

**FOR SALE**

**1033-1035 MISSISSAGA ST W ORILLIA**



 ROYAL LePAGE®  
**COMMERCIAL™**

*Avtar Sandhu*  
Broker of Record

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**commercialontario@gmail.com**



# PROPERTY OVERVIEW

**Asking Price** \$3,499,000

- **Area:** 0.908 Acre
- **Total Retail Area:** 11200 sq. ft
- **Lot Size:** 205.96 x 182.6 Feet
- **Zoning:** C2-Commercial
- **Category:** Multi-Use, commercial Retail
- City-approved plans and drawings for 10 condo apartments and 4 live-work lofts
- 1 Commercial Unit

## Property Expense

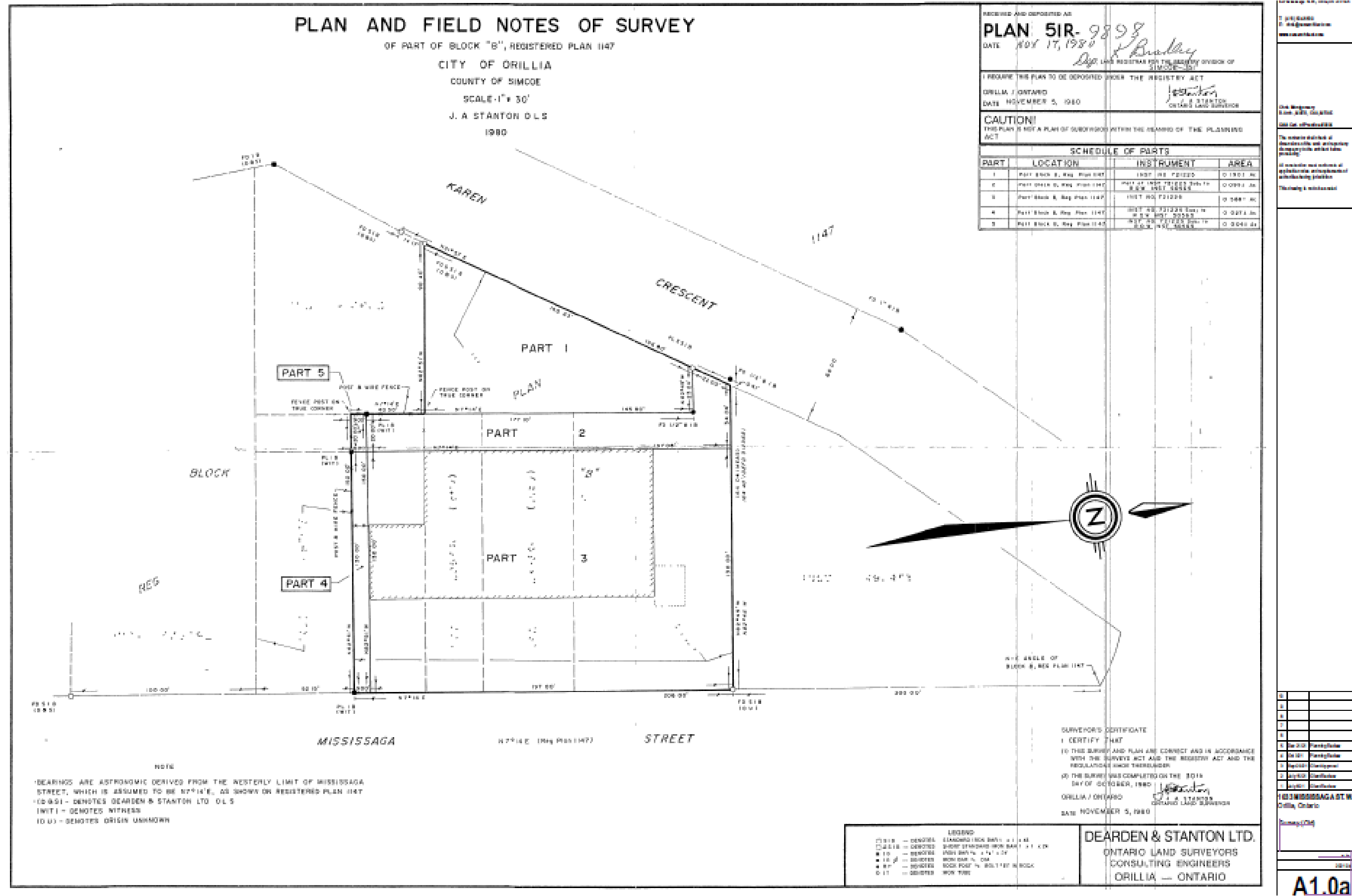
- Taxes: \$36,200.00/2024
- Water: \$4800 Annual
- Maintenance: \$7000 Annual
- Insurance: \$15,600 Annual

# RENT ROLL

1033 -1035 Mississauga St W, Orillia														
Rent Roll - May 2025														
Unit	Tenant	Area	Basement Area	Term	Start Date	End Date	Per sq. ft Rate	Net Rent Per Month	Net Annual Rent	TMI	Total Rent Before HST	HST	Total Rent Collected	NOTES
1	U Haul & Convenience Store	2,400	1,200	5	1-Jan-24	31-Dec-29	\$ 22.00	\$ 4,400.00	\$ 52,800.00	\$ 12,000.00	\$ 64,800.00	8,424.00	\$ 73,224.00	Option to Renew 5 + 5
2	Restaurant	1,200	1,200	5	1-Jan-24	31-Dec-29	\$ 22.00	\$ 2,200.00	\$ 26,400.00	\$ 6,000.00	\$ 32,400.00	4,212.00	\$ 36,612.00	Option to Renew 5 + 5
3	Potential Tenant (VACANT)	3,400	-				\$ 16.00	\$ 4,533.33	\$ 54,400.00	\$ 17,000.00	\$ 71,400.00	9,282.00	\$ 80,682.00	Estimated Rental Projections
4	Potential Tenant (VACANT)	4,200	-				\$ 16.00	\$ 5,600.00	\$ 67,200.00	\$ 21,000.00	\$ 88,200.00	11,466.00	\$ 99,666.00	Estimated Rental Projections
	UNITS Sq. Ft.	11,200	2,400			TOTALS		\$ 16,733.33	\$ 200,800.00	\$ 56,000.00	\$ 256,800.00	\$ 33,384.00	\$ 290,184.00	

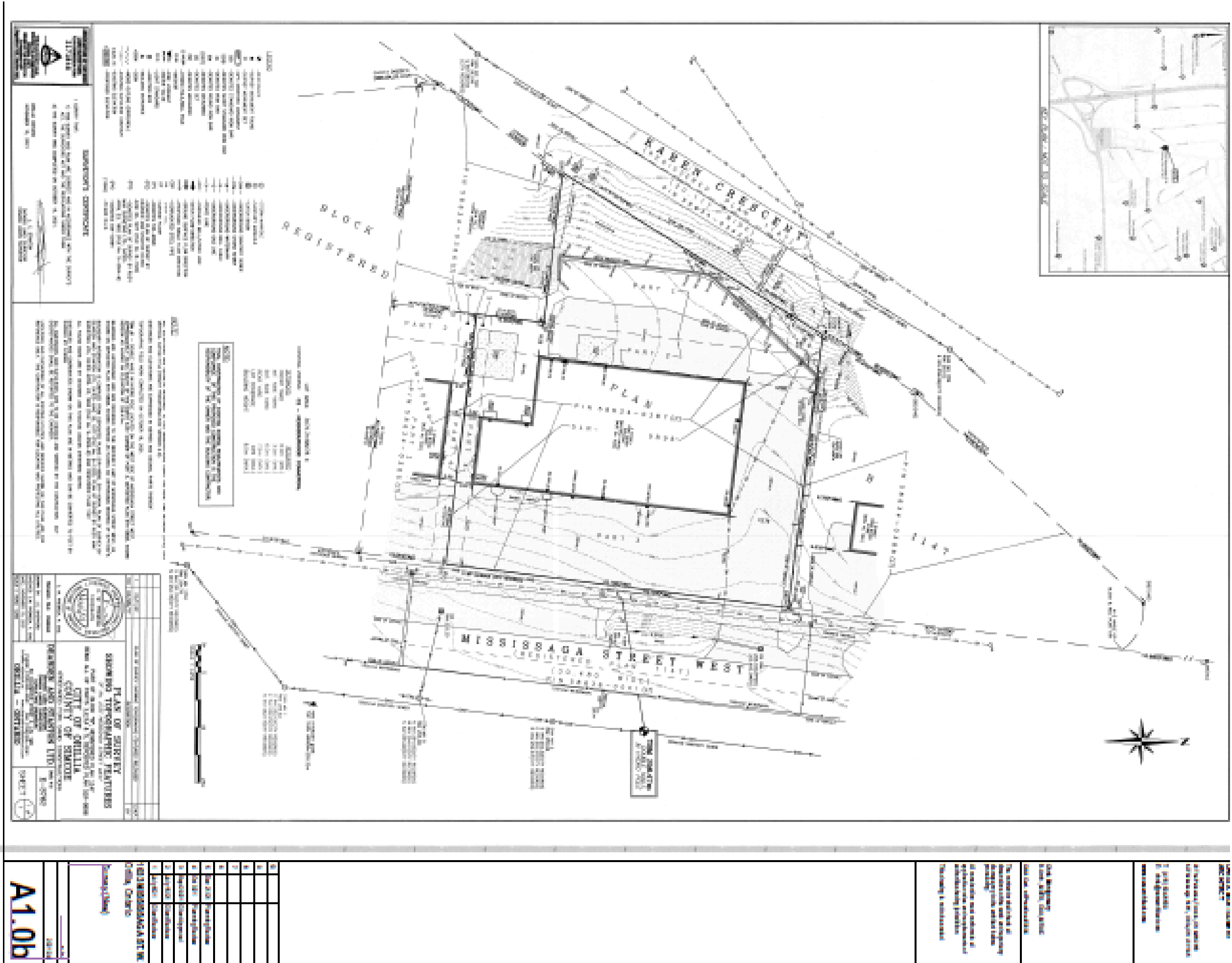
NOTE  
\*\*\*any unit vacant on the day of closing, landlord will give 6months Net Rent gurantee\*\*\*

# SURVEY



All information furnished herein regarding this property for sale or lease is from sources deemed reliable. However, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior to sale or lease, or withdrawal without notice

SURVEY



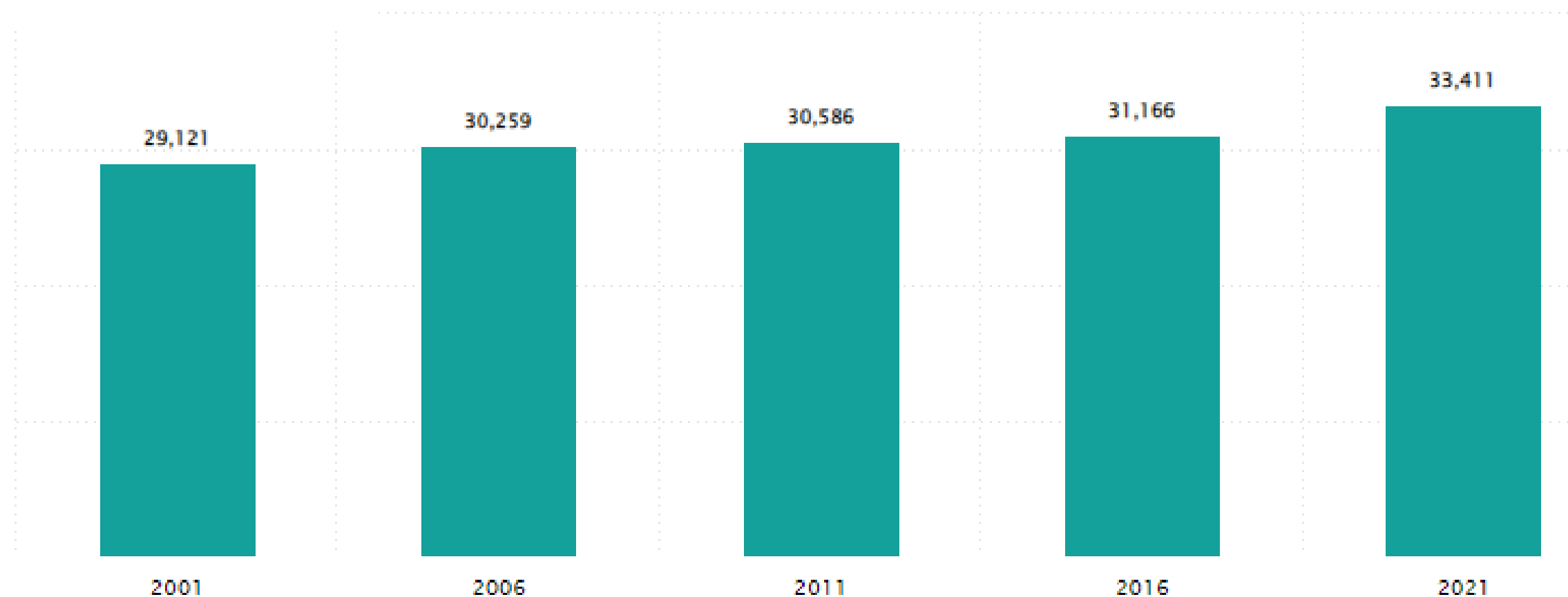
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# WHY ORILLIA?

Orillia is a city in Ontario, Canada. It is in Simcoe County between Lake Couchiching and Lake Simcoe. Although it is geographically located within Simcoe County, the city is a single-tier municipality. It is part of the Huronia region of Central Ontario. The population in 2021 was 33,411. Known as the "Sunshine City", the city's large waterfront attracts many tourists to the area every year, as do several annual festivals and other cultural attractions. People who live in Orillia experience the best of both worlds. Orillia is less than 90 minutes from the Greater Toronto Area. Even though growth and progress have been strong in recent years, the Sunshine City has worked hard to retain the small-town charm that has captivated generations. Residents have access to an excellent hospital as well as a range of other public services, including a new state-of-the-art recreation complex, and a brand new public library, which complement a community that also boasts a thriving, historic downtown. Orillia is also home to Ontario's newest university. Lakehead University operates a growing presence in Orillia with two locations: one in the historic centre of the downtown and a main campus in West Orillia. Opportunity abounds in Orillia, where major employers include the Ontario Provincial Police Headquarters, Casino Rama and Nordia. Orillia is an enchanting place to visit, a great place to work, an ideal place to do business, and a wonderful place to live.

- Minutes away from Highway 11 & 12,
- Very close to Georgian College, Orillia University
- Beautiful community, to live, work & enjoy

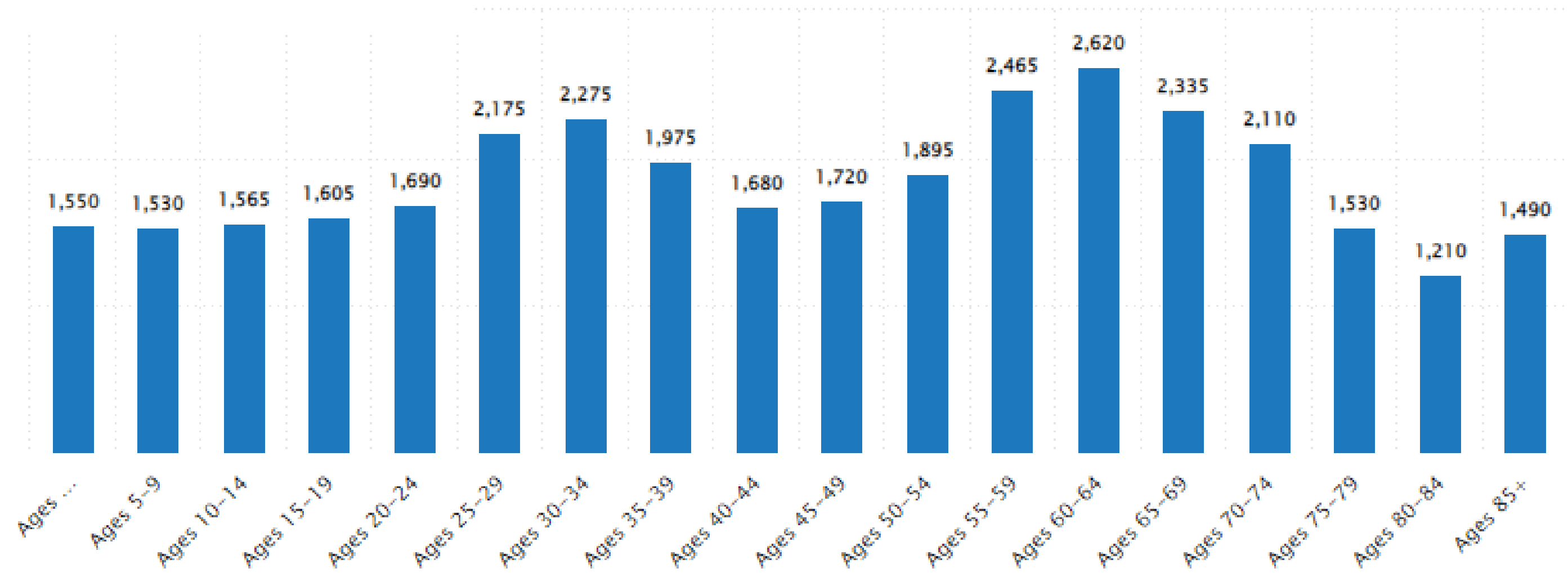
# POPULATION



The population is the sum of births plus in-migration, and it signifies the total market size possible in the area. This is an important metric for economic developers to measure their economic health and investment attraction. Businesses also use this as a metric for market size when evaluating startup, expansion or relocation decisions.

Statistics Canada. Census.

# AGES

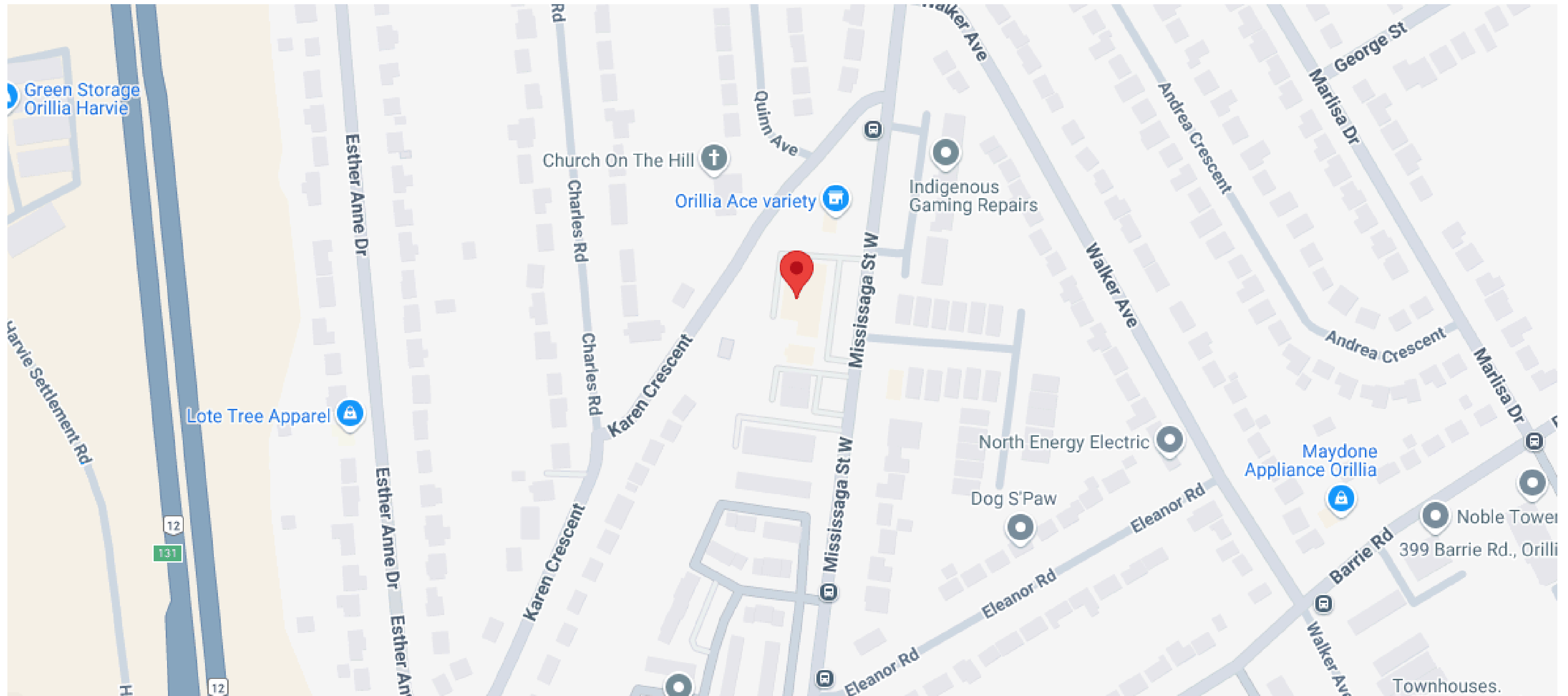


The age chart illustrates the age and gender trends across all age and gender groupings. A chart where the covered area is primarily on the right describes a very young population, while a chart where the covered area is mainly on the left illustrates an aging population.

Statistics Canada. Census.



# LOCATION



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