



For Lease

\$7,500 / Month

(Both Shop + House)



MLS
MULTIPLE LISTING SERVICE

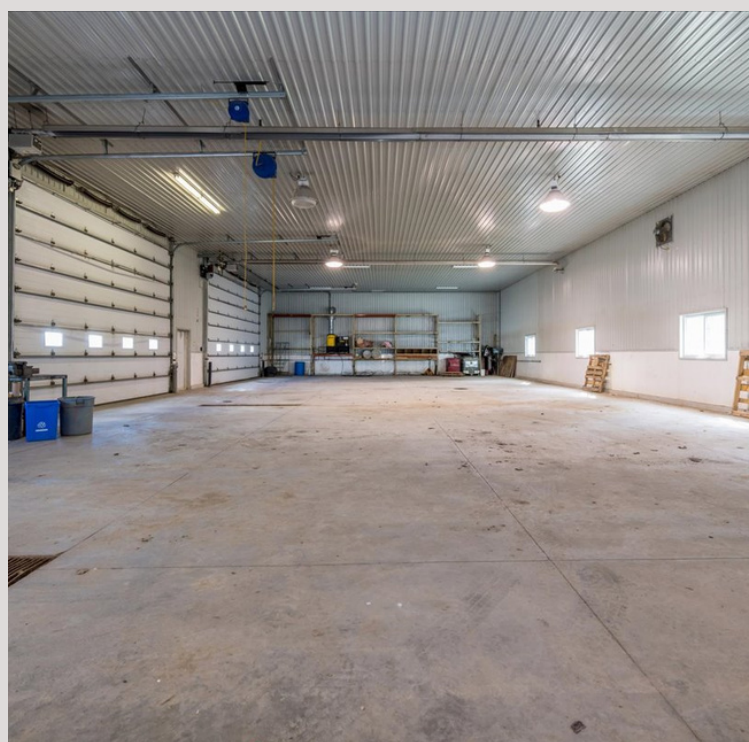
2011 Innisfil Beach Road
Innisfil, ON

Sutton Group Incentive Realty Inc. Brokerage*



Property Details

- **For Lease:** \$7,500 / Month
- **Zoned:** AG
- **Shop:** 5,797 SF
 - 3 bays / drive in doors
 - 2 - 24'x16'
 - 1 - 20'x14'
 - 2 lower level offices
 - Mezzanine - 690 SF
 - 2 upper level offices
 - Radiant heating
 - Floor drains
 - 200 amp
- **Bungalow:** 5,902 SF
 - 5 bedrooms
 - 2.5 baths
 - 3 car garage
- **Lot Size:** 3 AC
- Shop and Bungalow will have separate meters
- Located next to Innisfil Town hall and in close proximity to YMCA and Rizzardo Health & Wellness Centre



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



The Shop



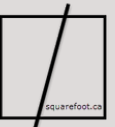
NOT INTENDED TO SOLICIT THOSE ALREADY UNDER CONTRACT



The House



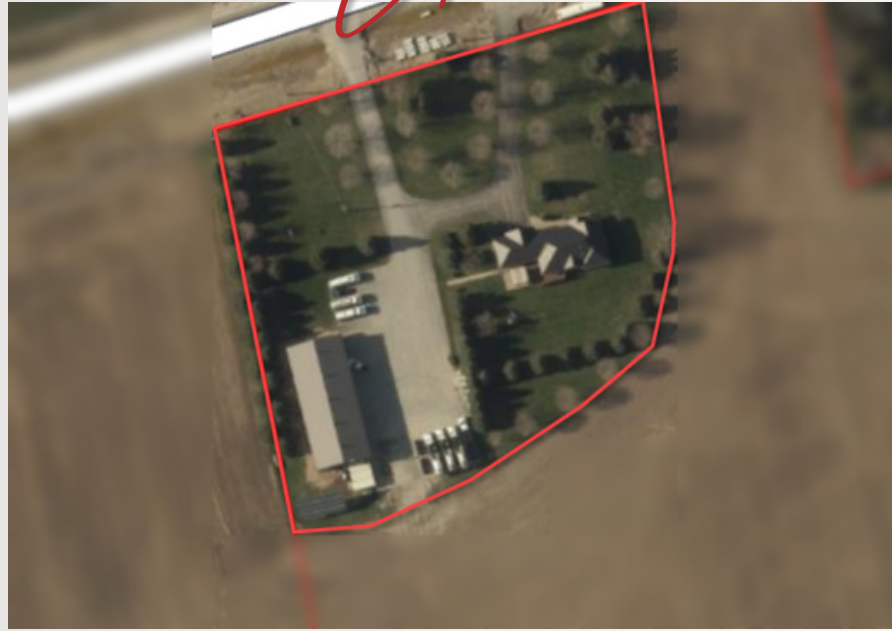
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Zoning Permitted Uses

Principal Use:

- Agricultural use
- Riding and racing stable
- Accessory buildings and structures
- Agricultural use, secondary
- Accessory Dwelling Unit
- Bed and breakfast
- Bunkhouse
- Farm gate sales or accessory retail use which is agriculturally related
- Fruit and vegetable produce market
- Home industry
- Pet day care establishment
- Single detached dwelling



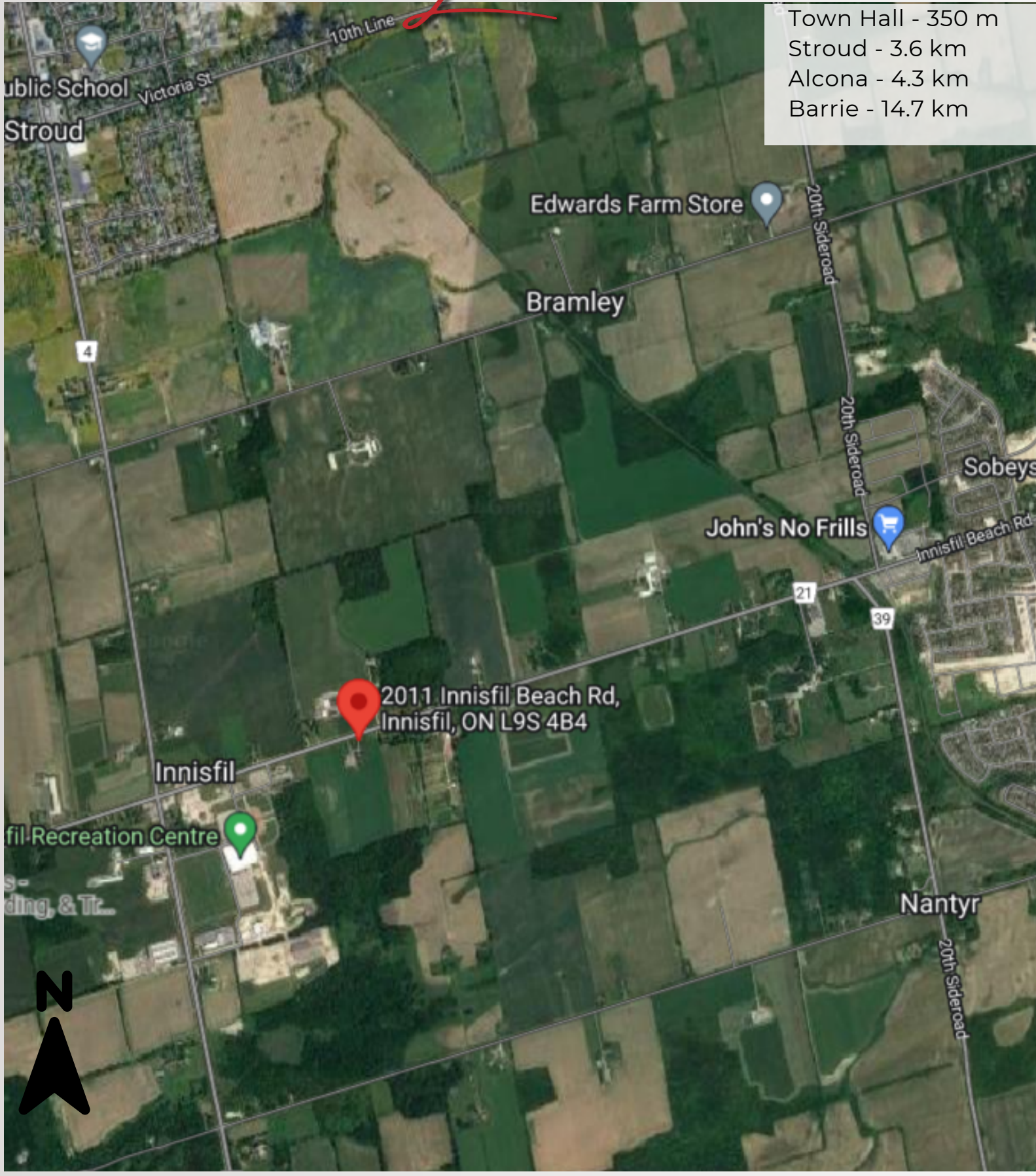
Home Industry means a craft, trade, guild or service, excluding a motor vehicle repair garage and motor vehicle body shop, conducted within an accessory building on the lot as a clearly incidental or secondary use to the residential use or farm use of the property and provided the proprietor carrying out the craft, trade guild or service resides within a dwelling unit located on the same lot.

Pet Day Care Establishment means premises, including land, buildings, structures and which may include an outdoor run, in which the care and temporary accommodation of not more than ten (10) domestic household pets are provided in return for remuneration, but shall not include the overnight boarding of pets, and shall not include a kennel as defined herein.

Agricultural Use means the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including accommodation for farm labour when the size and nature of the operation requires additional employment. For purposes of clarification, a cannabis production facility does not meet this definition of an agricultural use.

Fruit and Vegetable Produce Market means a building or premise where opened spaces or stalls or sale areas that are not separated by permanent walls (but may have removable partitions) and have a maximum area of 100 square metres, are leased, rented or otherwise provided to more than 3 individual vendors for the sale of products primarily of fresh fruit, vegetables, meat, poultry, fish, dairy products, as well as trees, shrubs, plants and flowers and a limited range of canned or preserved products or other food products requiring minimal processing such as maple syrup, cheese, butter, refreshments or baked goods to the general public, but shall not include a flea market, supermarket or food store.

Location



Town Hall - 350 m
Stroud - 3.6 km
Alcona - 4.3 km
Barrie - 14.7 km

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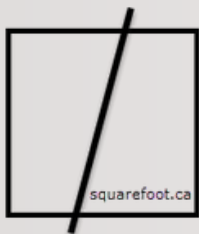
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Social Media Links



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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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