

For Sale

209820 Hwy 26

The Blue Mountains, Ontario

Colliers

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Joey Hill

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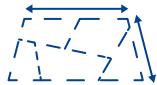
Knute Dohnberg

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Property Overview



Grey County



Site Area
59,686 SF



Zoning
C2-h1
(TBM By-law 2018-65)



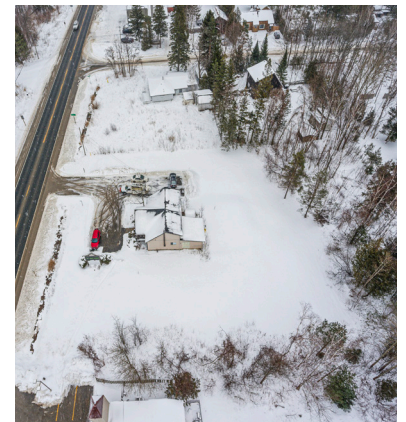
Parking
+/- 95 Parking
spaces proposed

The subject property consists of four separate lots, three have frontage onto Highway 26 (60' x 250' each), and the fourth corner lot (.34 acre) fronts onto both Hwy 26 and Hope St. Combined, the lots total 1.37 acres (.55 ha). Present access is from Hwy 26, with a second entrance envisioned coming from Hope St.

The present ownership originally envisioned the construction of a three story commercial/residential building with a footprint of about 10,500 SF and having a variety of commercial, business, and/or retail uses on the main level.

The second and third floors would each have about ten residential apartments – the intent being rental units – an urgent need as expressed by TBM. To achieve the upstairs residential units, a By-law Amendment application for additional R2 or R3 zoning would have to be made.

Municipal Address	209820 Highway 26
Ownership Type	Freehold
Legal Description	PART LOTS 4 AND 5 PLAN 482 COLLINGWOOD, PART 1 PLAN 16R-1023. TOWN OF THE BLUE MOUNTAINS LOT 1, 2 AND 3 PLAN 482 COLLINGWOOD. TOWN OF THE BLUE MOUNTAINS
Municipality	The Blue Mountains
Asset Type	Development site presently improved with a 3-bedroom house that is currently a Vape (retail) Shop
Building Development Site Area	10,000 - 20,000 SF
Zoning	C2-h1 (TBM By-law 2018-65)
Official Plan	County of Grey Official Plan, 2018 - Designated as: Recreational Resort Area Town of the Blue Mountains Official Plan, 2016 - Designated as : Commercial Corridor
Total Property Tax (2023)	\$8,840.52
Parking	+/- 95 Parking spaces would probably be proposed to service the development







The Blue Mountains Overview

Blue Mountain stands out not just for its adrenaline-pumping activities but also as a place for serenity. Spa facilities offer wellness retreats amidst the picturesque surroundings. The dynamic and vibrant atmosphere of Blue Mountain Village, paired with the tranquility of its natural surroundings, makes it an attractive destination for those seeking a perfect blend of adventure, relaxation, and family-friendly fun throughout every season. With its accessibility, diverse offerings, and commitment to creating memorable experiences, Blue Mountain continues to capture the hearts of visitors year-round.

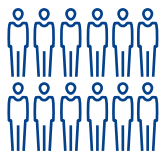
Local Economy

The Blue Mountains' economy is driven by its status as a premier tourist destination. The ski resort, outdoor activities, and the lively Blue Mountain Village contribute significantly to the local economy. Winter brings an influx of skiers and snowboarders, while summer attracts adventure seekers exploring hiking trails and enjoying the village atmosphere. The hospitality industry, including hotels, restaurants, and shops, plays a vital role. Additionally, the hosting of events and festivals throughout the year boosts economic activity, making tourism a cornerstone of Blue Mountain's economic vitality.

Tourism

The Blue Mountains is a year-round tourist haven. In winter, it beckons with vast ski slopes and a festive village. As the snow melts, outdoor enthusiasts explore hiking trails, zip-lining, and mountain biking. The vibrant Blue Mountain Village offers a lively mix of shops, dining, and entertainment. Scenic gondola rides provide breathtaking views, while the Plunge! Aquatic Center and spa facilities offer relaxation. With events and festivals throughout the year, Blue Mountain is a dynamic destination, catering to adventure seekers, families, and those craving a tranquil escape.

Demographics



2022
Population

8,781



2022 Average
Household Income

\$183,757

The Blue Mountains has a diverse demographic landscape. The majority of the city's populace is of working age, with a median age slightly higher than the national average, indicating a mature, stable community. The Blue Mountains has a diverse age distribution, with a mix of young families, working-age adults, and seniors.

Amenities



209820 Hwy 26

Restaurants & Cafe

- 1 The Alphorn Restaurant
- 2 The Pottery Restaurant
- 3 Rusty's at Blue
- 4 Copper Blues
- 5 BeaverTails Blue Mountain Village
- 6 Magnone's Italian Kitchener
- 7 Firehall Pizza Co
- 8 Tim Hortons
- 9 Starbucks
- 10 Boston Pizza
- 11 Harbour Street Fish Bar

Recreational Activities

- 1 Blue Mountain Ski Resort
- 2 Plunge! Aquatic Centre

Retail

- 1 The Collingwood Centre
- 2 Canadian Tire
- 3 The Home Depot
- 4 Walmart Supercentre

Arboretum/
Harbourview Park

Collingwood

500 m

The Offer Process

Timeline

To receive a detailed information memorandum about the offering, interested parties are required to execute and return the Confidentiality Agreement to Joey Hill at joey.hill@colliers.com or Knute Dohnberg at knute@colliers.com

The vendor is accepting offers now.



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Maximize the potential of property and real assets to accelerate the success of our clients, our investors and our people.

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