

**FOR SALE**  
**\$2,350,000**



**77 Eccles Street N**  
**Barrie, ON**  
MLS #40258916 / 40327487



# Property Details

- Standalone building situated on 0.3AC
- Built in 1969, 4,450SF on 2 floors
- Currently used as a child care facility
- Both floors are fully finished with large windows (replaced - 2014)
- Shingled roof (new - 2013)
- Two panels servicing the property
  - 225 / 125 AMPS / single phase
- Property is zoned RM2
- 9 onsite parking spaces
- Partially fenced yard for play area
- Taxes: \$12,874.88 annually (2021)
- 3 large classrooms & 2 play areas
- Kitchen, laundry, four washrooms and storage on ground level
- Office & 1 washroom on second floor



## RM2 Permitted Uses

### Residential Uses:

- Block / Cluster / Street / Stacked Townhouses
- Boarding, Lodging, Rooming Houses (Small)
- Converted Dwelling
- Semi-detached, Duplex Dwelling
- Three or More Unit Dwelling
- Walk-up Apartment
- Accessory Uses:
  - Bed and Breakfast Establishment
  - Home Occupation
  - Detached Accessory Dwelling Unit
  - Second Suit

### Institutional Uses:

- Assisted Living Facility
- Child Care
- Dormitory
- Group Home
- Library
- Place of Worship
- Social Services Facility



# Ground Floor



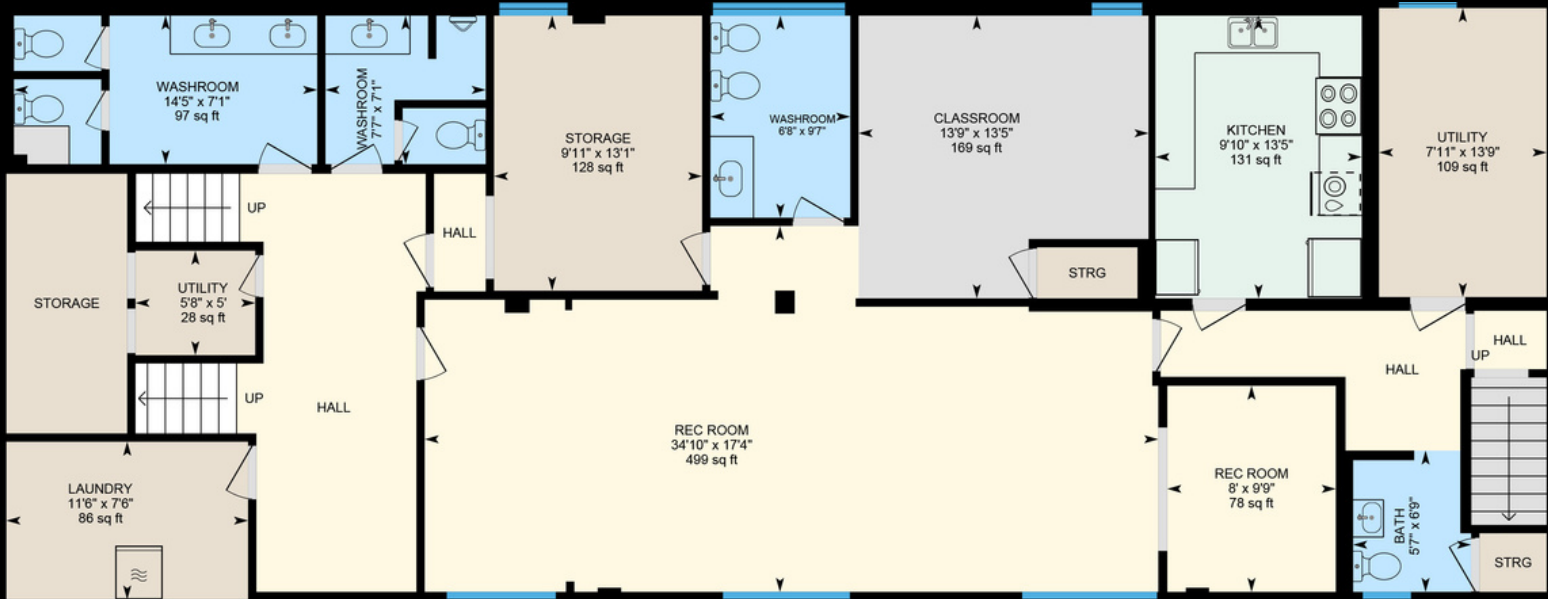


# Second Floor

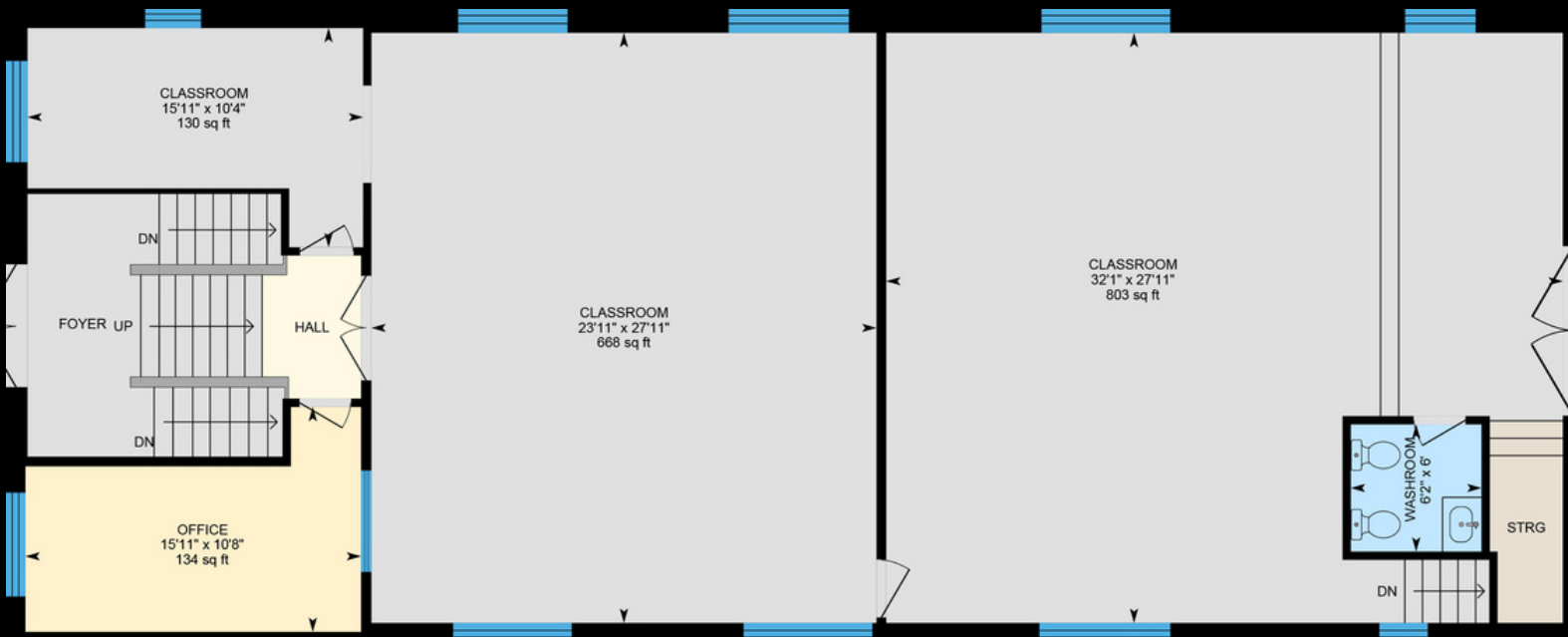


# Floor Plans

## Ground Floor



## Second Floor





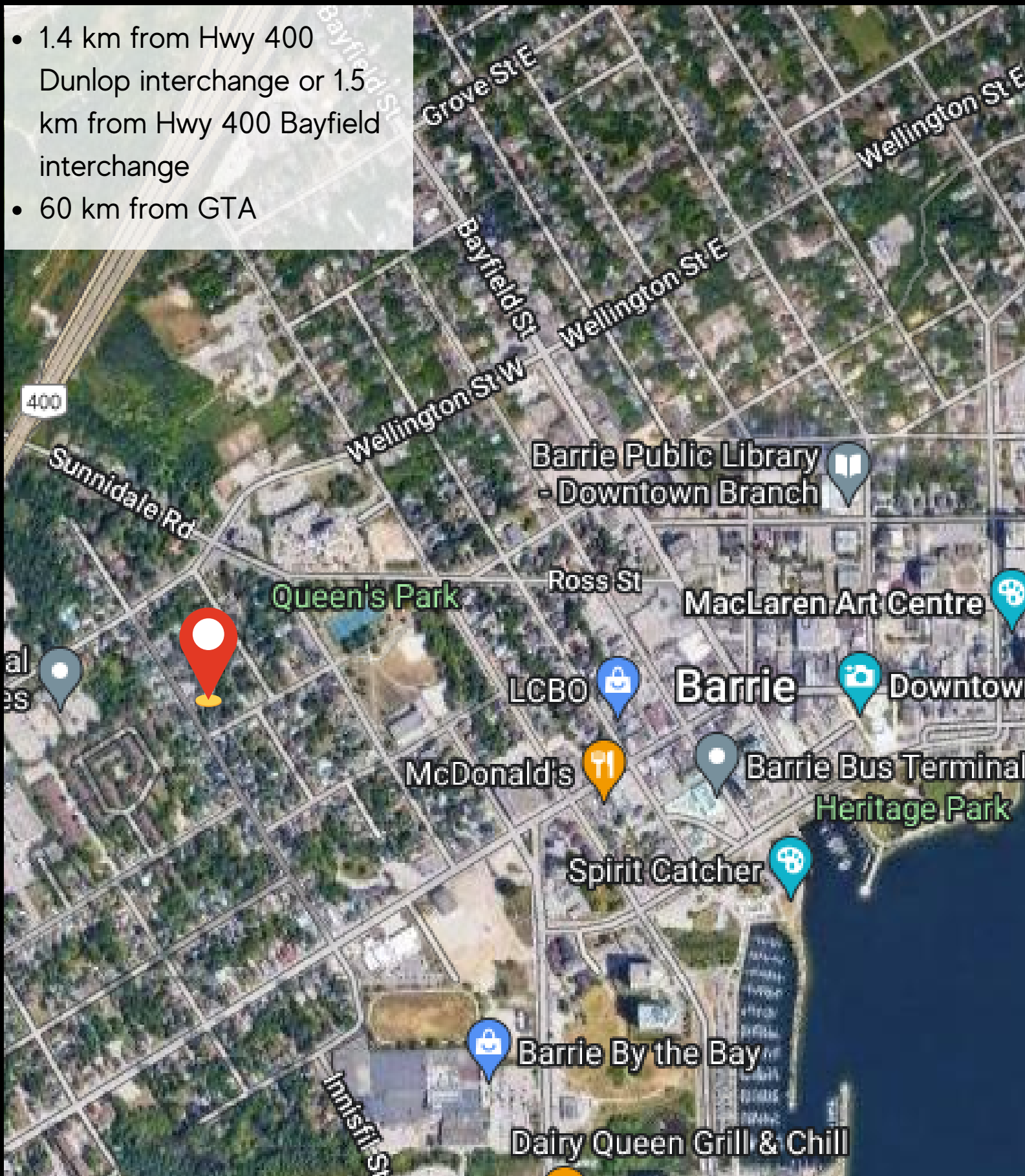
# Exterior Photos





# Location

- 1.4 km from Hwy 400 Dunlop interchange or 1.5 km from Hwy 400 Bayfield interchange
- 60 km from GTA



# The Team

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