



VACANT LAND FOR SALE

OR BUILD TO SUIT

LOT 142 KING ST, BARRIE, ON

PRICE:

\$ 1,580,000.00 / ACRE LAND ONLY

\$8,800,000.00 LAND WITH BUILDING

CONSTRUCTED BY SELLER

Cathy Lowe

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**ED
LOWE**
LIMITED BROKERAGE

PROPERTY OVERVIEW

ADDRESS	142 KING ST., BARRIE
LOCATION	MAPLEVIEW & VETERANS IN SOUTH BARRIE BUSINESS PARK.
LOT SIZE	1.204 AC - (172.47' X 305.71')
BUILDING SIZE	28,393 S.F. MAXIMUM BUILDABLE WITH PLANS AND PERMITS IN PLACE
LOADING DOORS	2 DOCK LEVEL AND 2 DRIVE IN
CLEAR HEIGHT	30'
SERVICE	600 AMP, 400 VOLT
TAXES	\$8,617.04 2025 ANNUAL LAND ONLY
LEGAL DESCRIPTION	LOT 6, PLAN 51M882, BARRIE PIN 587291200
ZONING	LI - LIGHT INDUSTRIAL
ADDITIONAL INFORMATION	<ul style="list-style-type: none">. PURCHASE LAND ONLY @ \$1,580,000 PER ACRE. DEVELOPMENT CHARGES HAVE BEEN PAID AND CAN BE ASSUMED BY THE BUYER AT COST ON LAND PURCHASE OR SELLER CAN GET REFUNDED BY THE CITY. (DC'S IN ADDITION TO PURCHASE PRICE). OR. FREE STANDING INDUSTRIAL BUILDING (TO BE BUILT). BUILDING COULD BE DIVIDED FOR 2 TENANTS OR USE HALF AND RENT HALF FOR FUTURE EXPANSION. PRICE BASED ON SHELL.. SELLER WILL FINISH OFFICE AND INTERIOR AT ADDITIONAL COST.. PLANS AND PERMITS ARE COMPLETED, READY FOR CONSTRUCTION.. LARGE LABOUR POOL.
BENEFITS	<ul style="list-style-type: none">. EASY ACCESS TO HIGHWAY 400



Area Map



Zoning



All information furnished regarding property for sale rent or financing is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof, and same is submitted, subject of errors, omissions, change of price prior to sale, leasing or financing or withdrawn without notice.

Zoning

LI - LIGHT INDUSTRIAL

7.0 INDUSTRIAL

7.1 GENERAL

7.1.1 No person shall hereafter use any lands, nor erect, *alter*, enlarge or use any *buildings or structures* in any Industrial Zone except in accordance with the provisions of this section and Section 4.0 of this By-law.

7.2 PERMITTED USES

7.2.1 The permitted *uses* in the Industrial Zone are listed in Table 7.2. (By-law 2015-068)

Table 7.2					
Uses	Zones				
	Business Park (BP) (Formerly EM1-Business Park)	Light Industrial (LI) (Formerly EM1-Business Park and EM3-Service Industrial Zones)	Highway Industrial (HI) (Formerly EM2-Highway 400 Industrial)	General Industrial (GI) (Formerly EM4-General Industrial)	Restricted Industrial (RI) (Formerly EM5-Restricted Industrial)
Industrial Uses					
Abattoir					X
Animal Shelter		X		X	
Bakery		X	X	X	
Concrete Product Manufacturing				X	
Concrete Ready Mix Plant					X
Excavation and Processing of Mineral Aggregate Resources					X
Foundry				X	X
Manufacturing and Processing in Wholly Enclosed Buildings	X	X	X	X	X
Manufacturing, Refining, or Rendering of Noxious Products					X
Material Recovery Facility				X ⁽¹⁾	X ⁽¹⁾
Medical Marihuana Production Facility				X	
Outdoor Storage		X	X	X	X
Outdoor Storage of Sand, Gravel, Stone, Soil or Salt					X
Printing and Publishing	X	X	X	X	
Rail Transfer Facility		X	X	X	
Recyclable Materials Transfer Station				X ⁽¹⁾	X ⁽¹⁾

Zoning

LI - LIGHT INDUSTRIAL

Table 7.2					
Uses	Zones				
	Business Park (BP) (Formerly EM1-Business Park)	Light Industrial (LI) (Formerly EM1-Business Park and EM3-Service Industrial Zones)	Highway Industrial (HI) (Formerly EM2-Highway 400 Industrial)	General Industrial (GI) (Formerly EM4-General Industrial)	Restricted Industrial (RI) (Formerly EM5-Restricted Industrial)
Recycling Facility Concrete And/Or Asphalt					X
Rental Store Excluding Video and Electronic Rentals		X		X	
Research/Development Facility	X	X	X	X	
Self Storage		X		X	
Truck Terminal				X	
Warehousing in wholly enclosed buildings excluding self storage	X	X	X	X	
Wholesale Establishment		X	X	X	
Commercial Uses					
Accessory Employee Use	X	X	X	X	X
Accessory Retail	X	X	X	X	
Adult Entertainment Parlour				X	
Assembly Hall	X	X	X		
Automotive Repair Establishment		X		X	
Bank	X	X	X (As part of a multi-tenant building)		
Building Supply Centre ⁽²⁾		X	X ⁽²⁾ (As part of a multi-tenant building)	X	
Car Wash		X		X	
Conference Centre	X	X	X		
Custom Workshop		X		X	
Data Processing Centre	X	X	X	X	
Drive Through Facility	X	X	X	X	
Dry Cleaning Establishment		X		X	
Fitness or Health Club	X	X			
Golf Driving Range <i>(outdoor)</i>				X	
Hotel, Motel	X	X	X		
Miniature Golf <i>(outdoor)</i>		X			

CITY OF BARRIE

ZONING BY-LAW

Zoning

LI - LIGHT INDUSTRIAL

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Uses	Zones				
	Business Park (BP) (Formerly EM1-Business Park)	Light Industrial (LI) (Formerly EM1-Business Park and EM3-Service Industrial Zones)	Highway Industrial (HI) (Formerly EM2-Highway 400 Industrial)	General Industrial (GI) (Formerly EM4-General Industrial)	Restricted Industrial (RI) (Formerly EM5-Restricted Industrial)
Nursery or Garden Supply Centre		X		X	
Office	X	X	X	X	
Office, Medical	X	X	X		
Outdoor Display and Sales Area		X		X	
Photography Studio	X	X			
Private Club		X			
Recreational Establishment		X			
Restaurant as part of multi-tenant building	X	X	X	X	
Service Store	X	X		X	
Trade Centre		X	X		
Transmission Establishment, Cellular and Electronic				X	X
Veterinary Clinic	X	X	X	X	
Agricultural Uses					
Heavy Equipment Dealer				X	
Kennel				X	
Kennel in wholly enclosed buildings		X			
Institutional Uses					
Child Care	X	X			
Commercial School	X	X	X		
Industrial School		X	X	X	
Place of Worship		X			
Funeral Service Provider		X			

- (1) Shall be conducted only within a fully enclosed building. No *outdoor storage* or accessory *outdoor storage* will be permitted in association with these uses.
- (2) Shall be restricted to a multi-tenanted building, to a maximum of 25% of the gross floor area of the total gross floor area of the building, to a maximum of 1000m², and that the provisions of Section 7.2.2 "Accessory Retail Uses" shall not apply. (By-law 2015-068)

Zoning

DEVELOPABLE AREA

Table 7.3						
		Zones				
		Business Park (EM1)	Highway 400 Industrial (EM2)	Service Industrial (EM3)	General Industrial (EM4)	Restricted Industrial (EM5)
Lot Area (min.)		1300m ²	1300m ²	700m ²	700m ²	2000m ²
Lot Frontage (min.)		30m	30m	15m ⁽¹⁾	15m ⁽¹⁾	45m
Front yard (min.)		6m	15m ⁽²⁾	7m	7m ⁽²⁾	15m
Side Yard (min.)		4m	4m	3m	3m	3m
Side Yard Adjoining	Residential Zone (min.)	10m	10m	10m	10m	40m
	Street (min.)	6m	7m	7m	7m	7m
Rear Yard (min.)		6m	8m	7m	7m	7m
Rear Yard Adjoining	Residential Zone (min.)	15m	15m	15m	15m	40m
	Street (min.)	6m	15m	7m	7m	15m
Lot Coverage (max.)		50%	50%	60%	60%	60%
Building Height (max.)		14m ⁽³⁾	14m ⁽³⁾	14m ⁽³⁾	-- ⁽³⁾	-- ⁽³⁾

Check us out online



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