

FOR LEASE
\$35.00/SF



346A Bayfield Street
Barrie, ON

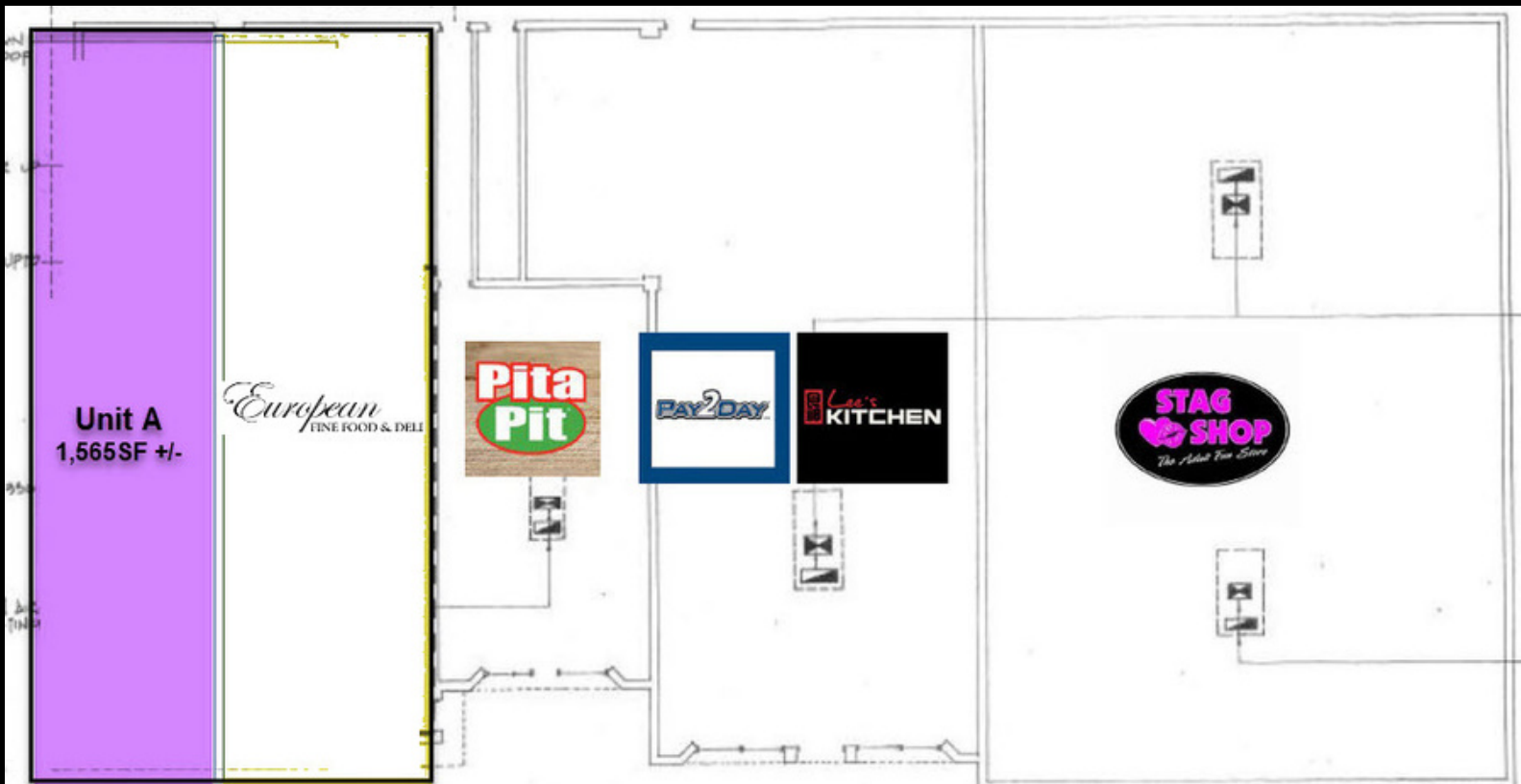
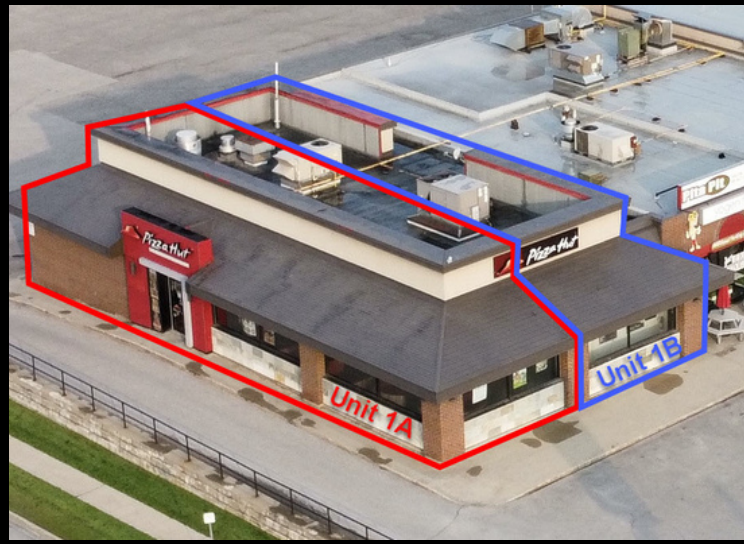
MLS# 40286326

Property Overview

- End unit with approximately 1,565 SF
- C4 zoning allows for most commercial, service, and retail uses
- Located on Barrie's Golden Mile
- Great exposure to vehicle and foot traffic
- 36,000+ Average Daily Traffic Count on Bayfield Street
- Ample parking front and back - Egress from both Bayfield Street & Glenwood Drive
- Vacant unit
- Small unit hard to find

Property Highlights

- **Zoning:** C4 - General Commercial
- **New OP:** General Commercial
- **Base Rent:** \$35.00/SF
- **TMI:** \$12.50/SF



General Commercial Zoning

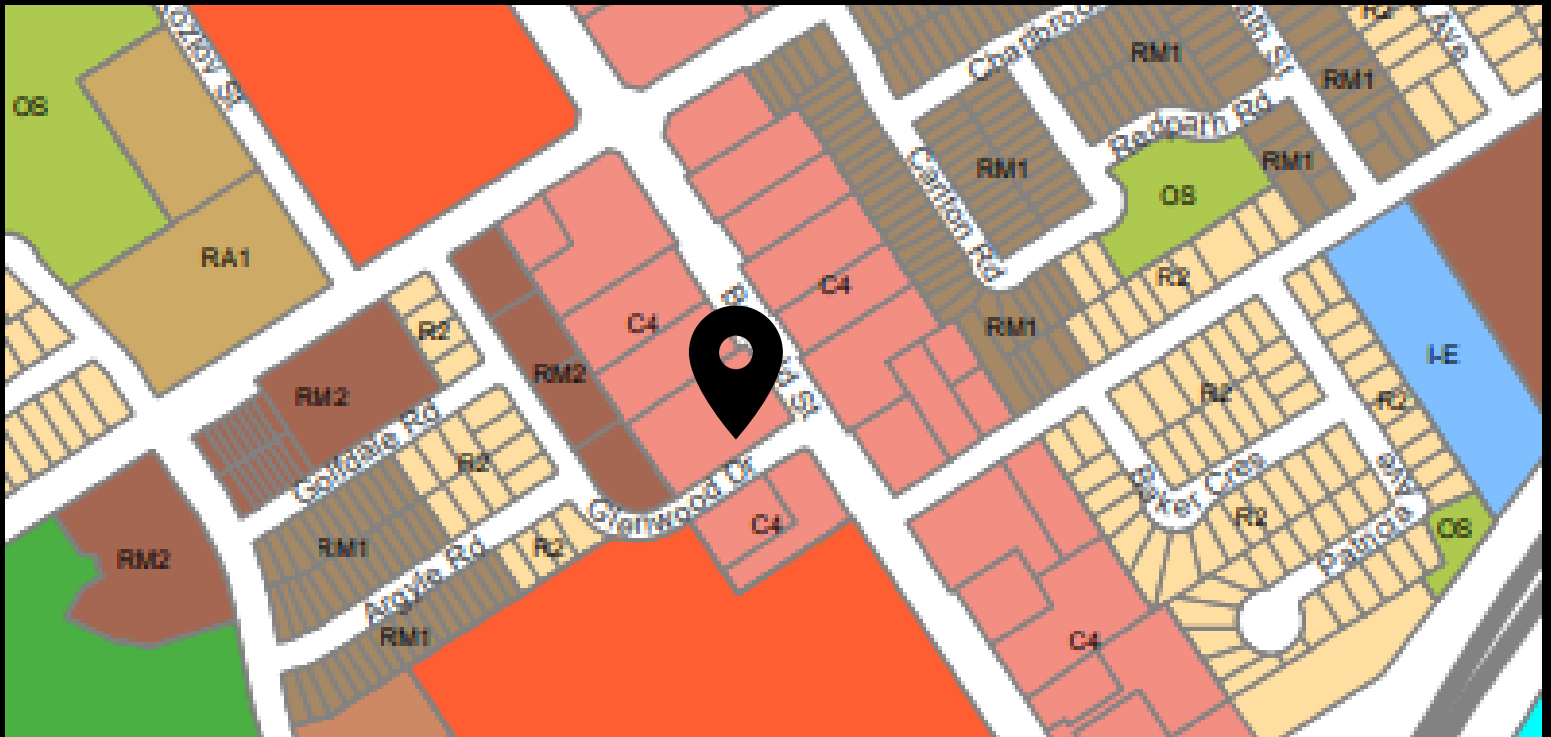
PERMITTED USES:

Commercial Uses

- Bake Shop
- Bank
- Bingo Hall
- Building Supply Centre
- Conference Centre
- Custom Workshop
- Data Processing Centre
- Entertainment Establishment
- Fitness or Health Club
- Laundry or Dry Cleaning Depot
- Local Convenience Retail
- Nursery or Garden Supply
- Office - Professional
- Office - Medical / Dental
- Personal Service Store
- Photography Studio
- Private Club
- Recreational Establishment
- Restaurant
- Retail Store
- Service Store
- Veterinary Clinic

Institutional Uses

- Art Gallery
- Assembly Hall
- Commercial School
- Community Centre
- Child Care
- Library
- Place of Worship
- Social Services Facility



Location



- 500m to Hwy 400 Bayfield interchange
- 2km to Downtown Barrie
- 60km to GTA

Total Population: 158,896 - 2022

Community: 107,973 - 2016

Median Household Income: \$77,904 - 2016

Median Age: 38.5 - 2016

Total Home Owners: 37,340 - 2016

Total Renters: 15,140 - 2016

Unemployment Rate: 7.4% - 2016

The Team

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Social Media Links



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