



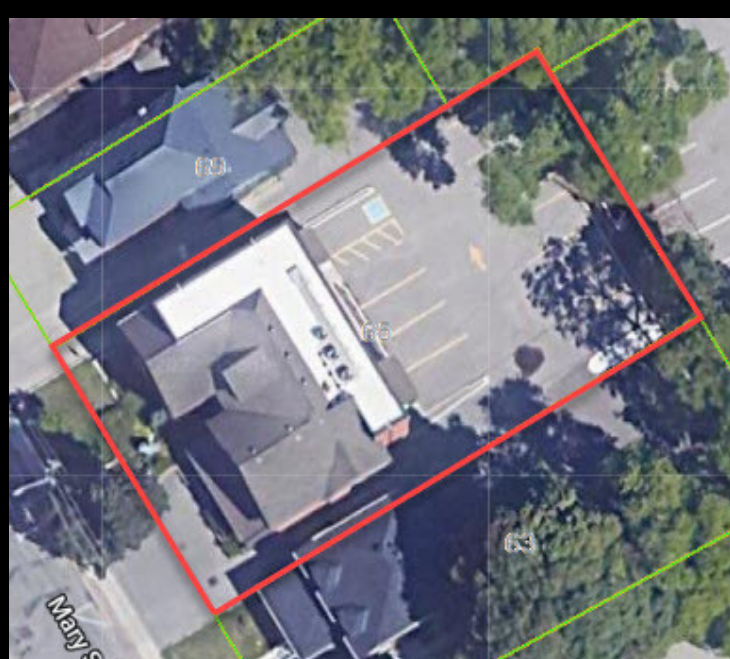
**FOR SALE**  
**\$1,950,000**

**65** **Mary Street** **Barrie,**  
**ON**  
MLS #40268924



# Property Details

- Turnkey professionally finished standalone office building in Downtown Barrie
- 6,519 SF of usable space on all three floors
- Situated on 0.22 AC on east side of Mary Street
- Main Floor
  - 7 private offices
  - 2 washrooms
  - Reception area
  - Fully wheelchair accessible
- Second Floor
  - 7 private offices
  - 2 washrooms
- Third Floor
  - Kitchen
  - Lounge / lunchroom
  - 2 large meeting rooms
  - 1 washroom
- Basement
  - Storage / filing
- Property is zoned C2-1
- 13 on-site parking spots
- Taxes: \$28,210 (2021)
- Triple Net Lease in place
- NOI: \$66,000 (lease available upon signed CA)





# Main Floor





# Second Floor





# Third Floor





# Basement





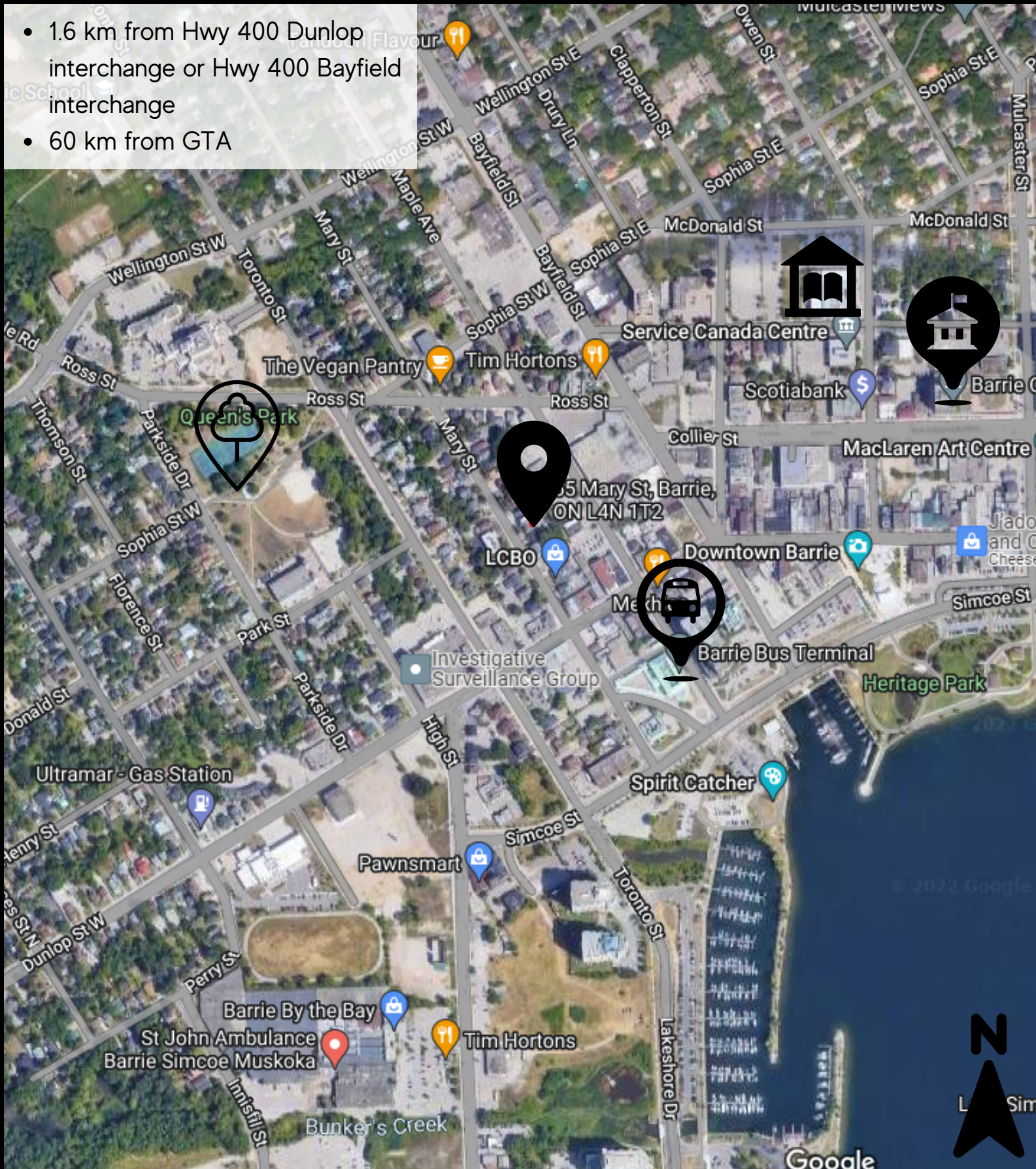
# Exterior





# Location

- 1.6 km from Hwy 400 Dunlop interchange or Hwy 400 Bayfield interchange
- 60 km from GTA





# 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 POLISCHUK**

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](mailto:hello@squarefoot.ca)  
[www.squarefoot.ca](http://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.

\*Sutton Group Incentive Realty Inc. Brokerage is Independently Owned & Operated. This communication and illustration is not intended to solicit those already under contract.