

OFFERING PACKAGE

FOR SALE / LEASE
BARRIE



Nader Akhbari, Broker of Record
Tel. (416)402-5555



OFFERING PACKAGE |

LOCATION:

Barrie

PROPERTY DETAILS:

- Lot Size: 7.83 acres
- Zoning: EM4

OFFERING DETAILS:

- Asking Sale Price : \$295,000 per acre
- Asking Lease Rate : \$1,750 per acre / month
- Taxes (2010): \$13,536.21
- Availability: Immediate

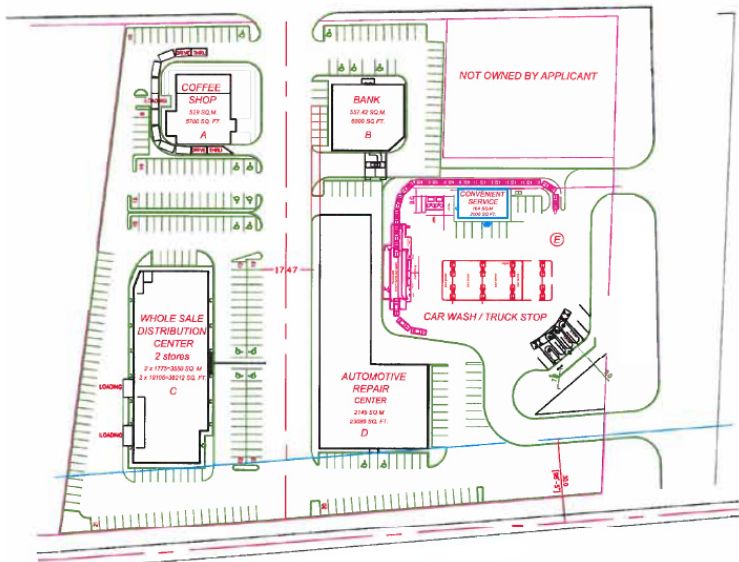
COMMENTS:

- Prime development site on Barrie
- Zoning allows for outside storage
- Full services available at lot line
- Suitable for a number of different industrial, office and retail uses; such as:
 - Bakery
 - Automobile repair
 - Veterinarian clinic
 - Building supply distributor
 - Professional offices
 - Car wash
 - Self storage
 - Nursery / garden centre
 - Restaurant
 - Equipment dealer
 - Manufacturing

AERIAL PHOTO:



CONCEPTUAL SITE PLAN:



Scale: 1:500

Metric

Distances shown on this plan are in meters and can be converted to feet by dividing by 0.3048

Commercial Focus Advisory Services
 Affiliated with **CFMS** Commercial Focus

General Notes		
1. COFFEE SHOP - A		
AREA - 520 SQ.M. 5700 SQ. FT.		
2. BANK - B		
AREA - 333.42 SQ.M. 3599 SQ. FT.		
3. WHOLE SALE DISTRIBUTION CENTER - C		
AREA - 3550 SQ.M. 38212 SQ. FT.		
4. AUTOMOTIVE REPAIR CENTER - D		
AREA - 2145 SQ.M. 23089 SQ. FT.		
5. GAS STATION - E		
VERSION 1		
REV 1		
No.	Revision/Notes	Date
CONCEPTUAL DEVELOPMENT PLAN		
Date		
Date	AUG 08, 2007	
Date		

ZONING INFORMATION - EM4:

7.0 INDUSTRIAL PROVISIONS

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7.0 INDUSTRIAL

7.1 GENERAL

7.1.1 No person shall hereafter use any lands, nor erect, after, enlarge or use any buildings or structures in any Industrial Zone except in accordance with the provisions of this section and Section 4.0 of this By-law.

7.2 PERMITTED USES

7.2.1 The permitted uses in the Industrial Zone are listed in Table 7.2.

Table 7.2					
Uses	Zones				
	Business Park (EM1)	Highway 400 Industrial (EM2)	Service Industrial (EM3)	General Industrial (EM4)	Restricted Industrial (EM5)
Industrial Uses					
Abattoir					X
Animal Shelter			X	X	
Bakery		X	X	X	
Concrete Product Manufacturing				X	
Concrete Ready Mix Plant					X
Excavation and Processing of Mineral Aggregate Resources					X
Foundry				X	X
Manufacturing and Processing in Wholly Enclosed Buildings	X	X	X	X	X
Manufacturing, Refining, or Rendering of Noxious Products					X
Material Recovery Facility				X ⁽¹⁾	X ⁽¹⁾
Outdoor Storage				X	X
Outdoor Storage of Sand, Gravel, Stone, Soil or Salt					X
Printing and Publishing	X	X	X	X	
Rail Transfer Facility		X	X	X	
Recyclable Materials Transfer Station				X ⁽¹⁾	X ⁽¹⁾
Recycling Facility Concrete And/Or Asphalt					X
Rental Store Excluding Video and Electronic Rentals			X	X	
Research/Development Facility	X	X	X	X	
Self Storage			X	X	
Truck Terminal				X	
Warehousing in wholly enclosed buildings excluding self storage	X	X	X	X	
Wholesale Establishment		X	X	X	

7.0 INDUSTRIAL PROVISIONS

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Uses	Table 7.2				
	Zones				
	Business Park (EM1)	Highway 400 Industrial (EM2)	Service Industrial (EM3)	General Industrial (EM4)	Restricted Industrial (EM5)
Commercial Uses					
Accessory Employee Use	X	X	X	X	X
Accessory Retail	X	X	X	X	
Adult Entertainment Parlour				X	
Assembly Hall	X	X	X		
Automotive Repair Establishment			X	X	
Bank	X		X		
Building Supply Centre			X	X	
Car Wash			X	X	
Conference Centre	X	X	X		
Custom Workshop			X	X	
Data Processing Centre	X	X	X	X	
Drive Through Facility	X	X	X	X	
Dry Cleaning Establishment			X	X	
Fitness or Health Club	X		X		
Golf Driving Range ^(0.000001)					X
Hotel, Motel	X	X	X		
Miniature Golf ^(0.000001)			X		
Nursery or Garden Supply Centre			X	X	
Office	X	X	X	X	
Office, Medical	X		X		
Outdoor Display and Sales Area				X	X
Photography Studio	X		X		
Recreational Establishment			X		
Restaurant as part of multi-tenant building	X	X	X	X	
Service Store	X		X	X	
Trade Centre		X	X		
Transmission Establishment, Cellular and Electronic				X	X
Veterinary Clinic	X		X	X	
Agricultural Uses					
Heavy Equipment Dealer				X	
Kennel				X	
Kennel in wholly enclosed buildings			X		
Institutional Uses					
Commercial School	X		X		
Day Nursery	X		X		
Industrial School			X	X	