

# 430 ESSA

Ground Floor Commercial Units For Sale in Barrie



**CBRE**

# Commercial Opportunity for Sale

**Address:** 430 Essa Road, Barrie

**Parking:** 39 Commercial Visitors Underground Parking Spots

**Available:** Immediate

## Ground Floor Retail

Unit	Total Size	Price / Sq. Ft.	Total Price
Retail 1A	1,498 Sq. Ft.	\$600 / Sq. Ft.	\$898,800
Retail 1B	1,499 Sq. Ft.	\$600 / Sq. Ft.	\$899,400
Retail 1C	1,457 Sq. Ft.	\$600 / Sq. Ft.	\$874,200
Retail 3A	1,490 Sq. Ft.	\$600 / Sq. Ft.	\$894,000

Units 1A - 1C can be combined

## Property Highlights

On behalf of One Urban, CBRE Limited is pleased to offer newly built ground floor condo commercial units at 430 Essa Road in Barrie.

The Offering is comprised of a total of 5,944 Sq. Ft. of ground floor commercial area which is divided into 4 units fronting directly onto Essa Road and Veterans Drive. The project also boasts 71 residential units that are currently occupied. Added benefits include 39 commercial visitor underground parking spots.

This new condo development is in a prime area, surrounded by numerous amenities, including Shoppers Drug Mart plaza and other national retailers which draws high foot traffic, making it an ideal spot for businesses. The property allows for a wide range of commercial uses, including medical establishments, retail stores, food & beverage outlets, service-based businesses, and more.



# Investment Highlights



Nestled within the established charm of an exclusive South Barrie address, a vibrant master-planned condominium community is rising in the City of Barrie's most coveted neighbourhood.



Constructed by One Urban, one of Canada's leading developers with an executive team of over 30 years of experience in the industry.

This high density mixed-use condominium development is well positioned to attract residents, commercial tenants and customers for years to come.



This commercial site offers exceptional viability and accessibility due its high daily traffic count of approximately 10,112 cars. This high traffic exposure will appeal to tenants looking to serve the condo residents and surrounding area.

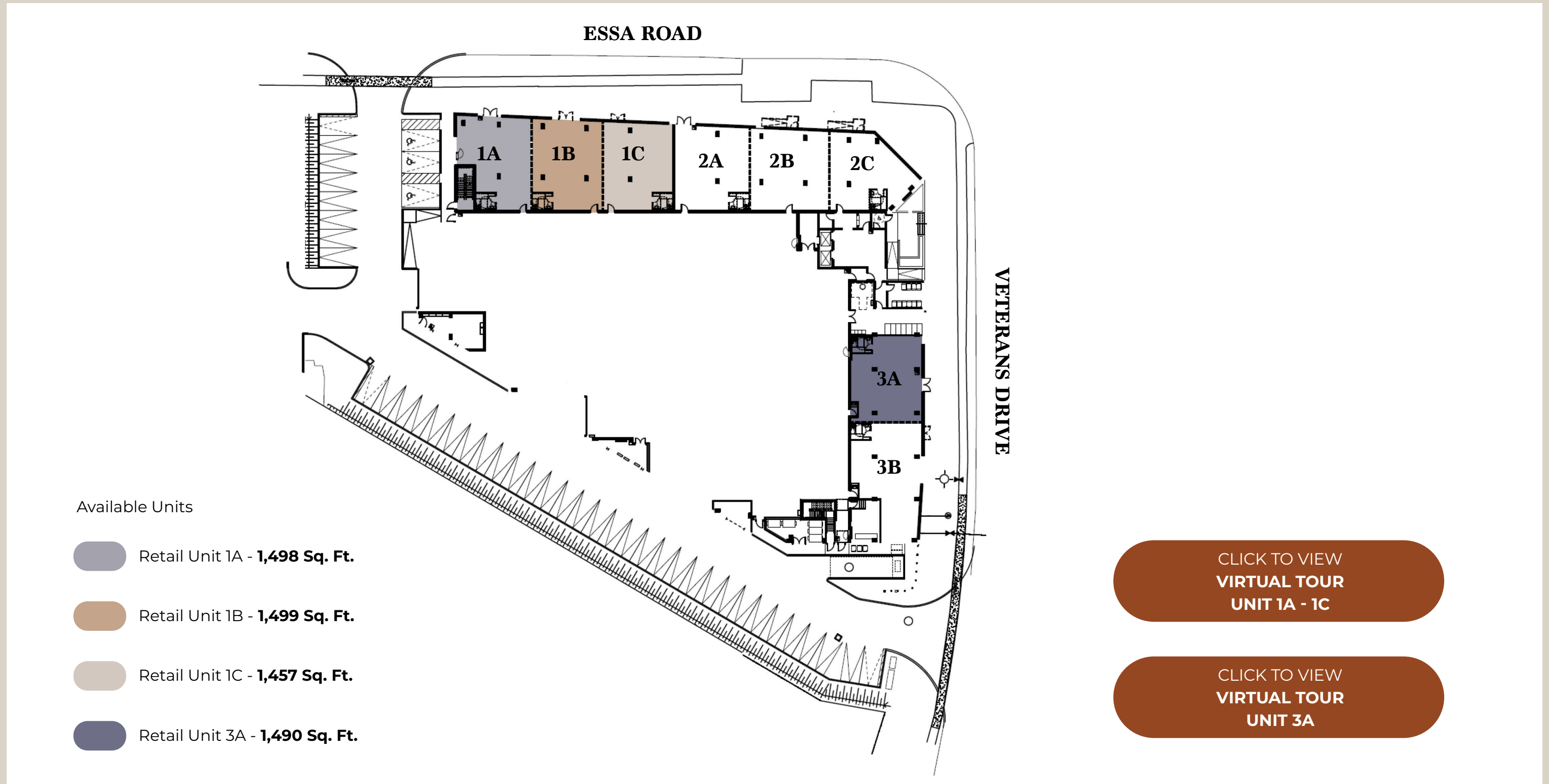


This site benefits from its location in a mature residential node which is expected to experience robust population growth of over 30% in the 5 years.

This significant demographic expansion implies increased consumer demand, offering great potential for business growth and profitability.



# Retail Plan | Units 1A, 1B, 1C & 3A



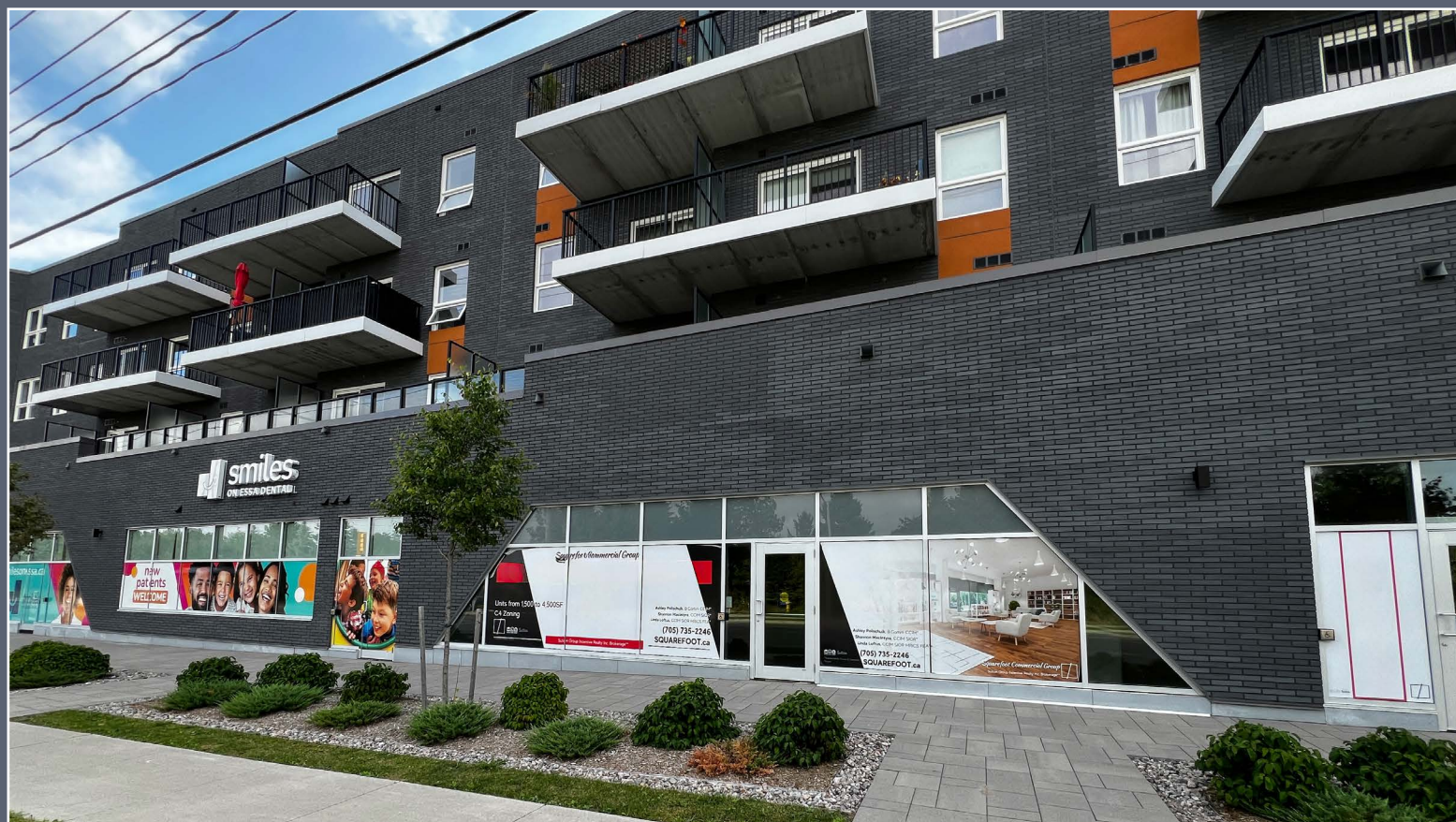
**THE NEIGHBOURHOOD**



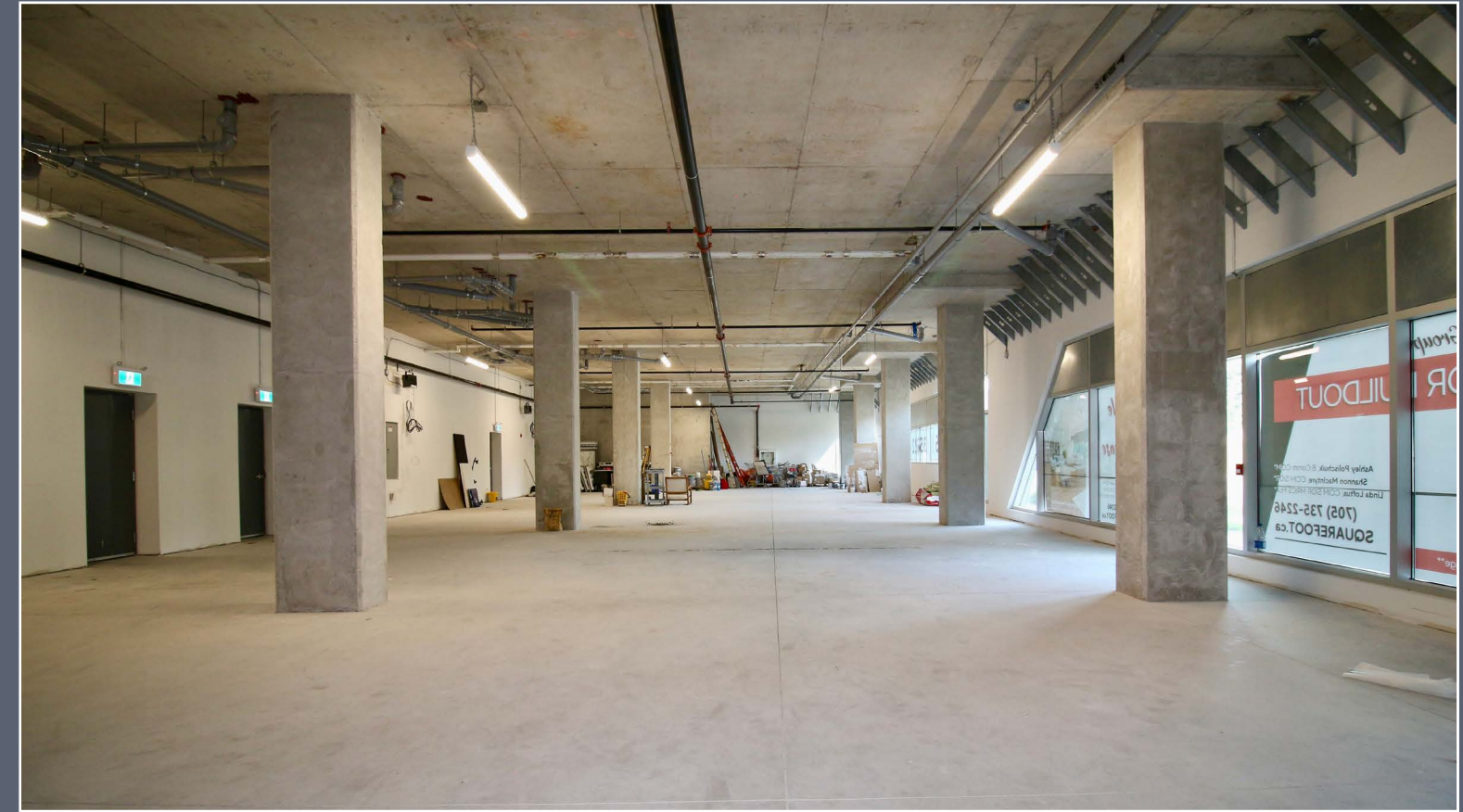
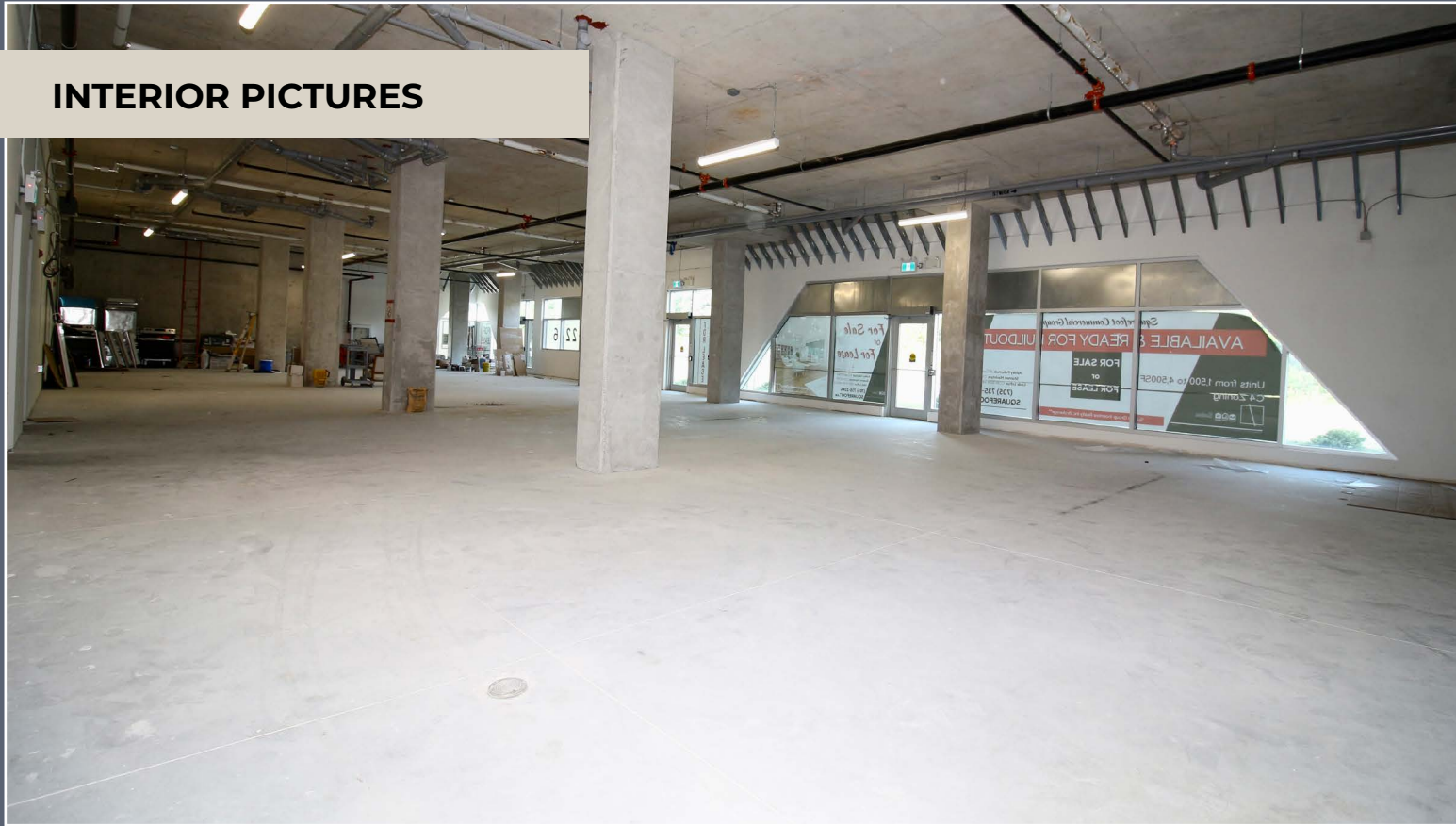
**SUBJECT SITE**



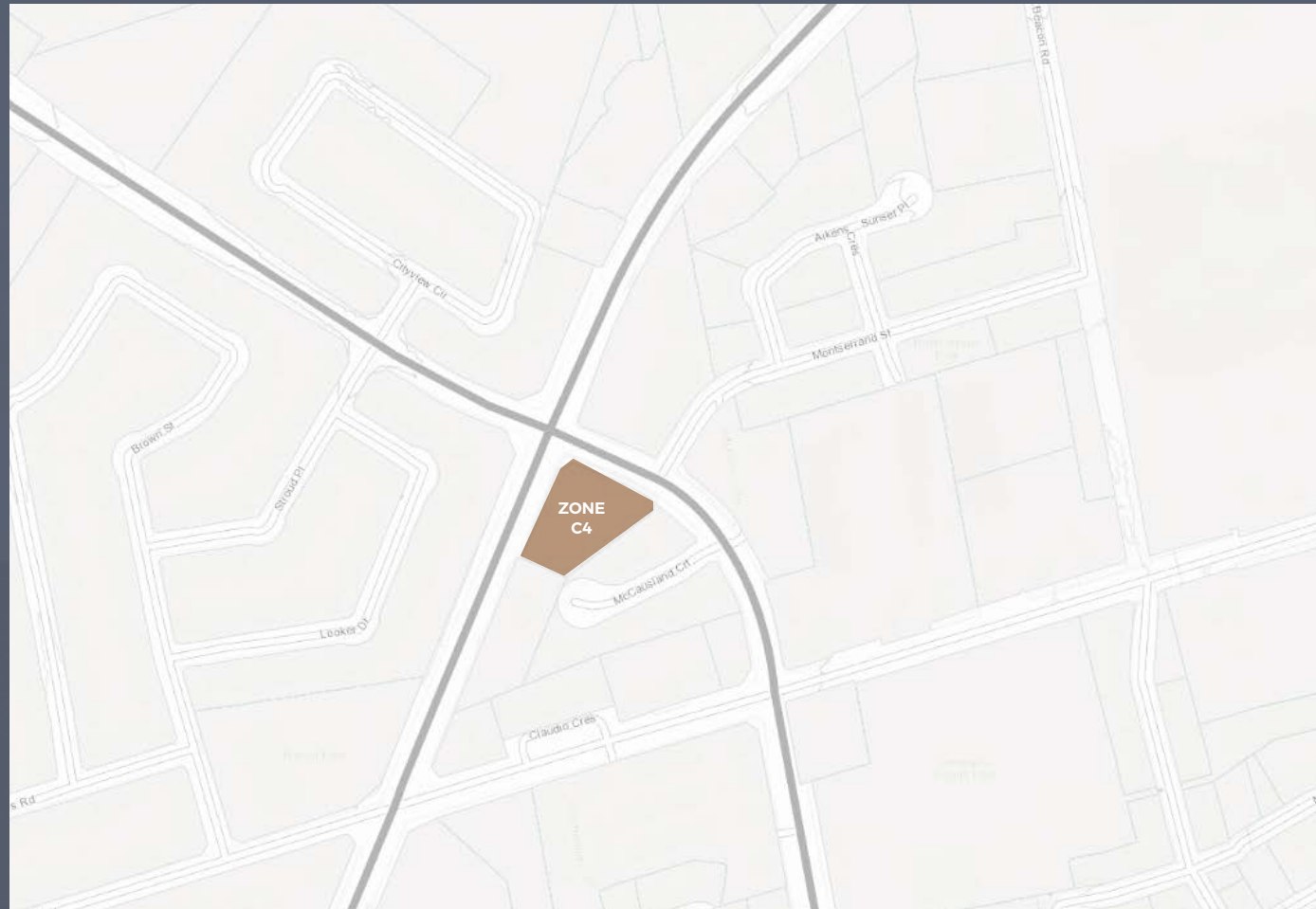
EXTERIOR PICTURES



INTERIOR PICTURES



# Zoning & Permitted Uses



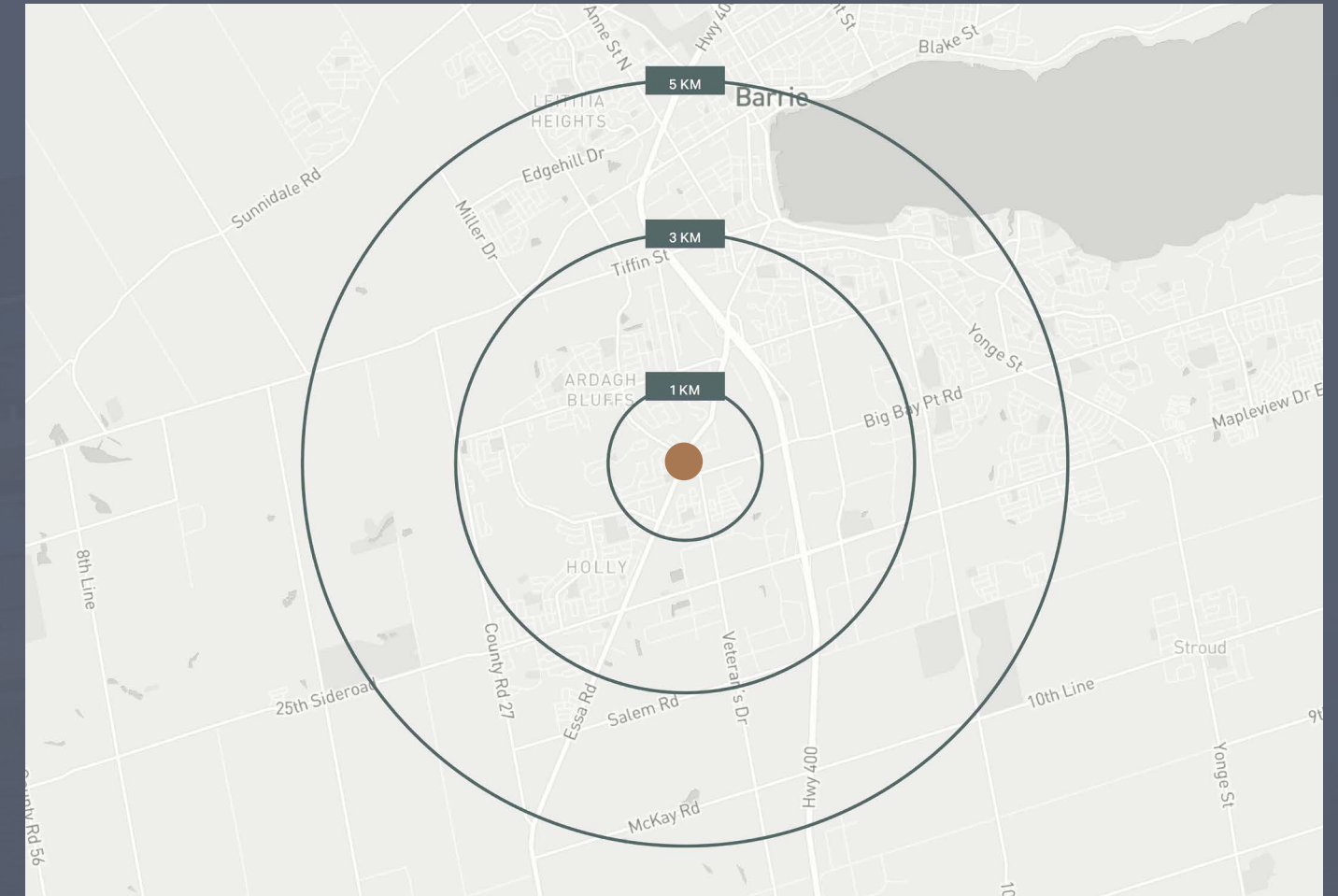
CLICK TO VIEW  
C4  
PERMITTED USES





CLICK TO VIEW  
CITY OF BARRIE  
ZONING DEFINITIONS

PERMITTED COMMERCIAL USES INCLUDING BUT NOT LIMITED TO:

- Automotive Repair Establishment
- Automotive Sales Establishment
- Automotive Service Station
- Bake Shop
- Bank
- Child Care
- Conference Centre
- Custom Workshop
- Drive-thru Facility
- Entertainment Establishment
- Fitness or Health Club
- Hotel, Motel
- Laundry or Dry Cleaning
- Office, Medical
- Personal Service Store
- Restaurant
- Retail Store
- Service Store
- Shopping Centre
- Theatre
- Veterinary Clinic

# Demographics



	 Total Population 2023	 Population Growth 2023-2028	 Daytime Population 2023	 Household Income 2023
<b>1 KM</b>	9,941	23.5%	5,115	\$139,415
<b>3 KM</b>	44,138	24.0%	50,361	\$132,919
<b>5 KM</b>	87,101	22.8%	95,736	\$122,644



**Landmarks & Amenities**

1. Barrie Waterfront
2. Galaxy Cinemas
3. Innisbrook Golf Course
4. National Pines Golf Club
5. The Wilds at Cedar Valley Golf Course
6. Pet Valu
7. Rexall Pharma Plus
8. Canadian Music Academy Barrie
9. Fairfield Inn & Suites by Marriott Barrie
10. Hampton Inn & Suites by Hilton Barrie
11. Holly Community Centre
12. Centennial Park
13. Mapleton Park
14. Heritage Park
15. RBC Royal Bank
16. TD Canada Trust
17. Snow Valley Ski Resort

**Restaurants & Cafes**

1. Starbucks
2. Tim Hortons
3. Burger's Priest
4. Cora's
5. Country Kitchen
6. Groovy Tuesday's Bistro
7. Urban Dish Grill & Wine Bar
8. Simmering Kettle
9. Canvas and Cabernet
10. Mandarin
11. Painter's Hall Bistro

**Shopping & Grocery**

1. Goodness Me! Natural Food Market
2. M&M Food Market
3. Costco Wholesale
4. Food Basics
5. FreshCo
6. Sobeyes
7. Park Place
8. SmartCentres Barrie North
9. Shoppers Drug Mart

**Education**

1. Georgian College
2. Innisdale Secondary School
3. Bear Creek Secondary School
4. Unity Christian High School
5. St. Joan of Arc Catholic High School
6. Trillium Woods Elementary School
7. St. Bernadette Elementary School
8. St. Nicholas Catholic School
9. Ardagh Bluffs Public School
10. Holly Meadows Elementary School
11. St. John Vianney Catholic School
12. Mapleview Heights Elementary School
13. Saint Michael the Archangel Catholic Elementary School

- Royal Victoria Regional Health Centre
- Fire Stations



**TRAFFIC COUNT**

**10,122**  
Cars Per Day  
Ferndale Drive S



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## FOR MORE INFORMATION, PLEASE CONTACT:

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