

PROPERTY SUMMARY

FOR SALE: Residential Investment Opportunity

139 Mulcaster St., Barrie



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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: approximatley 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

Luxury Living. Entrepreneurial Potential.

- 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



Proposed Outlook for Entrepreneurs / Investors / Organizations





		Revenue	Pot	ential	Rased	on	Strategic	Uses for	139	Mulcas	ter St	Barrie
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Use Case	Description	Estimated Annual Gross Revenue	Key Advantages				
Multi-Generational + Income Suites	Owner-occupied with 2 rental units	\$52,800 – \$67,200	Mortgage offset, family flexibility, minimal zoning hurdles				
Executive Retreat / Wellness Venue	Hosted day or overnight corporate / wellness events	\$60,000 – \$192,000	Privacy, natural setting, downtown location, premium rate potential				
Short-Term Rental (Airbnb/VRBO)	Luxury full or partial home short-term rentals	\$120,000 - \$180,000	High nightly rates, flexible layout, unique downtown privacy				
Boutique Wellness / Therapy Clinic	Home-occupation model with clinical or counseling use	\$150,000 – \$300,000	Zoned use, multiple private spaces, ideal for 2–3 practitioners				
Assisted Living / Specialty Care	Boutique assisted living or co-housing for 5–6 residents	\$210,000 – \$360,000	Strong demographic demand, supportive zoning, customizable layout				
Bed&Breakfast (if permitted)	Boutique B&B focused on couples' retreats, tourism, or lifestyle stays	\$150,000 – \$250,000	Niche experience property, greenspace access, income + lifestyle blend				

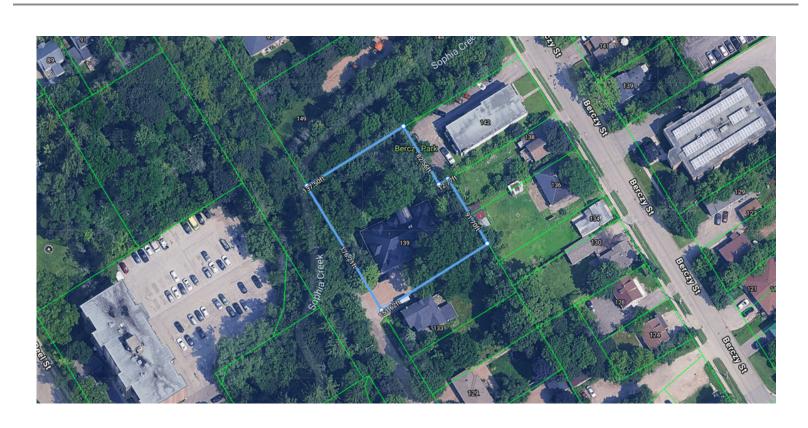


				Table	5.2							
Zones												
Uses		Single Detached					Multiple				Apartment	
		R1	R2	R3	R4	RM1	RM1- SS	RM2	RM2- TH	RA1	RA2	
Residential Uses						•				•		
Apartment Dwelling										X	X	
Block/Cluster/Street/Stacked Townhouse (7)								Х	X (6)			
Boarding, Lodging, Rooming House (Large) (11)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

 $\underline{\textbf{Click here to access the City of Barrie Zoning By-Law document}} (2009-141)$













