

FOR SALE



45 Harvie Road
BARRIE, ON

±13.18 ACRES
DEVELOPMENT LAND

Contact Us

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CBRE

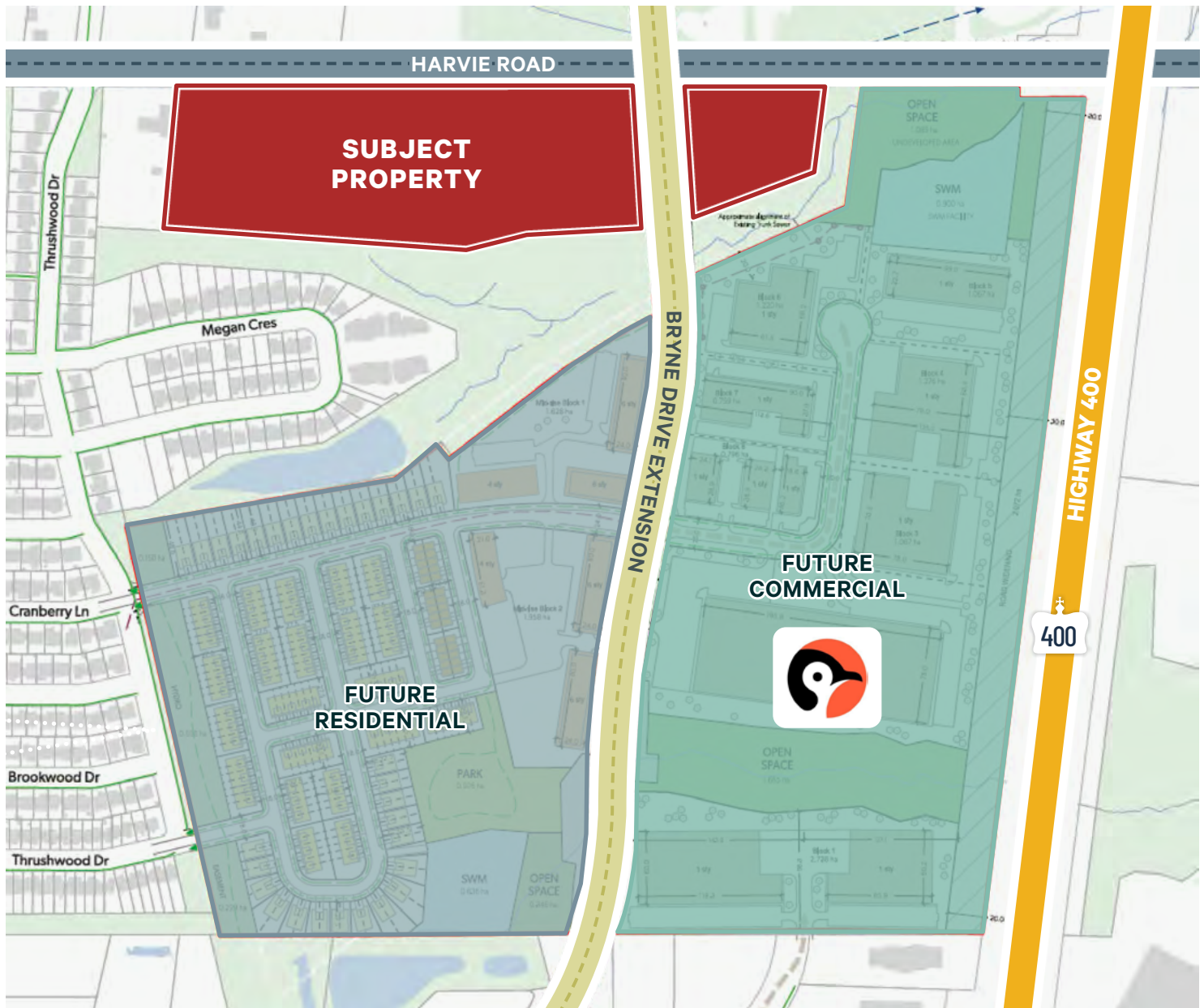
Property Specifications

Size	±13.18 Acres
Asking Price	Speak to Listing Agents
Taxes (2024)	\$77,363.46 per Annual
Official Plan Land Use	Neighborhood Area
Zoning	LI - Light Industrial
PIN	PIN 1: 587331965 & PIN 2: 587331066

- Fully serviced greenfield development land.
- Excellent exposure onto newly improved arterial Harvie Road.
- Located just North of SmartCentres proposed mixed-use development totaling ±516,000 sq. ft. of commercial & industrial space with ±248 semi-detached & townhouse units plus mid-rise apartments.
- Construction of the Bryne Drive South extension is completed.
- Bryne Drive north extension to be completed by 2031
- Current zoning is Light Industrial (LI) with a proposed Land Use change to Neighborhood Area (NL3) under the new draft Zoning By-Law.



Local Area Improvements



LEGEND



45 Harvie Road, Barrie



Harvie Road & Harvie Road extension



Bryne Drive Extension



Highway 400

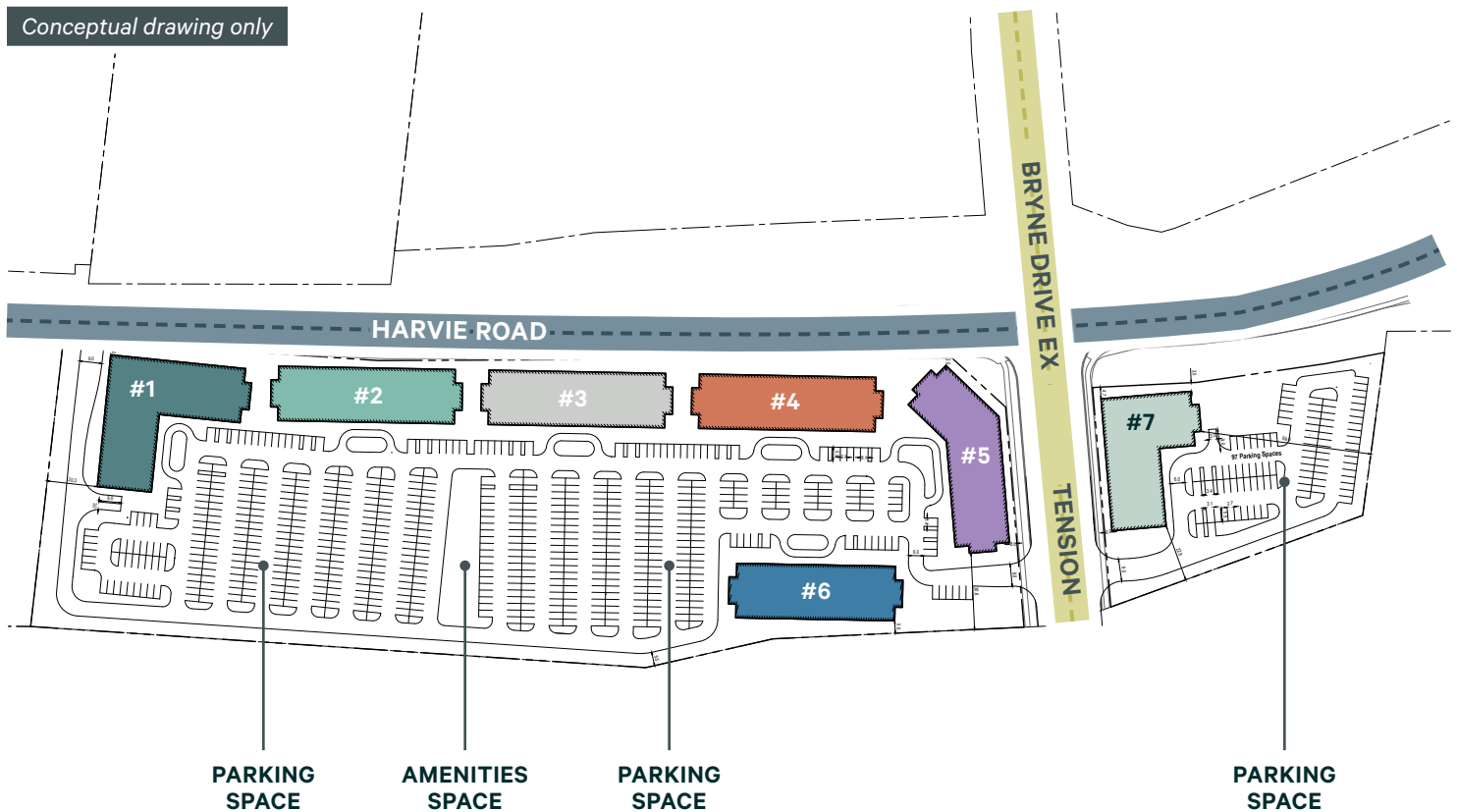


Future Residential



Future Commercial
Smart Centres Developments

Conceptual Drawing



- #1 - 5 Storey 96 Units
- #2 - 5 Storey 84 Units
- #3 - 5 Storey 84 Units
- #4 - 5 Storey 84 Units
- #5 - 5 Storey 85 Units
- #6 - 5 Storey 78 Units
- #7 - 5 Storey 75 Units

Total Number of Units: 586

Property Photos



Location Highlights

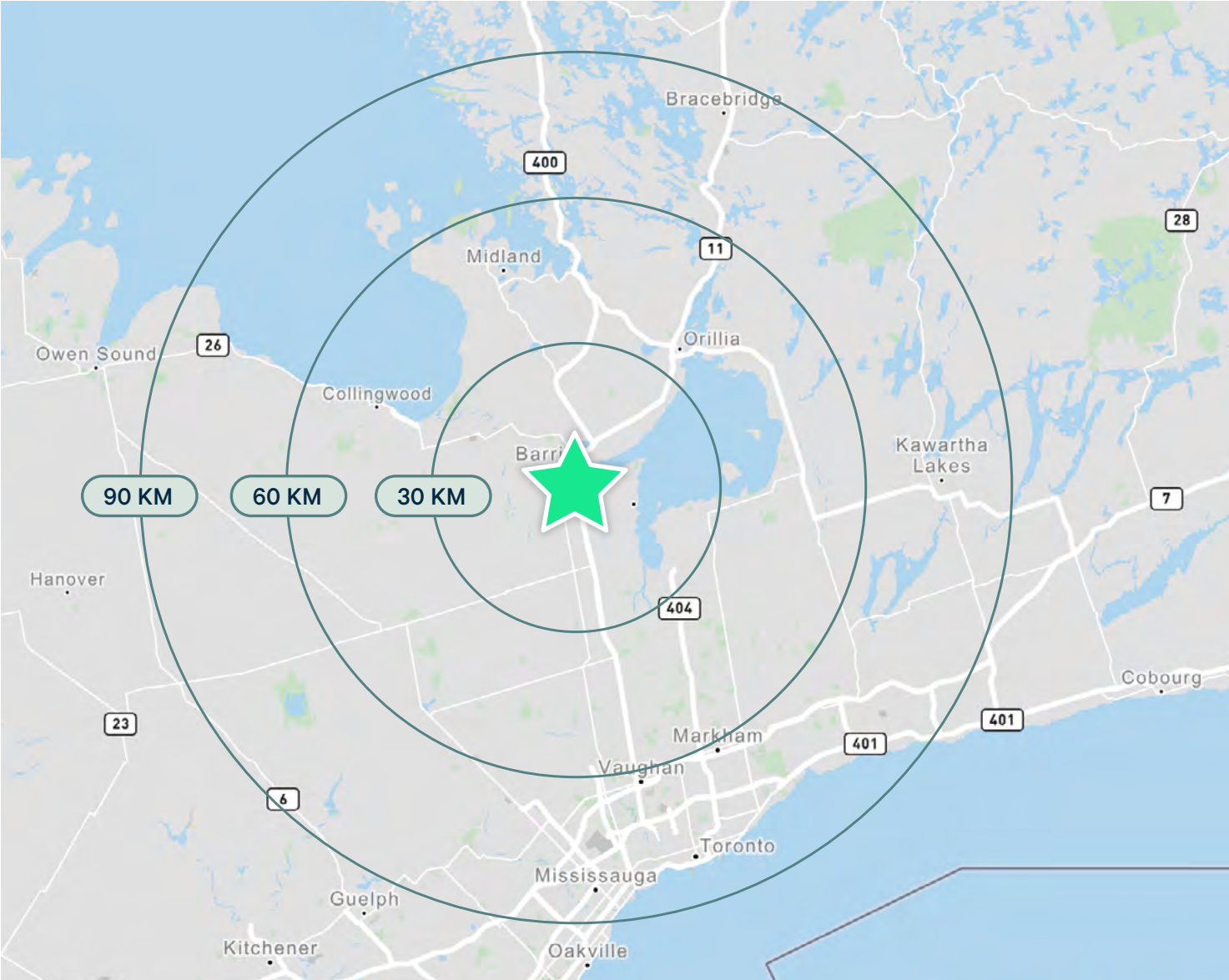


BARRIE TRANSIT ROUTE 2A/2B
Downtown Barrie Terminal to Park Place

BARRIE TRANSIT ROUTE 3A/3B
Barrie South Go to Downtown Barrie Terminal

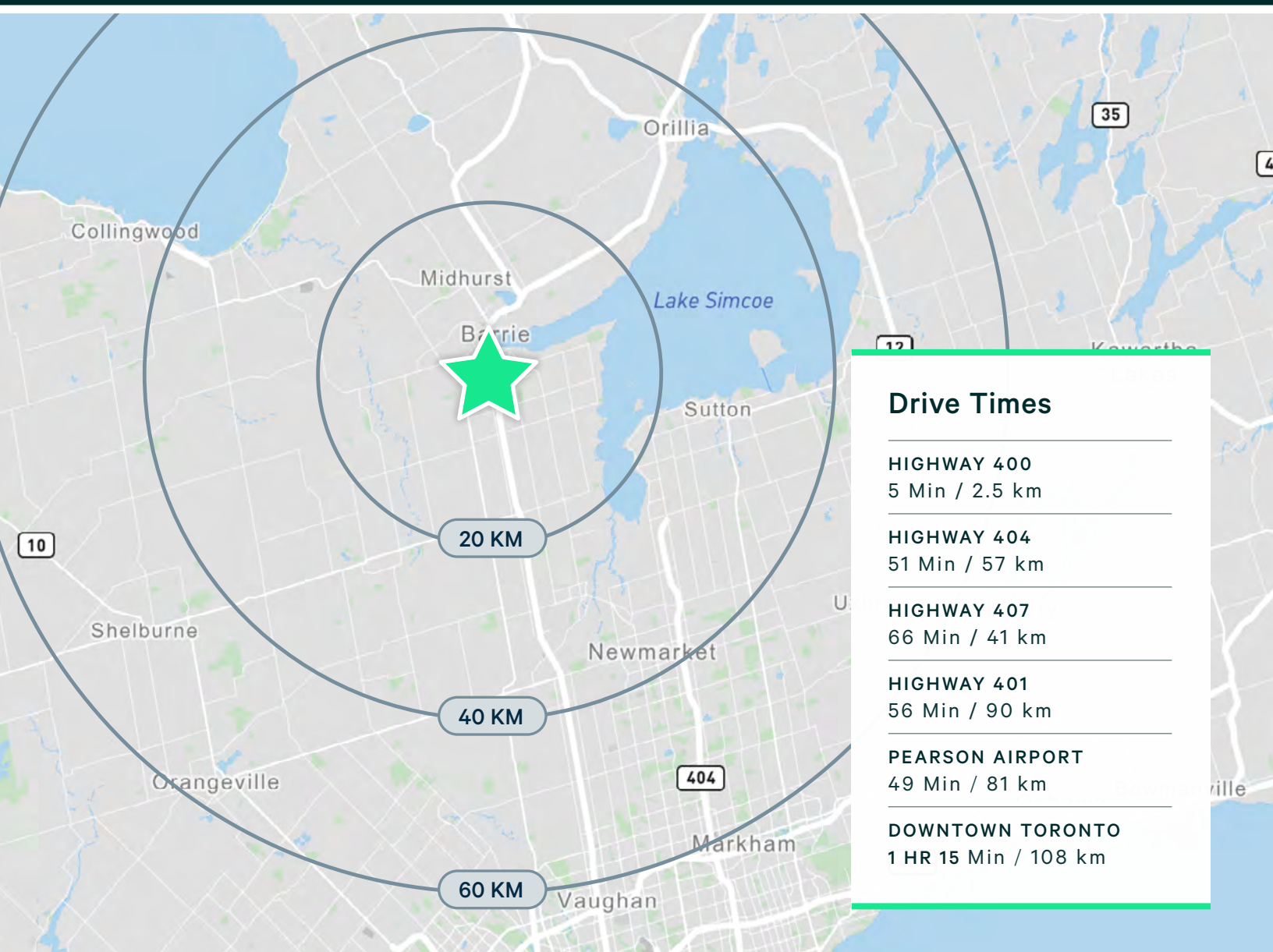
Demographics

	30 KM	60 KM	90 KM	BARRIE
POPULATION	402,790	1,517,013	7,308,577	167,721
LABOUR	329,372	1,250,810	6,138,377	136,792
MEDIAN AGE	39.7	41.6	39.8	38.1



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