



For Lease

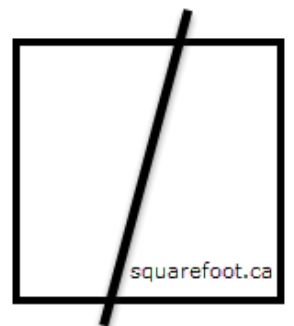
\$14.50/SF/Yr

109

Toronto Street
Barrie, ON

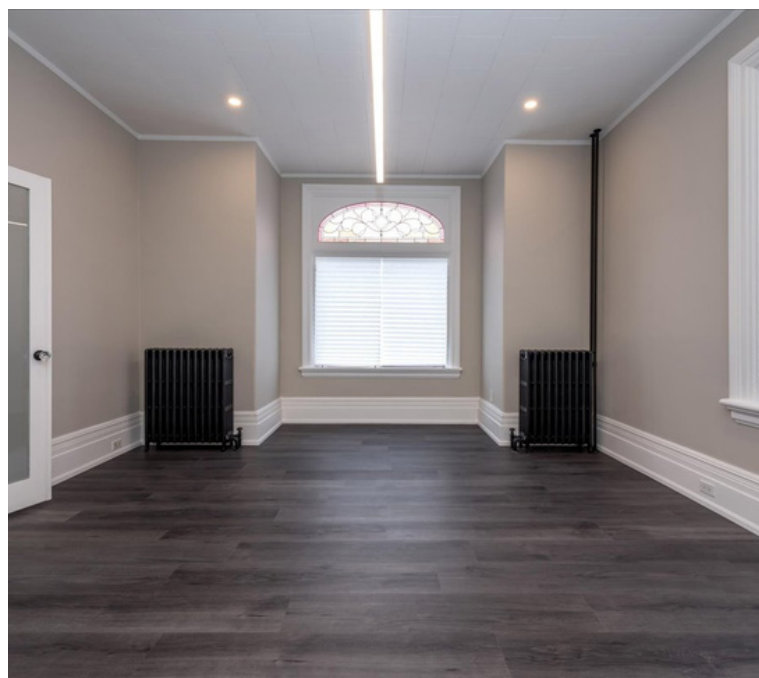
MLS# S6053621

Sutton Group Incentive Realty Inc. Brokerage*



Property Details

- **Lease:** Starting at \$14.50/SF/Yr
- **Zoned:** C2-1
- **Size:** 2,452 SF
- **TMI:** \$8.01/SF/Yr (2023)
- Newly renovated office located downtown Barrie
- Main floor comprises of 1 office, large sunroom, boardroom, kitchen and washroom
- Second floor comprises of 4 offices, kitchenette and washroom
- 7 available parking spots and the Landlord will be resurfacing the backyard for extra parking



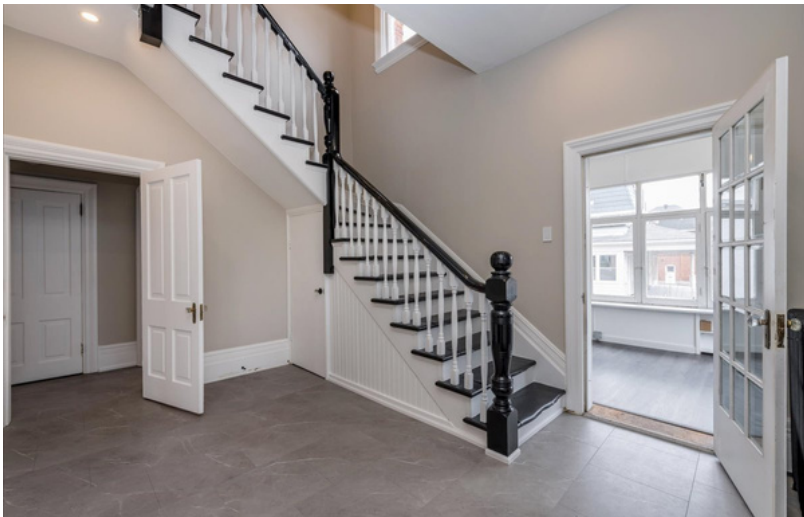
Permitted Uses

Landlord Approved Commercial Uses:

- Conference Centre
- Data Processing Centre
- Fitness or Health Club
- Florist
- Office
- Office, Medical
- Personal Service Store
- Photography Studio
- Private Club
- Recreational Establishment
- Rental Store
- Restaurant
- Retail Store
- Service Store
- Trade Centre
- Veterinary Clinic

Landlord Approved Institutional Uses:

- Art Gallery
- Assembly Hall
- Assisted Living Facility
- City Hall
- College
- Commercial School
- Community Centre
- Court House
- Library
- Museum
- Social Services Facility
- Training and Rehabilitation Centre



Main Floor



Front Entrance



Sunroom



Office



Boardroom



Kitchen



Floor Plan - Main Floor



Second Floor



Front office 1



Front office 2



Back office 3



Back office 4



Floor Plan - Second Floor



Exterior



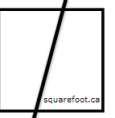
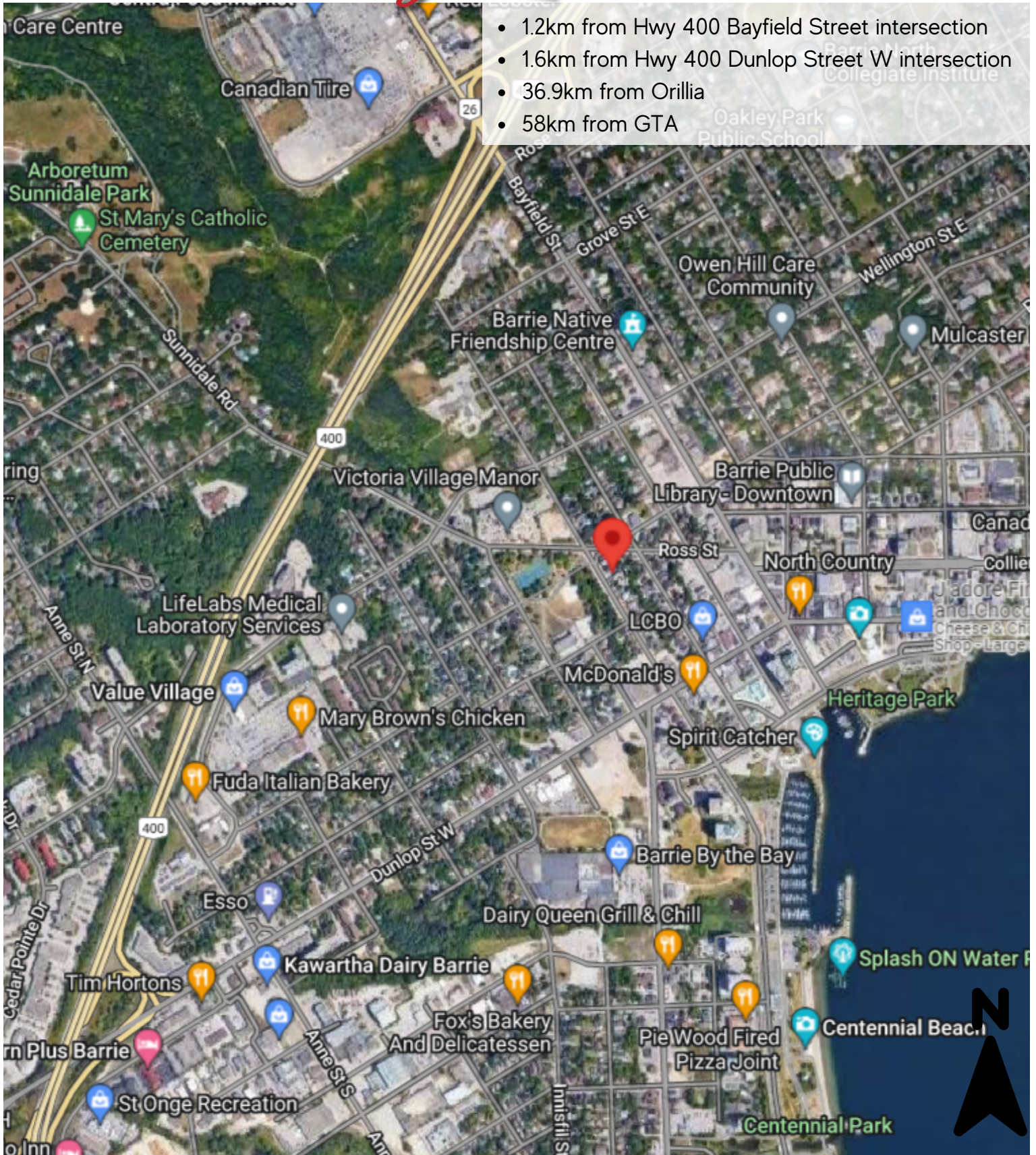
Backyard to be re-surfaced



NOT INTENDED TO SOLICIT THOSE ALREADY UNDER CONTRACT

Location

- 1.2km from Hwy 400 Bayfield Street intersection
- 1.6km from Hwy 400 Dunlop Street W intersection
- 36.9km from Orillia
- 58km 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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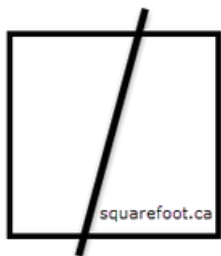
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Social Media Links



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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.