



**COLDWELL BANKER**

THE REAL ESTATE  
CENTRE BROKERAGE

**FOR SALE**

**DOWNTOWN  
BARRIE**

**139 MULCASTER STREET**

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## PROPERTY SUMMARY

FOR SALE: Residential Investment Opportunity

139 Mulcaster St., Barrie



### 139 Mulcaster St.

### Host. Dwell. Dream. Repeat.

- Region: City of Barrie
- Location: Close Proximity to Downtown Barrie
- Zoning: RM2 (Residential Multiple Second Density) — allows for multi-unit residential & potential commercial adaptation
- Lot Size: approximately 0.58 acres, ravine lot with exceptional privacy
- Total Living Space: Over 8,000 sq ft, including finished walkout areas
- Interior Space: Approx. 5,500 sq ft above grade
- 7 bedrooms, 7 bathrooms, 3 kitchens
- Walk-out basement with private entrance
- Multiple Private Outdoor living / dining spaces
- Upper and lower heated garages with epoxy floors
- Private fenced 0.58-acre lot backing onto greenspace
- Multiple walkouts, state-of-the-art outdoor kitchen, nanny suite, workshop

Potential end-users include:

- Multi-generational or blended families
- Owner-occupiers with rental income suites
- Entrepreneurs seeking boutique wellness space
- Investors exploring B&B, high-end rehab, or specialty retreat use
- Organizations seeking an executive offsite/retreat space

***Luxury Living.***

***Entrepreneurial Potential.***

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# Proposed Outlook for Entrepreneurs / Investors / Organizations

By Lisa Malcolm, Broker, Coldwell Banker TREC



## Revenue Potential Based on Strategic Uses for 139 Mulcaster St., Barrie

Use Case	Description	Estimated Annual Gross Revenue	Key Advantages
<b>Multi-Generational + Income Suites</b>	Owner-occupied with 2 rental units	\$52,800 – \$67,200	Mortgage offset, family flexibility, minimal zoning hurdles
<b>Executive Retreat / Wellness Venue</b>	Hosted day or overnight corporate / wellness events	\$60,000 – \$192,000	Privacy, natural setting, downtown location, premium rate potential
<b>Short-Term Rental (Airbnb/VRBO)</b>	Luxury full or partial home short-term rentals	\$120,000 – \$180,000	High nightly rates, flexible layout, unique downtown privacy
<b>Boutique Wellness / Therapy Clinic</b>	Home-occupation model with clinical or counseling use	\$150,000 – \$300,000	Zoned use, multiple private spaces, ideal for 2–3 practitioners
<b>Assisted Living / Specialty Care</b>	Boutique assisted living or co-housing for 5–6 residents	\$210,000 – \$360,000	Strong demographic demand, supportive zoning, customizable layout
<b>Bed&amp;Breakfast (if permitted)</b>	Boutique B&B focused on couples' retreats, tourism, or lifestyle stays	\$150,000 – \$250,000	Niche experience property, greenspace access, income + lifestyle blend



# ZONING

139 Mulcaster St., Barrie

Table 5.2											
Uses	Zones										
	Single Detached					Multiple				Apartment	
	RH	R1	R2	R3	R4	RM1	RM1-SS	RM2	RM2-TH	RA1	RA2
<b>Residential Uses</b>											
<i>Apartment Dwelling</i>										X	X
<i>Block/Cluster/Street/Stacked Townhouse</i> <sup>(7)</sup>								X	X <sup>(6)</sup>		
<i>Boarding, Lodging, Rooming House (Large)</i> <sup>(11)</sup>								X		X	X
<i>Boarding, Lodging, Rooming House (Small)</i> <sup>(10)</sup>	X	X	X	X	X	X	X	X	X	X	X
<i>Converted Dwelling</i> <sup>(9)</sup>	X	X	X	X	X	X		X	X	X	X
<i>Semi-Detached, Duplex Dwelling</i> <sup>(14)</sup>						X	X	X <sup>(3)</sup>	X <sup>(3)</sup>	X <sup>(4)</sup>	X <sup>(4)</sup>
<i>Single Detached Dwelling</i>	X	X <sup>(1)</sup>	X	X	X	X <sup>(2)</sup>	X	X <sup>(2)</sup>	X <sup>(2)</sup>	X <sup>(2)</sup>	X <sup>(2)</sup>
<i>Three or More Unit Dwelling</i>								X	X	X <sup>(5)</sup>	X <sup>(5)</sup>
<i>Walk-up Apartment</i> <sup>(7)</sup>								X		X	X
<i>Additional Residential Units</i> <sup>(15)(2024-043)</sup>		X	X	X	X	X	X	X	X		
<b>Accessory Uses</b>											
<i>Bed and Breakfast Establishment</i> <sup>(16)(2018-113)</sup>	X	X	X	X	X	X	X	X	X	X	X
<i>Child Care</i> <sup>(12)</sup>	X	X	X	X	X	X	X	X	X	X	X
<i>Home Occupation</i> <sup>(12)</sup>	X	X	X	X	X	X	X	X	X	X	X
<i>Detached Accessory Dwelling Unit</i> (Deleted by By-law 2024-043)	--	--	--	--	--	--	--	--	--	--	--
<i>Second Suite</i> (Deleted by By-law 2024-043)	--	--	--	--	--	--	--	--	--	--	--
<b>Institutional Uses</b> <sup>(13)</sup>											
<i>Assisted Living Facility</i>								X		X	X
<i>Child Care</i>						X		X		X	X
<i>Dormitory</i>								X		X	X
<i>Group Home</i>	X	X	X	X	X	X		X	X	X	X
<i>Library</i>								X		X	X
<i>Place of Worship</i>	X	X	X	X	X	X	X	X	X	X	X
<i>Social Services Facility</i>								X		X	X

[Click here to access the City of Barrie Zoning By-Law document \(2009-141\)](#)



