

FOR SALE
\$1,100,000



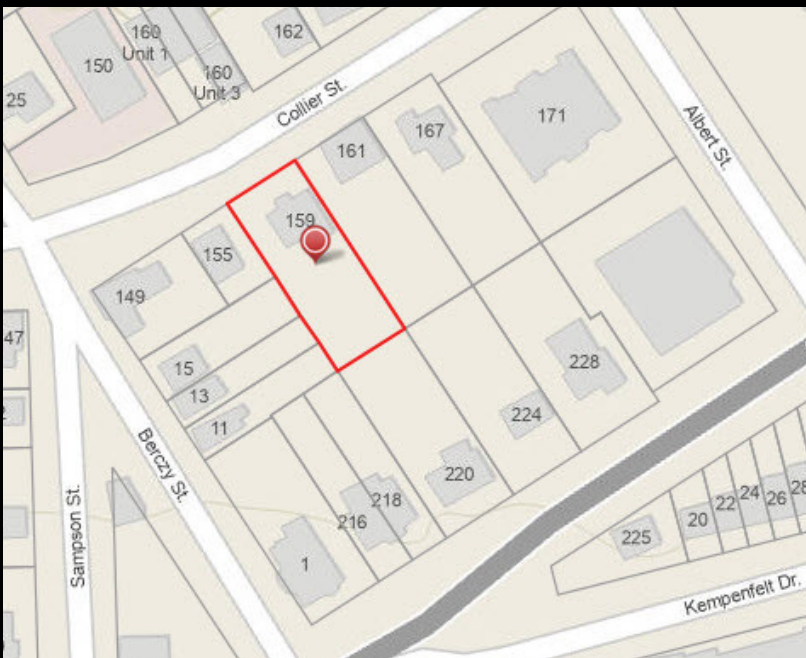
159

Collier Street
Barrie, ON

MLS# 40324712

Property Details

- **Intersection:** Collier Street and Berczy Street
- **Zoned:** RM2 - Residential Multiple 2
- **OP:** Residential
- **Building Size:** Approximately 2,555 SF
- **Lot Size:** 0.25 AC
- **GLA:** 35%
- **GFA:** 60%
- **Year Built:** Built as a residence in late 1880's
- **Taxes:** approximately \$4,091, current owner is exempt from paying property tax



Permitted Uses

- Block/Cluster/Street/Stacked Townhouse
- Boarding, Lodging, Rooming House (Large)
- Boarding, Lodging, Rooming House (Small)
- Converted Dwelling
- Semi-Detached, Duplex Dwelling
- Single Detached Dwelling
- Three or More Unit Dwelling
- Walk-up Apartment
- Bed and Breakfast Establishment
- Child Care
- Home Occupation
- Detached Accessory Dwelling Unit
- Second Suite
- Assisted Living Facility
- Dormitory
- Group Home
- Library
- Place of Worship
- Social Services Facility

- [PROPERTY TOUR](#)
- [Barrie Zoning By-Law](#)
- [Barrie Official Plan](#)



First Floor



Second Floor

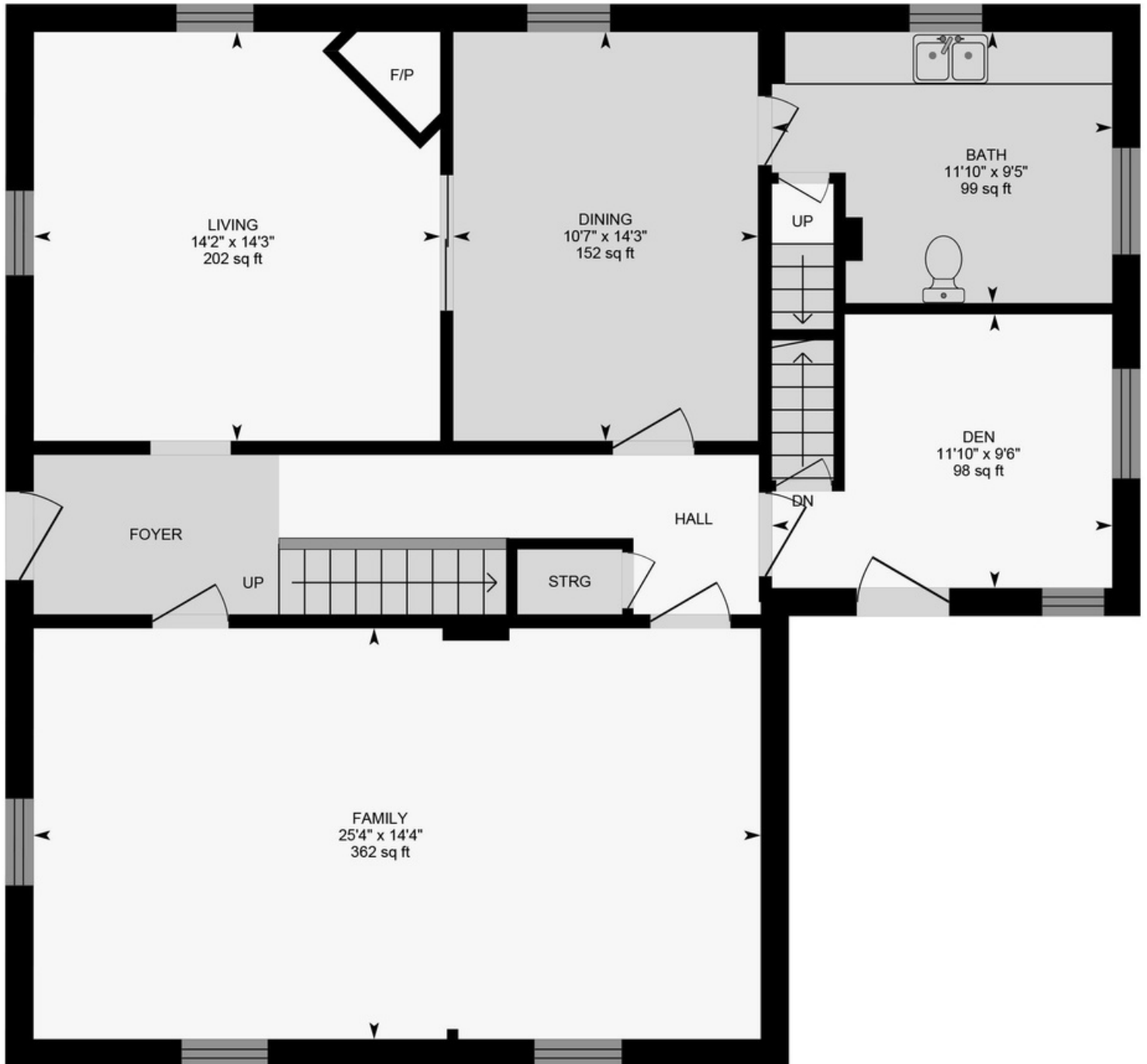


Exterior



Floor Plan

Main Floor Exterior Area 1275.84 sq ft
Interior Area 1128.75 sq ft

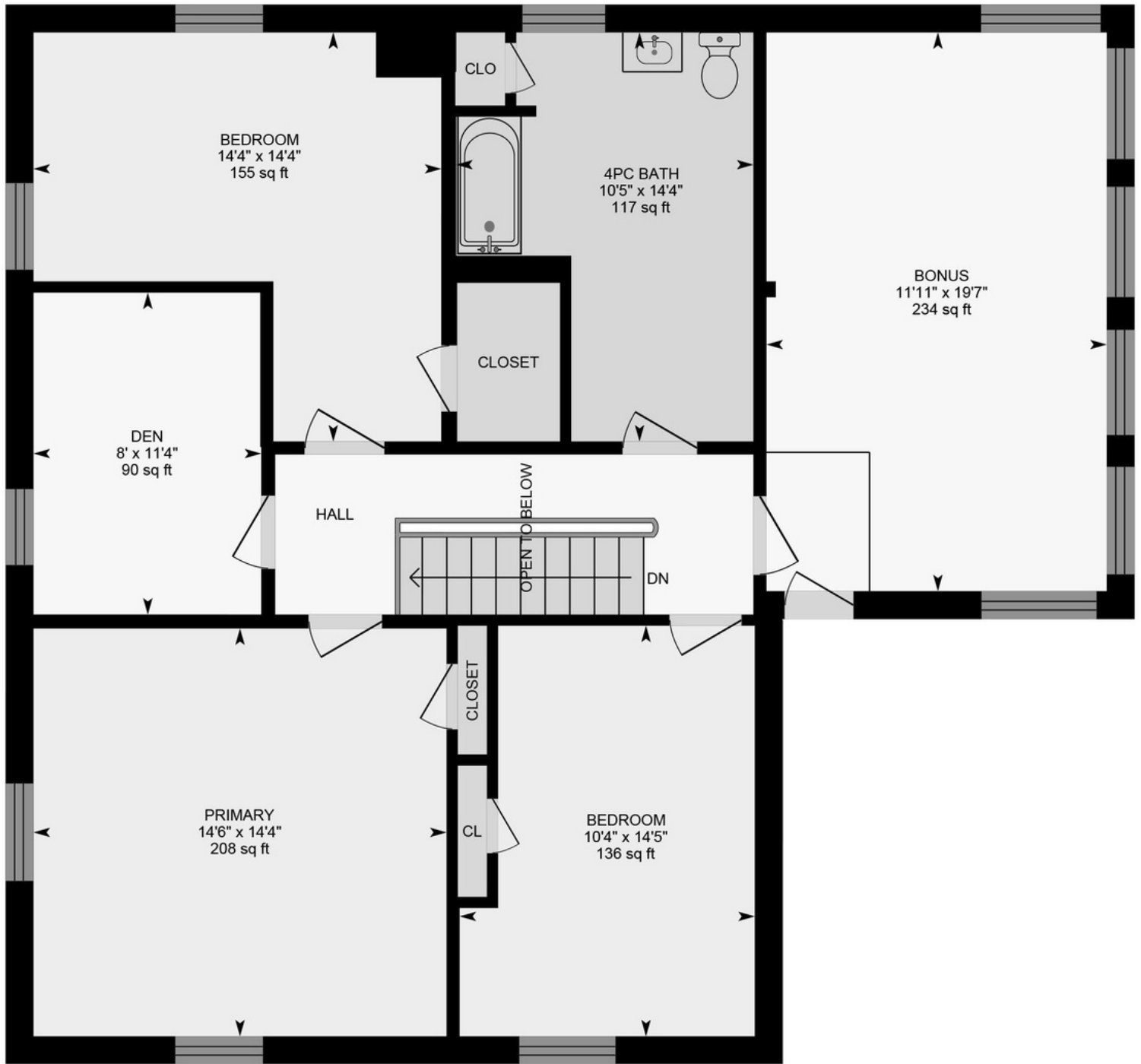


Floor Plan

2nd Floor Exterior Area 1279.17 sq ft

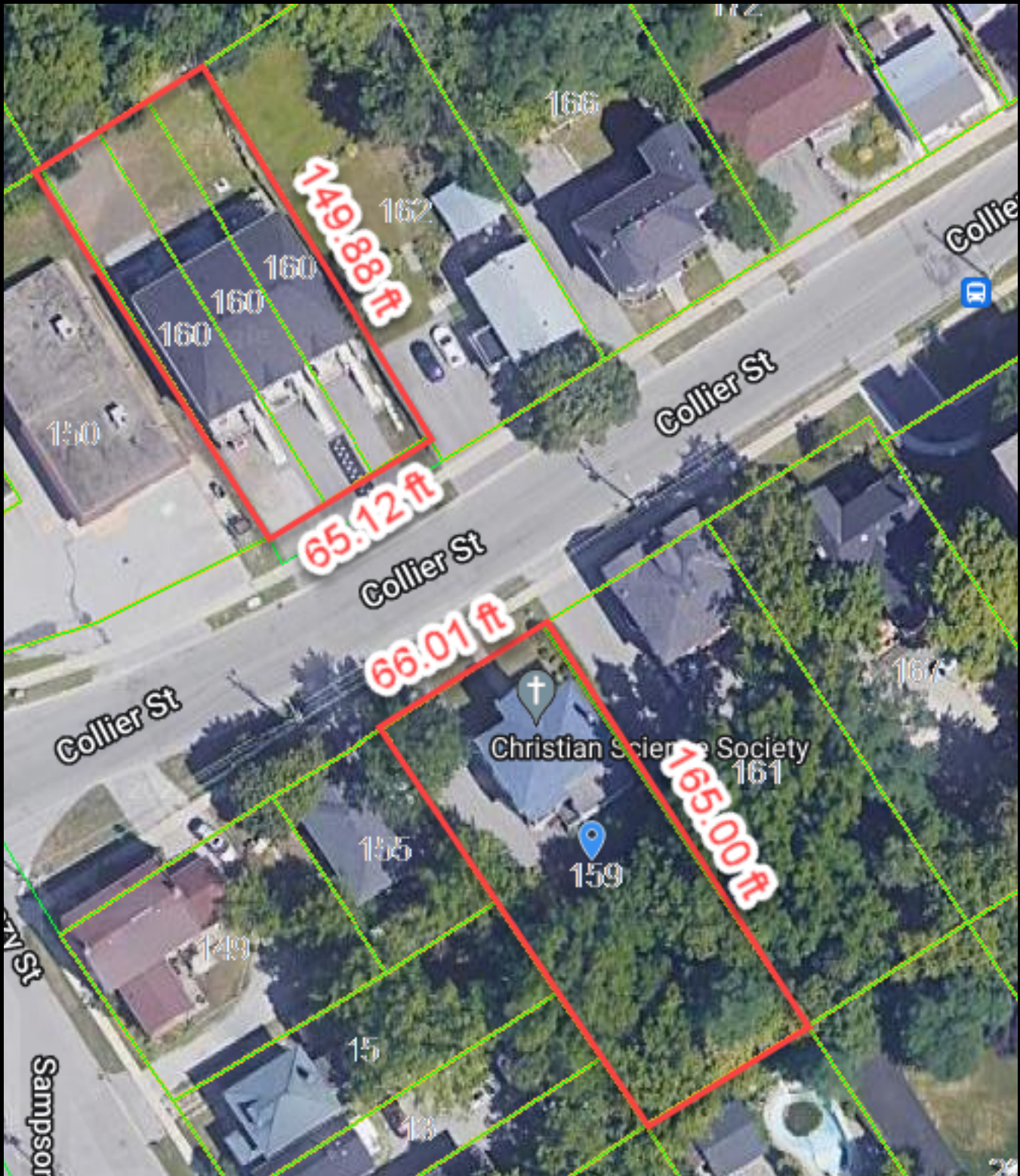
Interior Area 1131.75 sq ft

Excluded Area 3.03 sq ft



Development Opportunity

Example



- 159 Collier Street is almost identical to across the street that was severed into 3 lots
- Potential to covert current property into 3 townhouses with under garages



Location



The Team

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