



HIGHLIGHTS

- Prime retail plaza, encompassing 5,700 SF on a 0.336 AC lot, presents an exceptional opportunity in a rapidly developing area
- Zoned Transitional Centre Commercial (C2-1) permitting many commercial and institutional uses
- Designated High Density within Barrie's Official Plan
- Currently 1 unit vacant with the second being month to month
- Property is surrounded by future development
- Encroachment fee of \$68.25 (2024) yearly, related to front west corner of the property is 1" on the City of Barrie's property

\$2,600,000



Median Household Income

93,000



Total Population

147,829

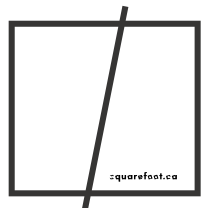
Total Labour Force

78,080



Median Age

39.2



EXECUTIVE SUMMARY

29-31 Bradford Street

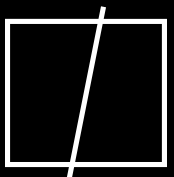


PROPERTY FEATURES

Address	29-31 Bradford Street, Barrie
Price	\$2,600,000
Building Size	5,700 SF
Lot Size	0.36 AC
Zoning	Transition Centre Commercial (C2-1)
Official Plan	High Density
Tenants	1 Tenant and 1 vacant unit <ul style="list-style-type: none">• Vacant unit - 2,500 SF - Virtual Tour• Pawn Smart - 3,200 SF (month to month)

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VACANT UNIT - 1A

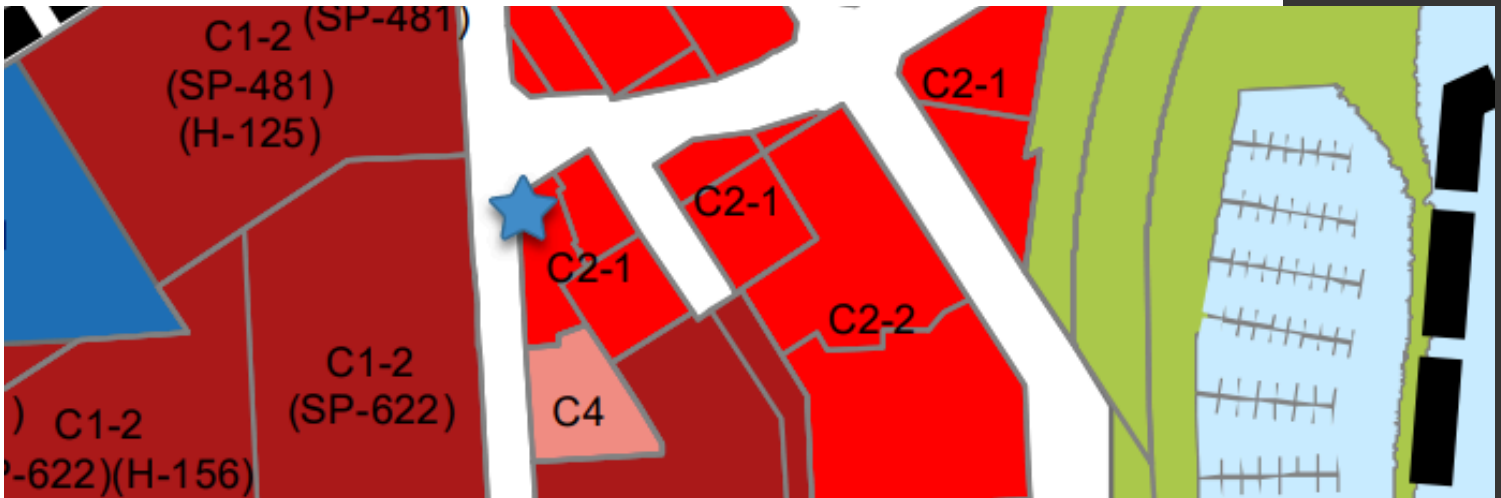


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ZONING



Transition Centre Commercial (C2-1) Permitted Uses:

Commercial Permitted Uses:

- Automotive Sales Establishment
- Automotive Service Station
- Bake Shop
- Bank
- Bed and Breakfast Establishment(1)
- Building Supply Centre
- Bus Terminal
- Bus Transfer Station
- Conference Centre
- Custom Workshop
- Data Processing Centre
- Drive-Through Facility
- Entertainment Establishment
- Fitness or Health Club
- Florist
- Funeral Establishment
- Hotel, Motel
- Laundry or Dry Cleaning Depot

- Local Convenience Retail
- Nightclub
- Nursery or Garden Supply Centre
- Office
- Office, Medical
- Outdoor Display and Sales Area
- Parking Lot
- Personal Service Store
- Photography Studio
- Private Club
- Recreational Establishment
- Rental Store
- Restaurant
- Retail Store
- Service Store
- Shopping Centre
- Theatre
- Trade Centre
- Veterinary Clinic

Institutional Permitted Uses:

- Arena
- Art Gallery
- Assembly Hall
- Assisted Living Facility
- City Hall
- College
- Commercial School
- Community Centre
- Court House
- Child Care
- Library
- Museum
- Place of Worship
- Religious Institution
- Social Services Facility
- Training and Rehabilitation Centre
- University

 **Barrie Zoning By-law**

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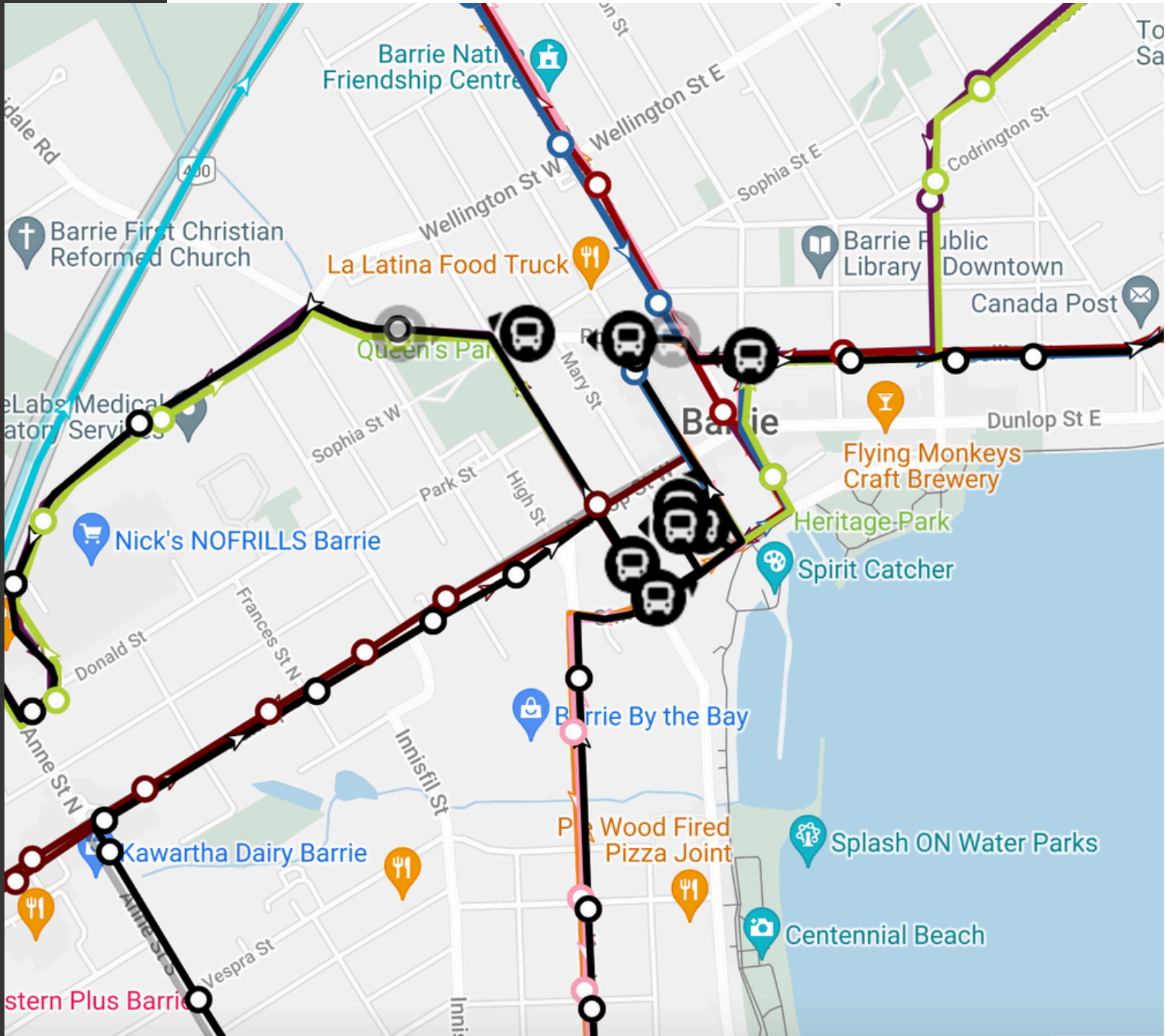


High Density Permitted Uses:

- Residential
- Home occupation
- Institutional uses which shall be limited to floors or units adjacent, above or below nonresidential
- Parks and other open space areas
- Commercial as part of a mixed-use development
- Retail as part of a mixed-use development
- Major retail, as part of a mixed-used development
- Office (including major office)
- Public service facilities as part of a mixed-use development
- Supportive housing
- Community facilities as part of a mixed-use development
- Hospitality and tourism



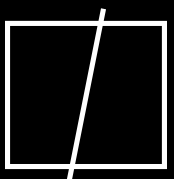
AERIAL | TRANSIT MAP



- 1.4km from Hwy 400 Essa Interchange
- 1.8km from Hwy 400 Bayfield Interchange
- Close proximity to Transit stops
- Amenities within short walk / drive
- 57.8km from GTA

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SURROUNDING DEVELOPMENTS



34, 36, 38, 40, 44 & 50 Bradford Street

- Filed: December 14, 2022
- Distance from Subject Property: 20m
- Development Link - [CLICK HERE](#)
- Two residential apartment buildings with shared six-storey podium (119 units). Tower One is 29 storeys (276 units) and Tower Two is 25 storeys (228 units)



97 & 101 Bradford Street and 22, 28 & 34 Vespra Street

- Filed: October 25, 2023
- Distance from Subject Property: 0.28km
- Development Link - [CLICK HERE](#)
- Mixed use building with a 6-storey podium and a tower to a height of 36 storeys containing 462 residential units, together with 240.4 square metres of ground floor commercial space, and 334 parking spaces.



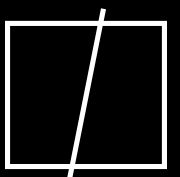
51-75 Bradford Street & 20 Checkley Street

- Filed: June 28, 2021
- Distance from Subject Property: 60m
- Development Link - [CLICK HERE](#)
- 4 buildings with approximately 1700 residential units, commercial space, a hotel space and public corridors
- 25 storey building fronting Lakeshore Drive for 145 hotel units and 230 residential units

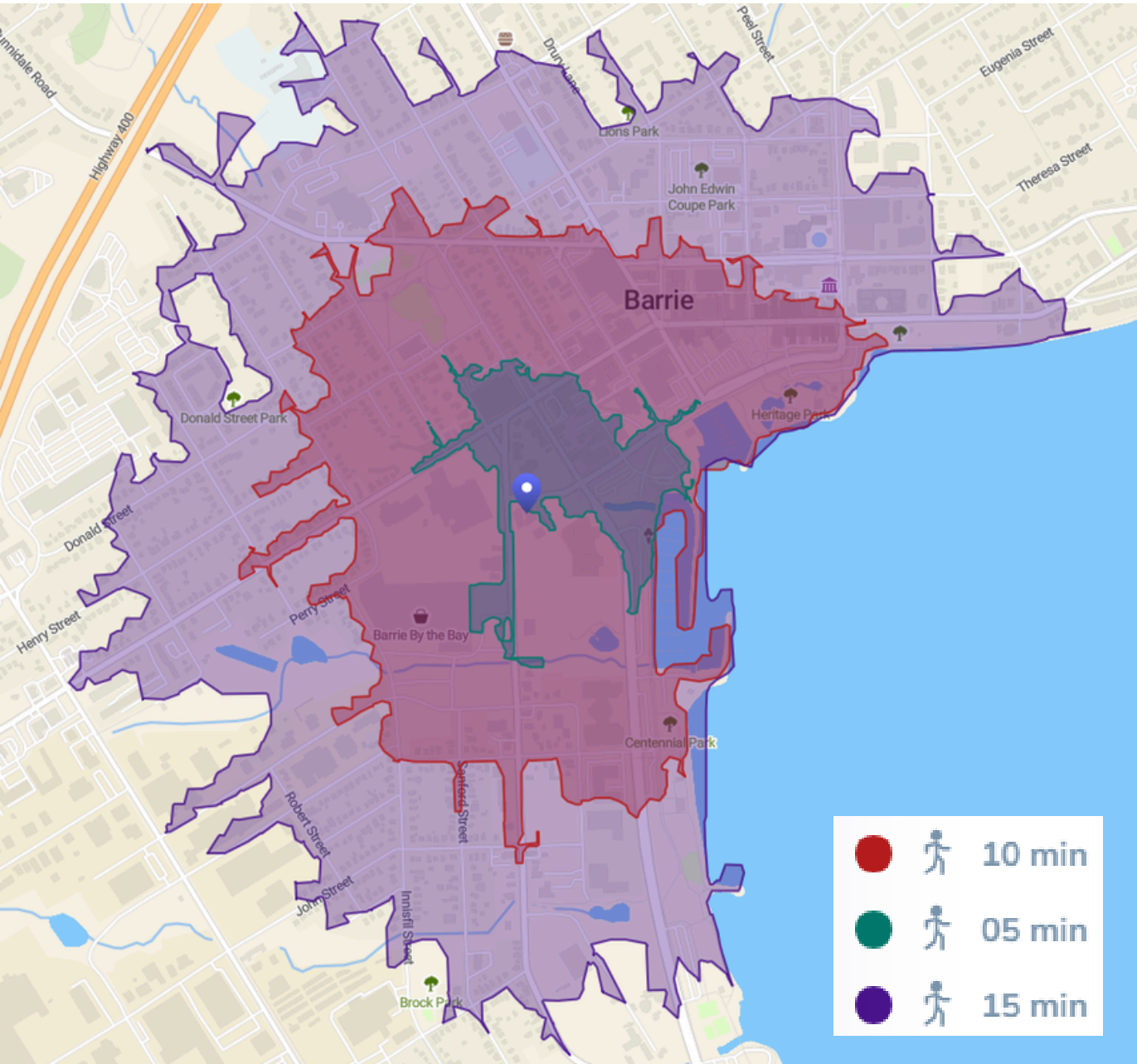


126, 136 and 140 Bradford Street

- Filed: May 29, 2024
- Distance from Subject Property: 0.48km
- Development Link - [CLICK HERE](#)
- Two 45-storey mixed-use buildings containing 912 residential units, together with 435 square metres of ground floor commercial space, and 395 parking spaces



WALKING DISTANCE



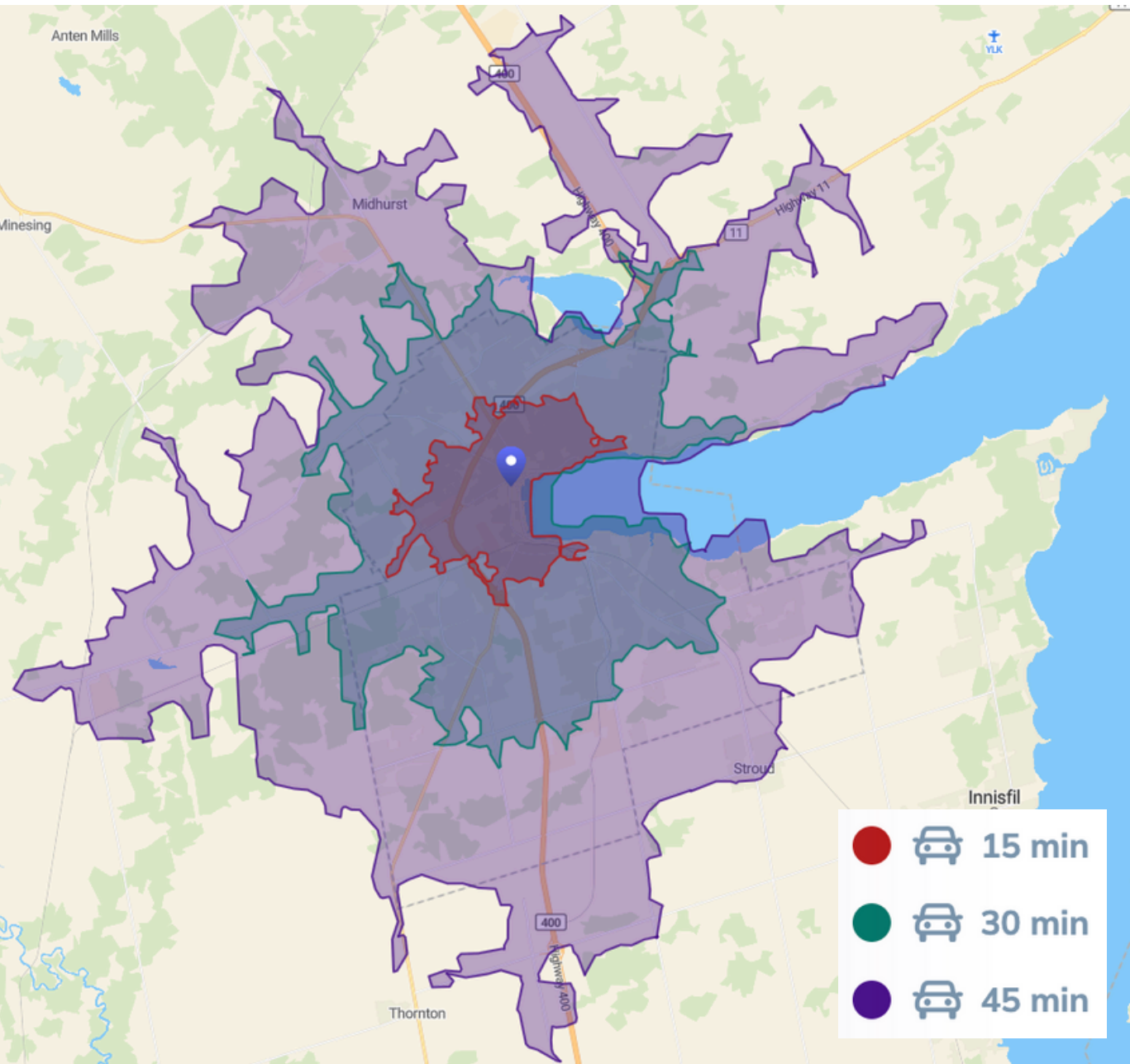
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DRIVING DISTANCE



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