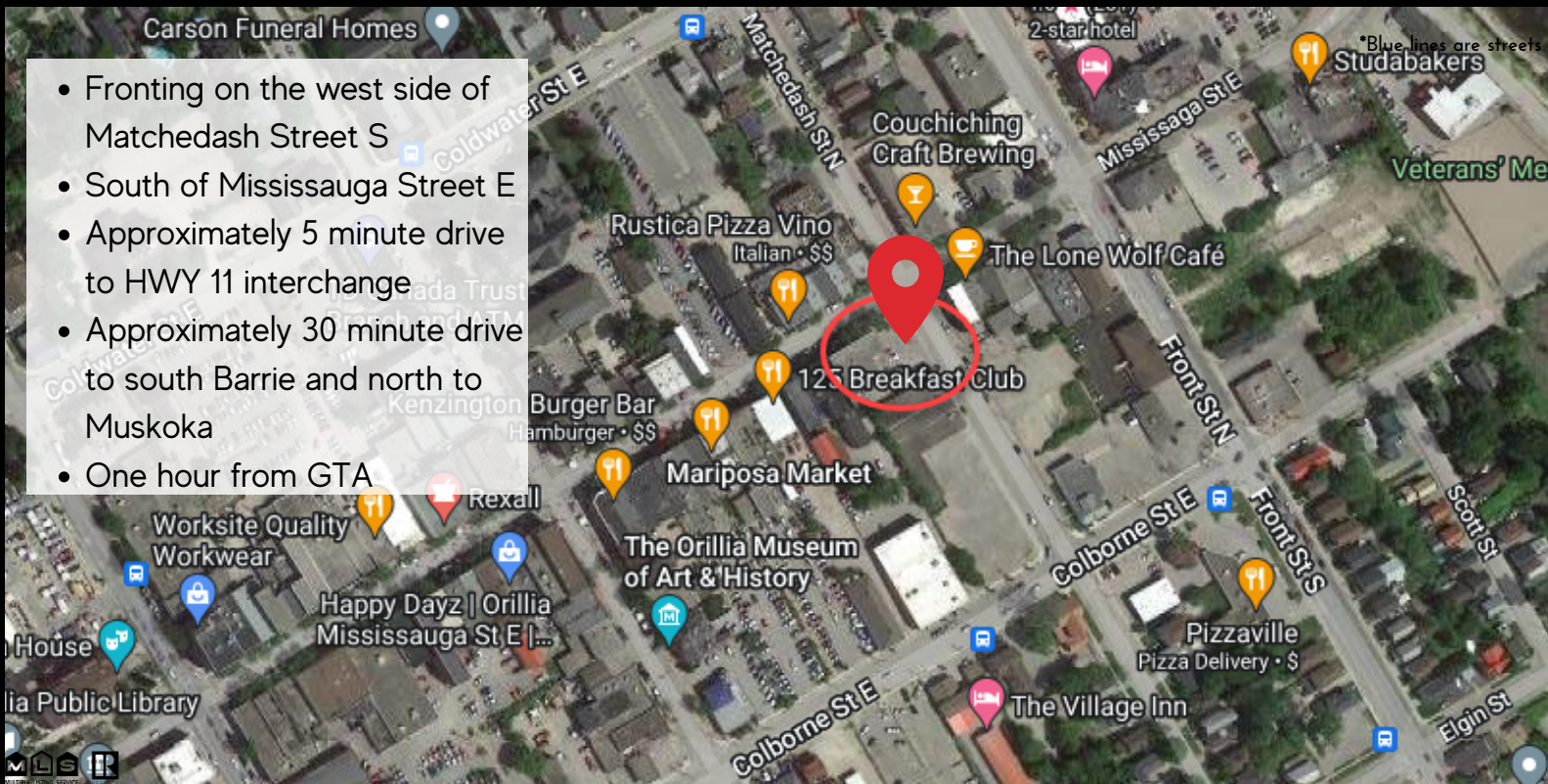
- Development Charge Grant Program
- Tax Incentive Grant Program
- Expected launch: Spring 2022
- Offered through the Orillia's Downtown Tomorrow Community Improvement Plan
- Available within the Downtown Orillia Core
- Objective: to increase jobs within the downtown core

[CLICK HERE FOR MORE INFORMATION](#)

Source ORILLIA.MATTERS.com



Location



The Team

SQUAREFOOT COMMERCIAL GROUP



LINDA LOFTUS

Broker
CCIM SIOR CIPS MRICS FEA
linda@squarefoot.ca



SHANNON MACINTYRE

Broker
CCIM SIOR
shannon@squarefoot.ca



ASHLEY POLISCHUIK

Broker
B.Comm CCIM
ashley@squarefoot.ca



BETH LAMBERT

Sales Representative
beth@squarefoot.ca



LAUREN MCNAIR

Sales Representative
B.A.
lauren@squarefoot.ca

Sutton Group Incentive Realty Inc. Brokerage*



Social Media Links



[FACEBOOK](#)



[INSTAGRAM](#)



[YOUTUBE](#)

80 Maple Avenue
Barrie, ON L4N 1R8
Direct: 705-735-2246
Office: 705-739-1300
hello@squarefoot.ca
www.squarefoot.ca



Buyers, Tenants, Sales Representatives and Brokers are encouraged to verify all details, sizes, measurements, etc. and obtain necessary legal and accounting advice.

Sutton Group Incentive Realty Inc. Brokerage has used information believed to be accurate and true and as supplied from reliable sources.

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