

# FOR SALE

Price: subject to offer



# Former Hospital

**25 Jeffery Street**  
Penetanguishene, ON

MLS# 40294029

Sutton Group Incentive Realty Inc. Brokerage

# Property Details

- Two-storey 71,717 SF
- Ground floor - 46,285 SF
- Lower level - 25,432 SF
- Lot size - 4.625 AC
- Zoned Institution (G-5 Exception Zone)\*
- Constructed in the 1920's, rebuilt in 1954
- Further renovations in 1960 and 1993.
- Maintenance is continuously ongoing
- Official Plan Designation - Neighbourhood
- 2 double detached garages on site
- ~100 outdoor paved parking spaces
- Truck loading area with an elevated loading dock area
- Bulk hydro, 3 phase conversion to 1200 AMP, 120 volt circuits / 30.50,
- 75 KVA transformers
- Backup diesel generator

\*Maximum lot coverage - 35%



## Bid Process

- Showings Tuesdays, Wednesdays, and Thursdays. Must be booked through an agent a minimum of 1 business day advance notice
- Buyers encouraged to perform research / due diligence prior to offer date
- Bid date 3:00 PM Tuesday August 23rd, 2022
- Seal bids delivered to 80 Maple Ave, Barrie or Barrie Sutton Office at 241 Minet's Point Rd, on or before above noted time
- Seller prefers to close prior to December 2022
- All offers should include intended use proposal and experience summary

\*[Property website](#) contains more photos, studies and reports





# Interior





# Mechanical





# Kitchen





# Warehouse



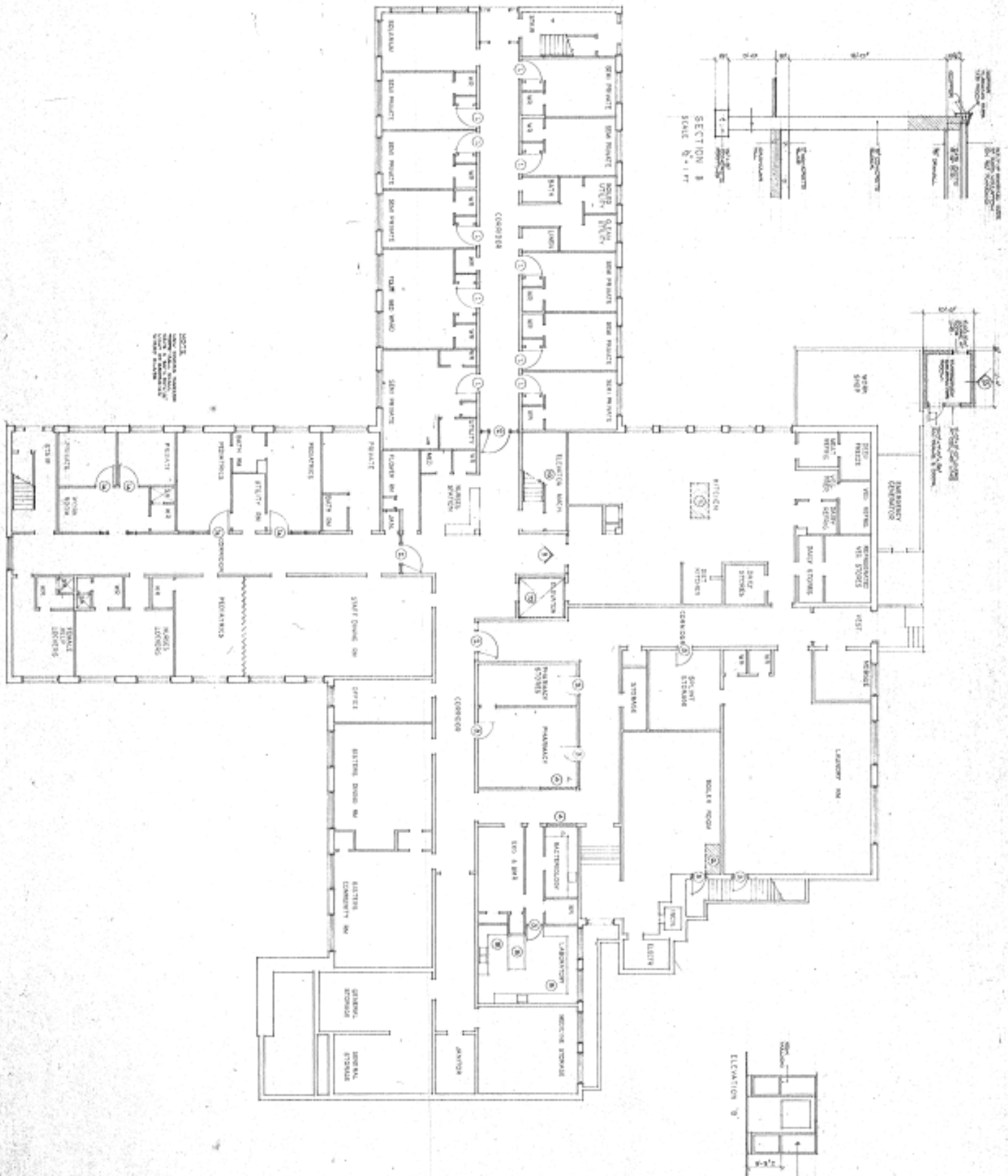


# Exterior



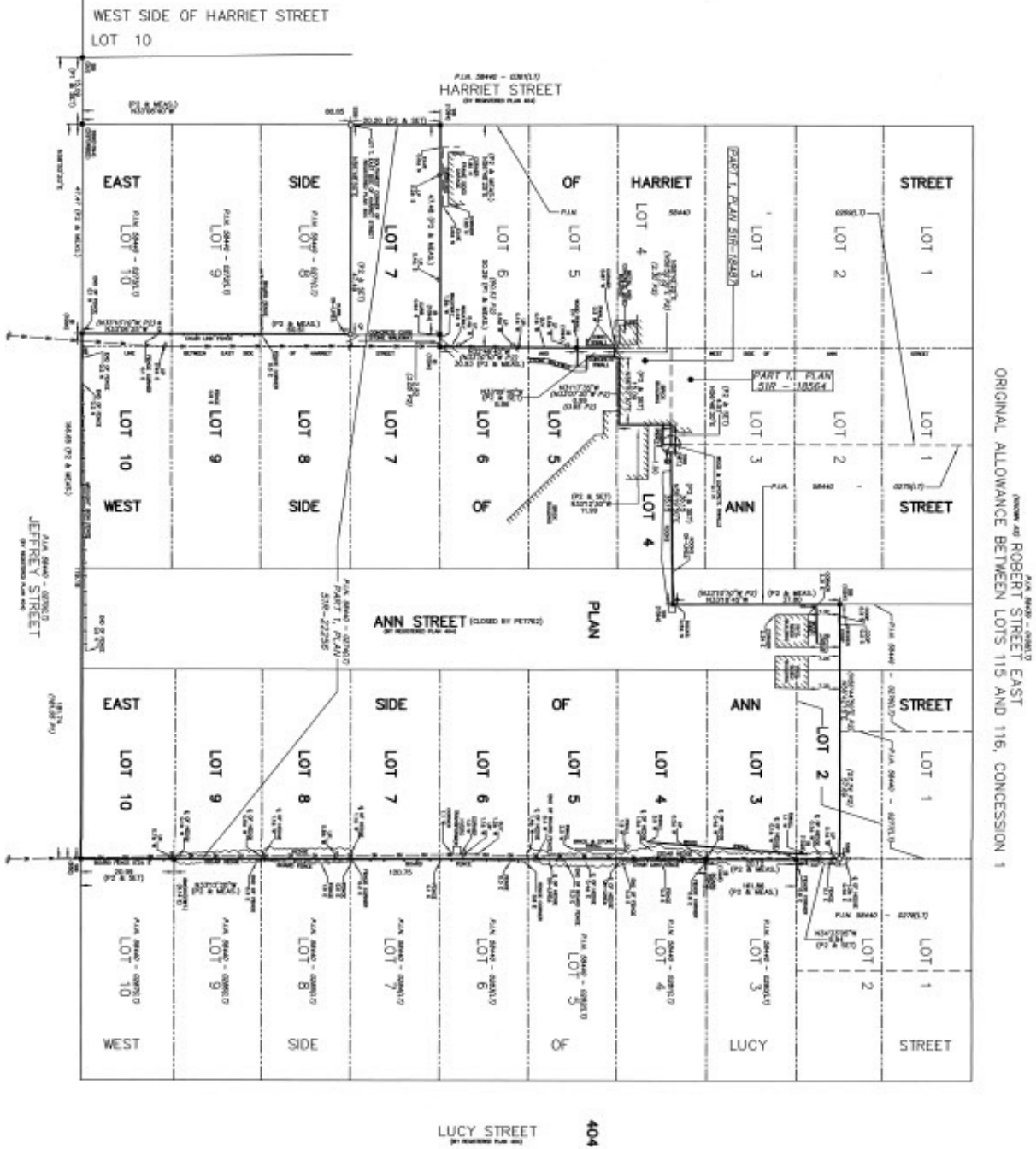


# Floor Plan





# Survey



PLAN OF SUBDIVISION OF  
 LOTS 6, 7, 8, 9 AND 10  
 WEST SIDE OF ANN STREET  
 LOTS 3, 4, 5, 6, 7, 8, 9 AND 10  
 EAST SIDE OF ANN STREET  
 LOT 7  
 PART OF LOT 2  
 PART OF LOT 2  
 EAST SIDE OF MARKET STREET  
 PART OF LOT 2  
 EAST SIDE OF ANN STREET  
 PART OF LOTS 4 AND 5  
 WEST SIDE OF ANN STREET  
 WEST SIDE OF ANN STREET  
 PART OF LOTS 8, 9 AND 10  
 EAST SIDE OF MARKET STREET  
 LAST SIDE OF MARKET STREET  
 AND PART OF ANN STREET (CLOSED)  
 REGISTERED PLAN 404  
 TOWN OF PENINSULA  
 COUNTY OF SNOOD

SCALE 1 : 500  
RUDY WALK SURVEYING LTD.

SUBMITTOR'S CERTIFICATE  
I CERTIFY THAT

1) THE PARTY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE STATUTE ACT. THE STATUTES ACT AND THE REGULATIONS HAVE UNDER THEM.

2) THE PARTY WAS COMPLETED ON THE 18TH DAY OF MAY, 2021.

ONLINE Case Selection

**CAUTION**  
Only a signed electronic copy of this plan can be considered as an original plan.

FOR STATISTICAL COMPARISONS, A P-VALUE OF 0.05 WAS CONSIDERED SIGNIFICANT AND RESULTS TO REMAIN OR FLUORIDE WERE REPORTED.

CONSTITUTIONAL AND APPEALS TO BUREAU OF PUBLIC AFFAIRS.

## Legend

[illegible]

### THE POSTMARKED NOTE:

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AND CAN BE CONVERTED TO FUEL BY CRYSTALLINITY IN 0.30 sec.

ASSOCIATION OF ORAL  
LABORERS  
2186030



THIS PLAN IS NOT VALID  
UNLESS IT IS AN ORDERED  
ORIGINAL COPY



**RUDY**  
SURVEY



**NOT INTENDED TO SOLICIT THOSE ALREADY UNDER CONTRACT**





# Location

Town Dock - 1.2 km

New Georgian Bay General Hospital - 4.3 km

Midland - 5.7 km

Georgian College - 50.5 km

Barrie - 54.0 km

Lake Head University (Orillia) - 54.9 km

Harriet Street

Jeffery Street





# The Team

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## Sutton Group Incentive Realty Inc. Brokerage\*



### Social Media Links



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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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