

An aerial photograph of a suburban neighborhood. A large, irregularly shaped lot is outlined with a thick red border. Inside this lot, there is a large green lawn, several trees, and a small blue building. To the left of the lot is a large parking lot with many cars. To the right is a road and another parking lot. In the background, there is a large body of water (Lake Huron) and a distant shoreline.

**FOR SALE**  
**\$14,999,999**

**1207**

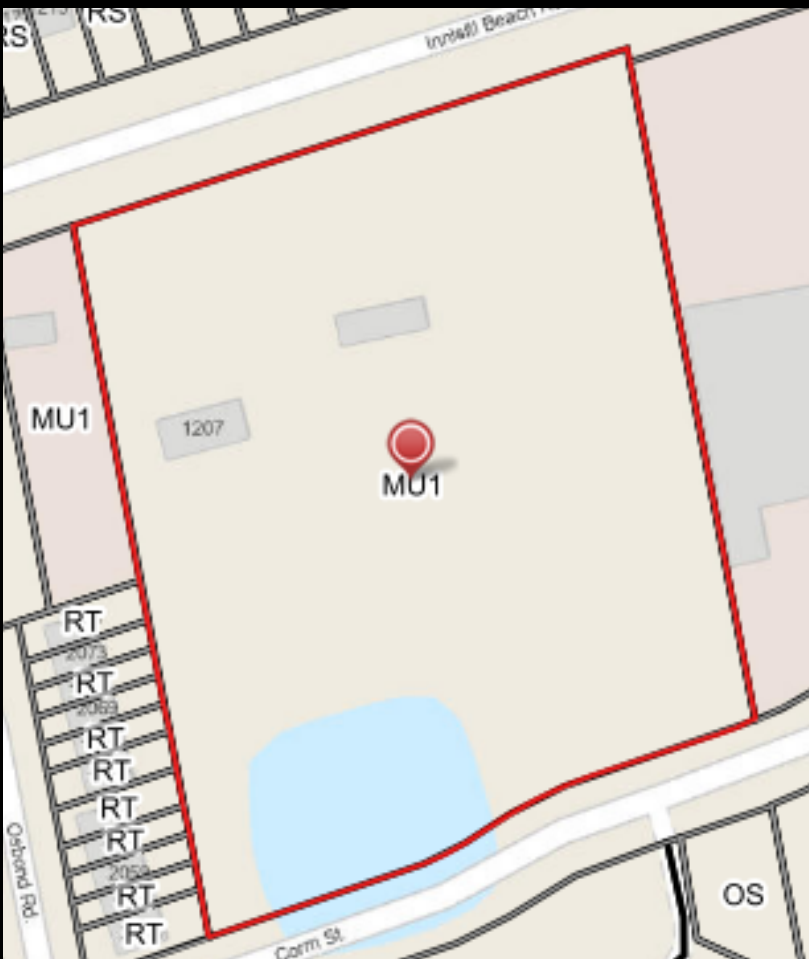
**Innisfil Beach Road**  
**Innisfil, ON**

MLS# 40334421



# Property Details

- **For Sale:** \$14,999,999
- **Zoned:** MU1 - Mixed Use
- **OP:** Neighbourhood Commercial Area
- **Lot Size:** 5.797 AC
- **Taxes:** \$6,105.38 (2021)
- Located in the heart of Alcona surrounded by multiple schools, mixed residential and commercial properties
- Zoning provides for a variety of residential, commercial, and institutional uses in the core area of Alcona
- Property allows ALL housing types (high, mid & low density, plus commercial)
- Property is serviced by all municipal services
- Vacant possession of homes possible upon Buyer's preferred date



- [Property Website](#)
- [Innisfil Zoning By-Law](#)
- [Innisfil Official Plan](#)





# Additional Photos





# Zoning Permitted Uses

## Residential Uses:

- Apartment dwelling
- Duplex dwelling
- Group home
- Single detached dwelling
- Semi detached dwelling
- Townhouse dwelling

## Institutional Uses:

- Place of worship
- Public parking lot or structure
- Public uses
- Retirement home
- School
- University or college

## Accessory Uses, Buildings and Structures:

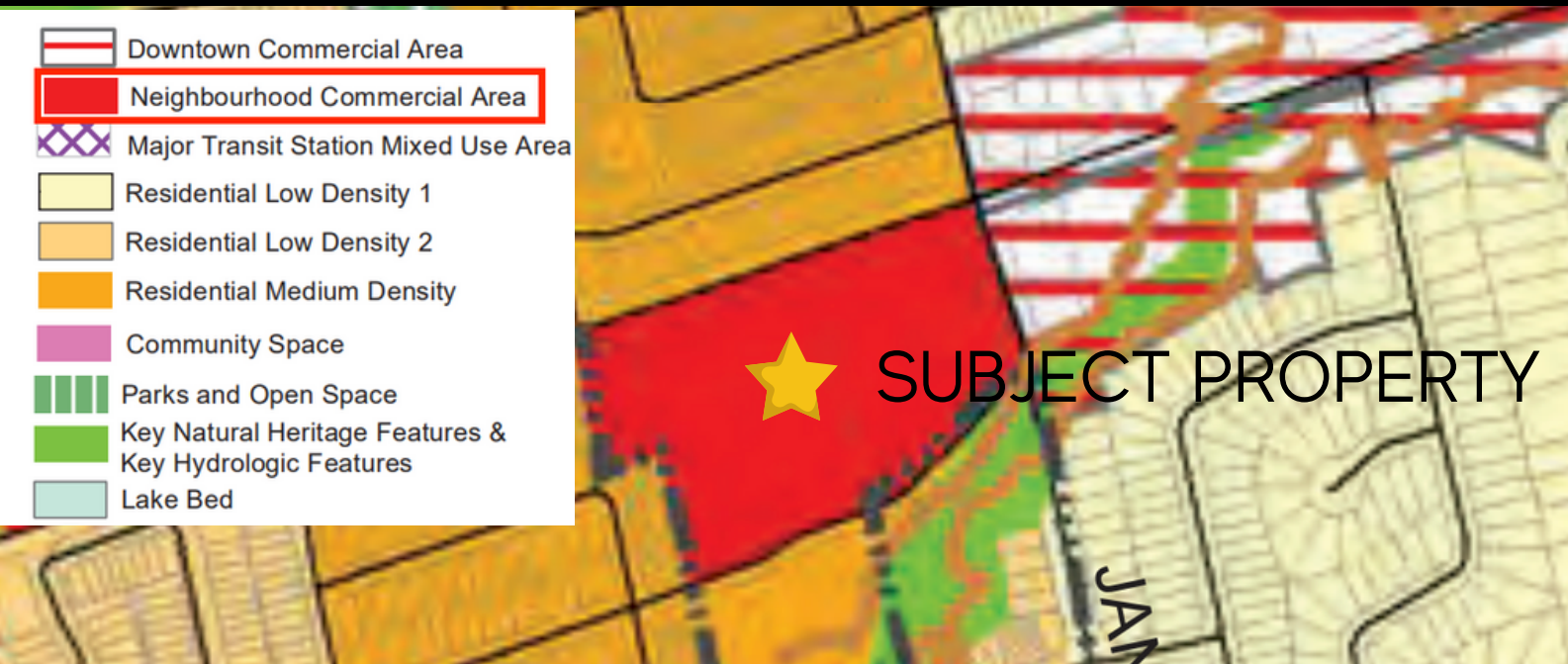
- Accessory buildings and structures
- Accessory dwelling unit
- Drive-through facility
- Garden suite dwelling
- Outdoor patio

## Commercial Uses:

- Bake shop
- Banquet hall
- Commercial school
- Convenience store
- Custom workshop
- Day nursery
- Financial institution
- Fitness centre
- Fruit and vegetable produce market
- Funeral home
- Grocery store
- Hotel, motel
- Indoor Recreational Centre
- Laundry and dry cleaning depot
- Medical office
- Personal service establishment
- Pet day care establishment
- Photography or artist's studio
- Place of entertainment
- Printing and publishing establishment
- Professional office
- Restaurant
- Restaurant, take-out
- Retail store
- Service and repair establishment
- Shopping centre
- Taxi stand or dispatch office
- Veterinary clinic

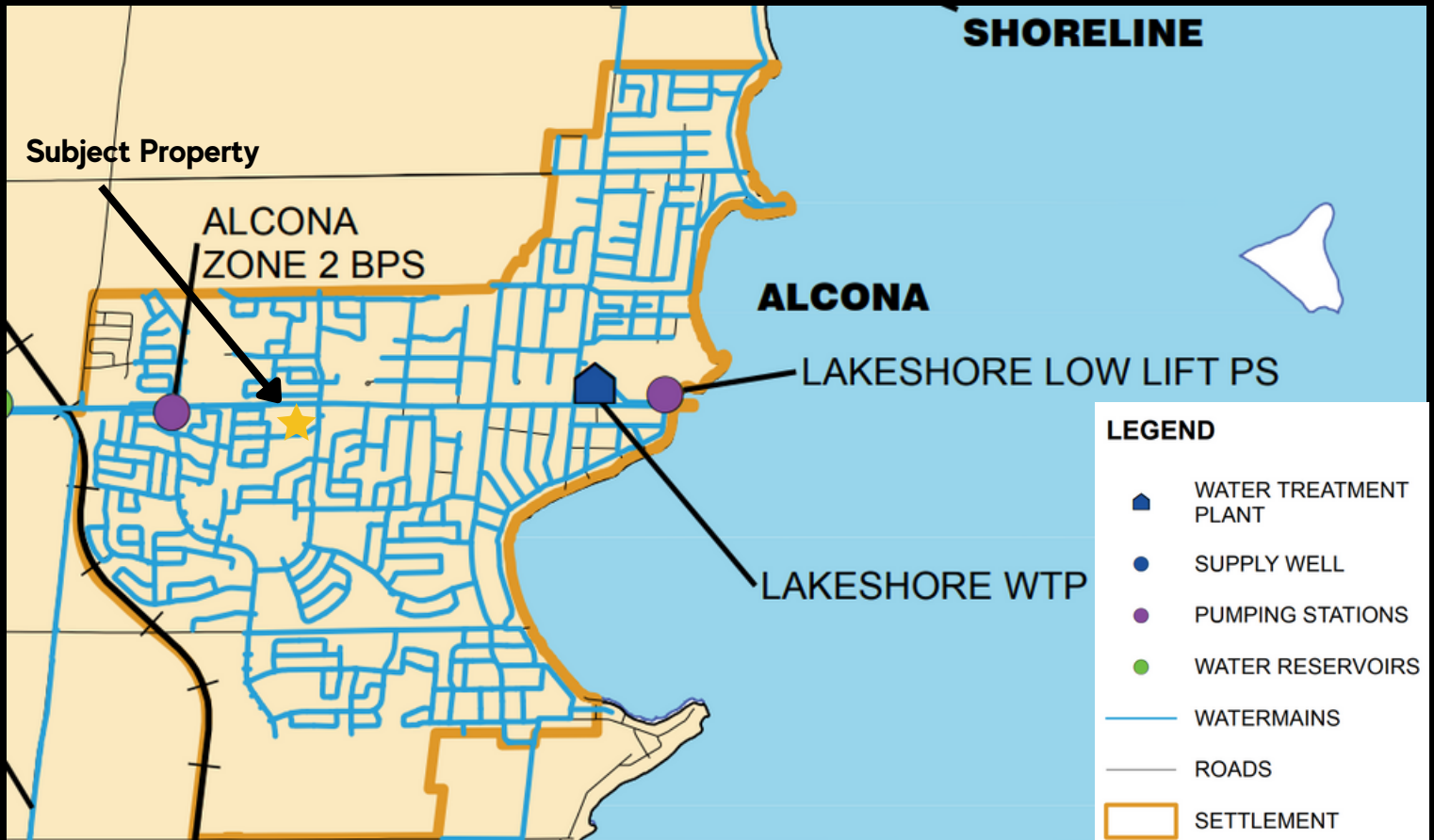
See Innisfil Zoning By-Law for more information

## Official Plan





# Services



Watermains surrounding property



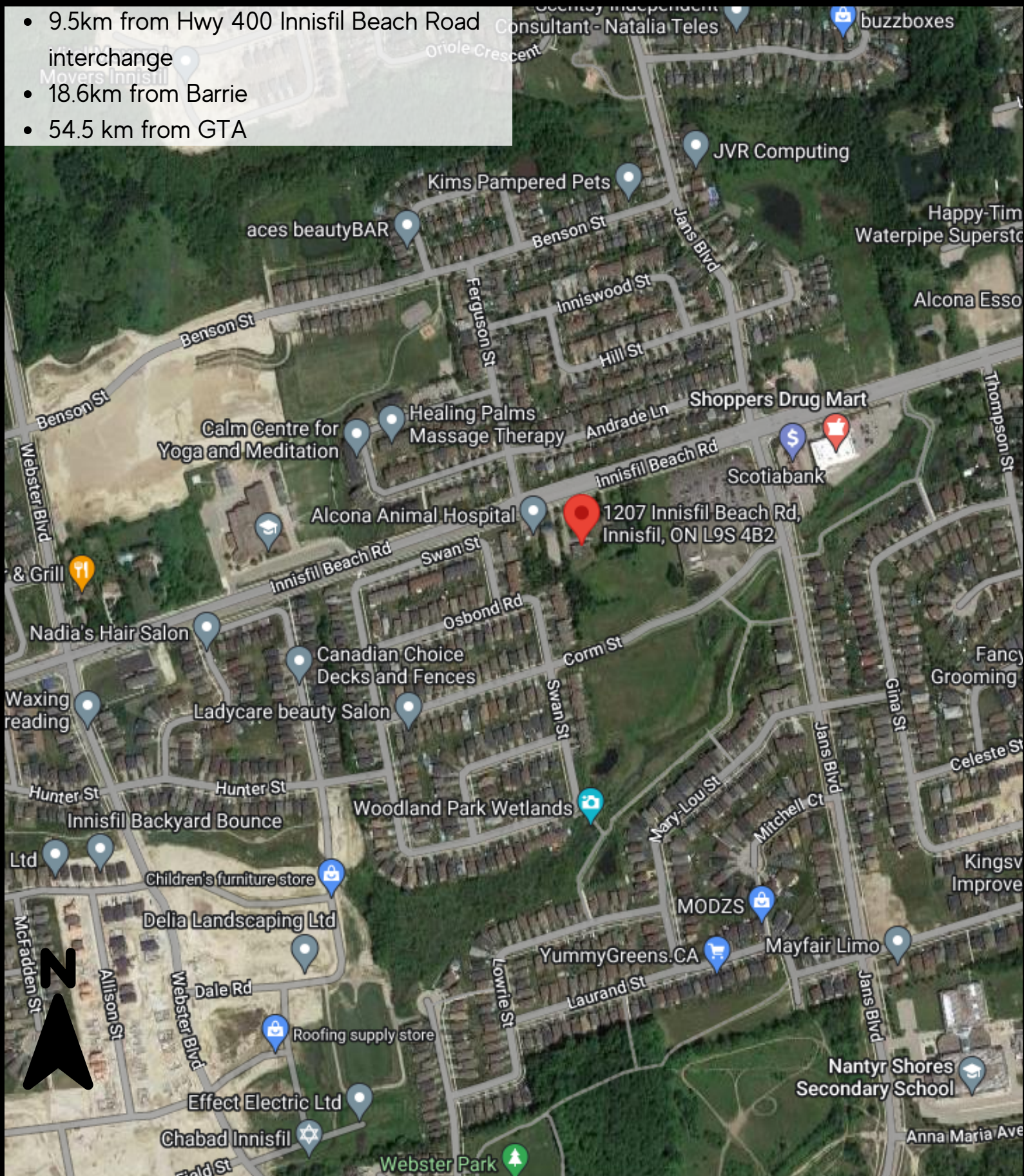
Sanitary sewers surrounding property





# Location

- 9.5km from Hwy 400 Innisfil Beach Road interchange
- 18.6km from Barrie
- 54.5 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 POLISCHUIK**

Broker  
B.Comm CCIM  
ashley@squarefoot.ca



**BETH LAMBERT**

Sales Representative  
bethesquarefoot.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.