

For Lease
\$12.00 / SF



MLS
MULTIPLE LISTING SERVICE

30 Spence Ave, Unit 3
Midhurst, ON

Sutton Group Incentive Realty Inc. Brokerage*



Property Details

- **For Lease:** \$12.00 / SF
- **Zoned:** Institutional
- **Size:** 1,089 SF
- **TMIU:** \$10.72 / SF
- Ample parking
- 3 washrooms
- 3 private offices on main level
- 2 separate entrances
- visibility from Bayfield Street / County Road 27



Permitted Uses

- Clinic
- Hospital
- Nursing home
- Home for the aged/senior citizens home
- Place of worship
- Any undertaking of a utility company, natural gas distribution company telephone or telecommunications company but not including a communication tower
- Community centre
- Public skating, curling rink or arena
- Government or civic building
- Museum, archives or library
- School
- Private or religious school
- Cenotaph or historical use
- Private club
- Public recreational use
- Passive outdoor recreation use



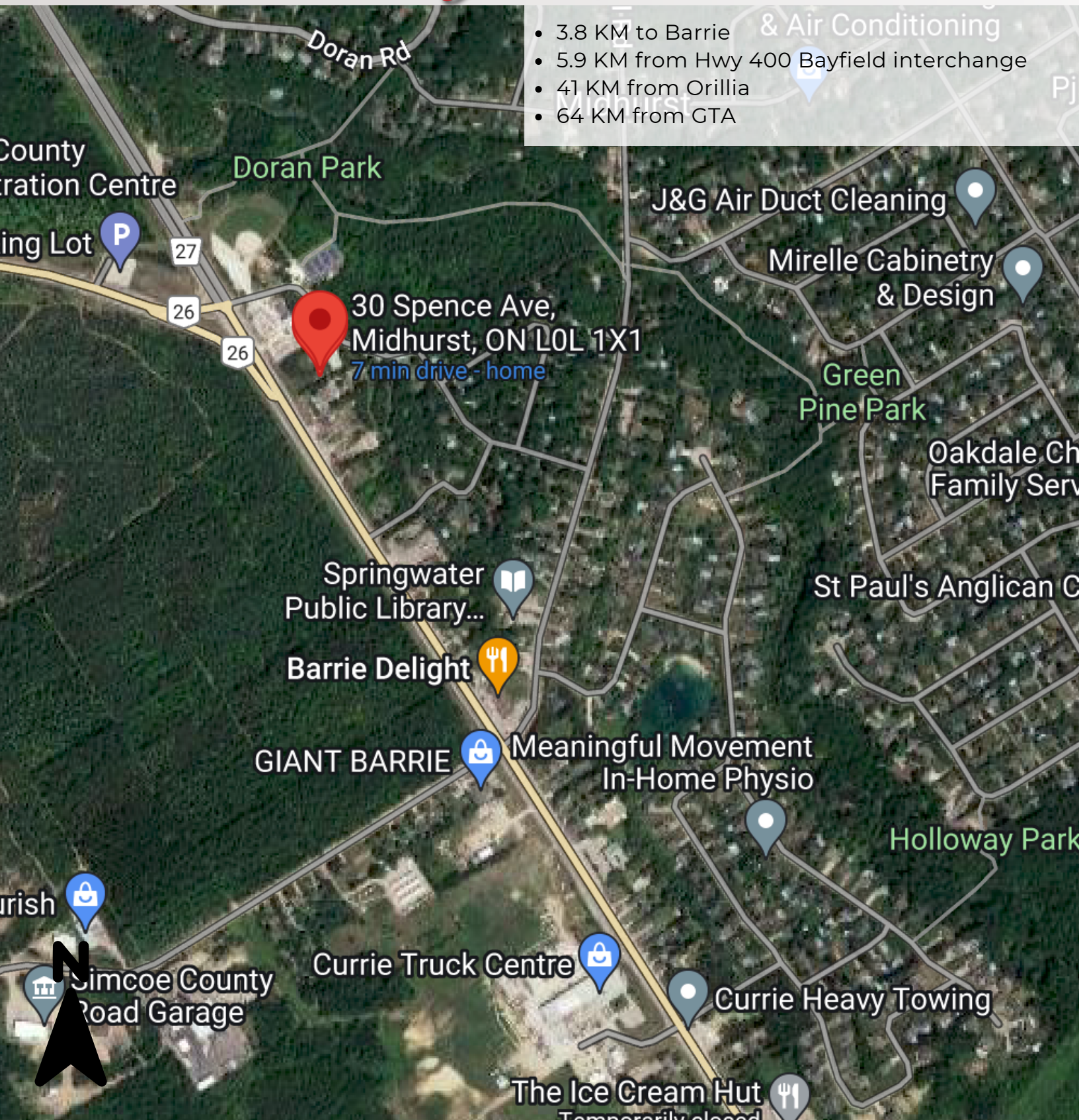


NOT INTENDED TO SOLICIT THOSE ALREADY UNDER CONTRACT



Location

- 3.8 KM to Barrie
- 5.9 KM from Hwy 400 Bayfield interchange
- 41 KM from Orillia
- 64 KM from GTA





SQUAREFOOT COMMERCIAL GROUP

Squarefoot Commercial Group is a specialized commercial real estate group. Our Associates focus on sales and leasing, repurposing, and repositioning commercial real estate assets. We continue to be actively involved in selecting the best intensification sites for communities slated to be the fastest growing communities in Simcoe County and north of the GTA, as identified in the Ontario Growth Plan.

Squarefoot Commercial Group has an all-encompassing due diligence process - developed over 60+ years - to investigate, evaluate and recommend the highest and best use for our clients projects, assets and specific needs.



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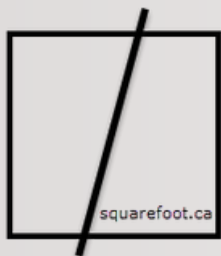


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Social Media Links



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Buyers, Tenants, Sales Representatives and Brokers are encouraged to verify all details, sizes, measurements, etc. and obtain necessary independent 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.

*Independently Owned & Operated.

This communication and illustration is not intended to solicit those already under contract.