

# 364 REGENT ST ORILLIA, ON



FOR SALE

 **COMMERCIAL**

## COMMERCIAL INSTITUTIONAL (I2)

Perfect for childcare, place of worship,  
assembly hall, public office, and more.\*

OFFERD AT **\$628,000**

ADDRESS 364 REGENT ST. ORILLIA, ON

ZONING I2 LOT SIZE 74' X 115' FT



## PROPERTY OVERVIEW

Bright, open, and **completely renovated** from top to bottom, this property is move-in ready with all-new windows, flooring, lighting, plumbing, bathrooms, and a modern kitchen.

The large lot offers double frontage and ample excess parking, making it easy to accommodate staff, clients, or tenants. The open layout with **tons of natural light** is perfect for a variety of uses – from childcare to assembly halls and even public/municipal offices. *(To be verified by buyers agent)*

Whether you're an investor or an owner-operator, this is a rare **turnkey opportunity** in a prime location.



**364 REGENT ST.**

Learn more online at the listing site below:

[364REGENTST.CA](https://364REGENTST.CA)



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REAL ESTATE

# 21

# 364 REGENT ST

ORILLIA, ON L3V 4C8



## LOCATION

Conveniently located in the South end of Orillia minutes from the vibrant waterfront, downtown, Highway 11, and transit hubs.

## OPPORTUNITY

This is an ideal opportunity for owner-operators, investors, or developers looking to capitalize on an incredible location in a rapidly growing market.

A particular opportunity of interest includes use as a childcare centre, thanks to Orillia's growing population and limited daycare availability, the demand for quality childcare far outweighs the current supply.

However potential future development opportunities also exist, as the property is located in a residential area with other high density developments recently approved and/or built

Beyond the above, the space provides a turnkey opportunity for a variety of use cases including use as a place of worship, public office, assembly hall, and more.

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## ZONING DETAILS



The property at 364 Regent St is zoned **I2 (Institutional Two)** in Orillia's Zoning By-law.

This zoning allows a wide range of community-oriented and service uses, creating strong potential for both owner-occupiers and investors.

### Permitted Uses Include:

- Place of Worship – Ideal for congregations seeking a modern, fully renovated space.
- Assembly Hall – Perfect for events, banquets, weddings, conferences, or community gatherings.
- Child Care Centre – Strong demand in the area makes this an excellent option for an established operator or new venture.
- Community Garden – A unique value-add for organizations or community groups.
- Public Use – Suitable for government, municipal, or non-profit uses that serve the community.
- Continuation of Existing Uses – Flexibility to maintain established site functions, even if not listed above.

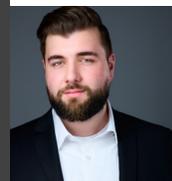
A **rare blend** of flexible zoning, a fully renovated turnkey building, and a large lot with double frontage and parking—perfect for a wide range of **high-demand** community and commercial uses.

Table 11.1 – Permitted Uses in Institutional and Health Care Zones

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
	INSTITUTIONAL AND HEALTH CARE ZONES				
Permitted Uses	I1	I2	I3	HC1	HC2
Accessory Dwelling Units	✓(1)				✓
Assembly Hall	✓	✓			
Bed and Breakfast Establishment					✓
College or University			✓		
Community Garden	✓	✓			
Child Care Centre	✓	✓	✓	✓	✓
Dormitory			✓		
Established Converted Dwelling				✓	✓
Existing Uses	✓	✓	✓	✓	✓
Four-Unit Dwelling					✓
Government Offices			✓		
Home Occupation					✓
Hospital				✓	
Library				✓	
Live-Work Unit					✓
Long-Term Care Facility			✓		✓
Museum				✓	
Office, Business, Professional or Administrative			✓	✓(3)	✓(3)
Personal Service Shop				✓	✓
Pharmacy				✓	✓
Place of Worship	✓	✓			
Public Use	✓	✓	✓	✓	✓
Recreational Establishment			✓		
Restaurant				✓(2)	✓(2)
Retail Store				✓(2)	✓(2)
Retirement Home (4)			✓		
Retrofit Multiple Dwelling				✓	✓
School	✓				
Scientific or Medical Laboratory				✓	✓
Additional Dwelling Units					✓
Semi-Detached Dwelling					✓
Single Detached Dwelling					✓
Three-Unit Dwelling				✓	✓



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# POSSIBLE USE PRO-FORMA

## Option 1 - Cash flowing investment property

### INVESTMENT PRO-FORMA

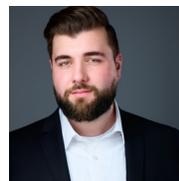
Prime commercial rental property with high demand from local childcare facilities. Assuming leased at market rate (currently vacant)<sup>\*\*\*</sup>

PROPERTY ASSUMPTIONS					
Purchase Price	\$628,000				
Total Usable Area (sq ft)	2,620				
Monthly Net Rent	\$4,000	(\$18.32 Per Sq ft)			
TMI Rate (per sq ft / year)	\$7.00				
Annual Rent Escalation	3.0%				
Vacancy Allowance	0.0%				
DERIVED METRICS					
Annual Net Rent (Year 1)	\$48,000				
Annual TMI Income (Year 1)	\$18,340				
Total Gross Income (Year 1)	\$66,340				
Price per Square Foot	\$239.69				
Cap Rate (Year 1)	10.6%				
5-YEAR INCOME PROJECTION					
	Year 1	Year 2	Year 3	Year 4	Year 5
Net Rent (Annual)	\$48,000	\$49,440	\$50,923	\$52,451	\$54,024
Net Rent per Sq Ft	\$18.32	\$18.87	\$19.44	\$20.02	\$20.62
TMI Income (Annual)	\$18,340	\$18,890	\$19,457	\$20,041	\$20,642
TMI per Sq Ft	\$7.00	\$7.21	\$7.43	\$7.65	\$7.88
<b>TOTAL GROSS INCOME</b>	<b>\$66,340</b>	<b>\$68,330</b>	<b>\$70,380</b>	<b>\$72,492</b>	<b>\$74,666</b>
Less: Vacancy Allowance	-	-	-	-	-
<b>EFFECTIVE GROSS INCOME</b>	<b>\$66,340</b>	<b>\$68,330</b>	<b>\$70,380</b>	<b>\$72,492</b>	<b>\$74,666</b>
RETURN METRICS					
	Year 1	Year 2	Year 3	Year 4	Year 5
Cap Rate	10.6%	10.9%	11.2%	11.5%	11.9%
Monthly Gross Income	\$5,528	\$5,694	\$5,865	\$6,041	\$6,222
Cumulative Income	\$66,340	\$134,670	\$205,050	\$277,542	\$352,208
<b>5-YEAR TOTAL INCOME</b>	<b>\$352,208</b>				
<b>5-Year Return on Investment</b>	<b>56.1%</b>				
NOTES & ASSUMPTIONS					
1. Net rent and TMI both escalate at 3.0% annually.					
2. TMI (Taxes, Maintenance & Insurance) is a tenant responsibility (triple net).					
3. Vacancy allowance set to 0% as specified. Adjust in cell B11 for sensitivity analysis.					
4. All inputs highlighted in yellow can be adjusted for scenario modeling.					
5. This pro forma reflects gross income only and does not include debt service or operating expenses borne by landlord.					

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# POSSIBLE USE PRO-FORMA

## Option 2 - Owner Operator

### OWNER OPERATOR:

Daycare, private school, place of worship, assembly hall, public meeting space etc.

PURCHASE PRICE SCENARIOS (20% Down)			
	\$628,000	\$600,000	\$590,000
Purchase Price	\$628,000	\$600,000	\$590,000
Down Payment (20%)	\$125,600	\$120,000	\$118,000
Loan Amount	\$502,400	\$480,000	\$472,000
Monthly Mortgage Payment	\$3,392	\$3,241	\$3,187
Monthly Operating Expenses	\$1,333	\$1,333	\$1,333
<b>TOTAL MONTHLY COST</b>	<b>\$4,726</b>	<b>\$4,574</b>	<b>\$4,520</b>
Monthly Savings vs \$628,000	-	\$151	\$205

ANNUAL SUMMARY			
Annual Mortgage Payments	\$40,707	\$38,892	\$38,244
Annual Operating Expenses	\$16,000	\$16,000	\$16,000
<b>Total Annual Cost</b>	<b>\$56,707</b>	<b>\$54,892</b>	<b>\$54,244</b>
Annual Savings vs \$628,000	-	\$1,815	\$2,463

#### FINANCING ASSUMPTIONS

Down Payment:	20%
Interest Rate (Assumed):	6.50%
Amortization Period:	25 years

#### MONTHLY OPERATING EXPENSES

Hydro	\$300
Water	\$200
Property Tax (annual \$7,000)	\$583
Maintenance (annual \$3,000)	\$250
<b>Total Monthly Operating</b>	<b>\$1,333</b>

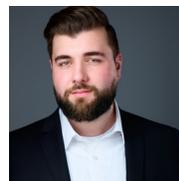
#### NOTES:

- All scenarios assume 20% down payment
- Interest rate assumed at 6.5% - please verify actual rate with Meridian/BDC special program
- Operating expenses are estimates and may vary
- Property tax based on \$7,000 annually
- Does not include closing costs, land transfer tax, or legal fees

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# POSSIBLE USE PRO-FORMA

Option 3 - High density residential re-development & resale

## RESIDENTIAL RE-DEVELOPMENT

Development of 8 townhomes in various possible configuration could be possible subject to municple approval. Buyer to complete due diligence.

Project Phase	Item	Total Cost/Value
Acquisition	Land Purchase Price	\$628,000
Construction	Hard Costs (9,600 sq ft @ \$250/sq ft)	\$2,400,000
Soft Costs	Architecture, Engineering, Permits (15%)	\$360,000
Levies	Development Charges (\$35k/unit)	\$280,000
Financing	Interest & Carry (18-24 Months)	\$200,000
<b>TOTAL COST</b>	All-in Project Capital	<b>**\$3,868,000**</b>
Revenue	Gross Sales (8 Units @ \$590k avg)	\$4,720,000
Expenses	Selling Costs (Commissions/Legal @ 5%)	-\$236,000
<b>NET PROCEEDS</b>	Final Cash-Out	<b>**\$4,484,000**</b>
<b>NET PROFIT</b>	Total Project Gain	<b>\$616,000</b>
<b>ROI</b>	Return on Investment	<b>15.93%</b>

\*All figures are assumptions based on assumed average market costs and values.

\*\* Buyers to complete their own due dilligence to their satisfaction.

\*\*\* All facts and figures are solely for demonstrative and marketing purposes only.



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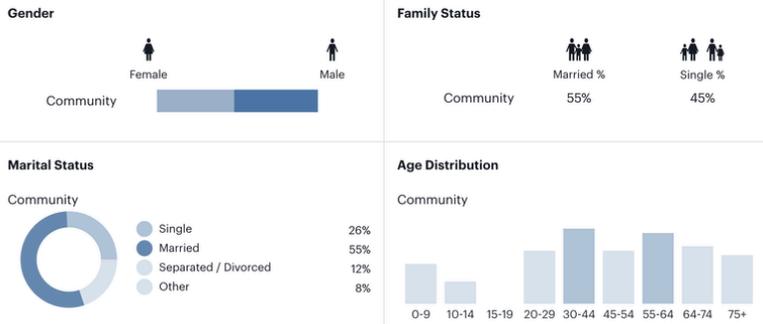
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# DEMOGRAPHICS

## Population

Community: 49,625



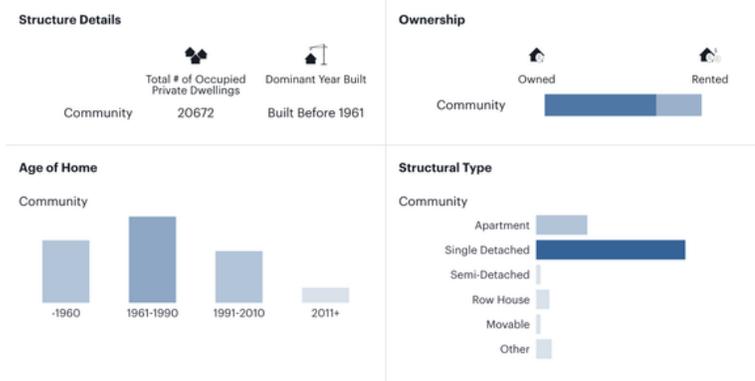
The demographics around 364 Regent St paint a **very strong business case**, especially for family-oriented services like childcare. With a population of nearly 50,000 and an average household income of \$88,500, the community has solid spending power.

More than half of households are married (55%), and there's a significant share of young families—**children aged 0-9** represent a strong local base for daycare demand. The area is dominated by single detached homes, which typically attract families over transient renters, further reinforcing stability and long-term demand.

Employment levels are healthy (57% employed, only 4% unemployed), with many working in sales, service, trades, and transport—industries where parents often **require reliable childcare** coverage during non-traditional hours.

Combined with a strong owner-occupied housing base and an older housing stock in established neighbourhoods, this area offers a **dependable, family-centric customer base**, making it an excellent fit for a childcare centre or other community-serving uses.

## Households



## Socio-Economic

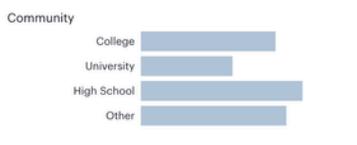
### Average Household Income

Community: \$88,517.91

### Employment



### Highest Level of Education



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