



COMMERCIAL

# INDUSTRIAL SPACE FOR SALE

2 - 47 MILLS RD., BARRIE, ON

PRICE:

**\$1,095,000.00**

**Cheryl Lowe**

Broker

(905) 716-4884

[cheryl@edlowerealestate.com](mailto:cheryl@edlowerealestate.com)

[info@edlowerealestate.com](mailto:info@edlowerealestate.com)

O: (705) 726 3871

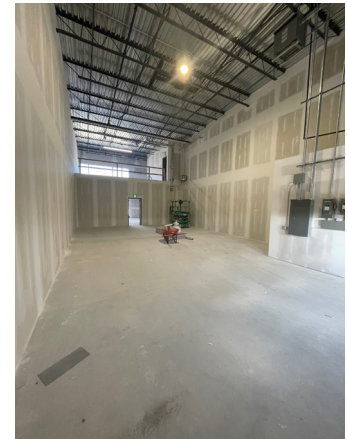
F: (705) 726 8260

[www.edlowerealestate.com](http://www.edlowerealestate.com)

**ED  
LOWE**  
LIMITED BROKERAGE

# PROPERTY OVERVIEW

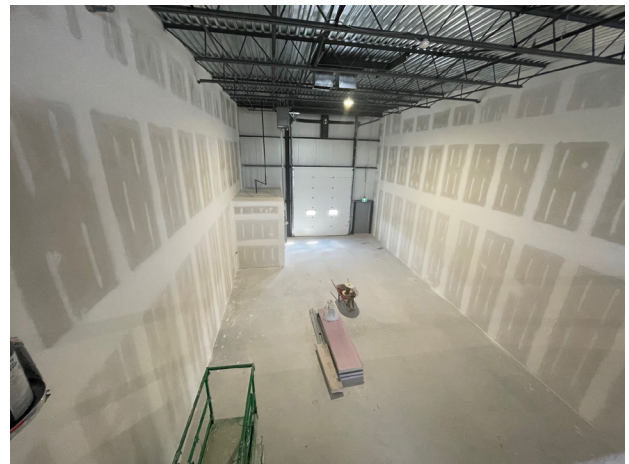
<b>ADDRESS</b>	2 - 47 MILLS RD., BARRIE, ON
<b>LOCATION</b>	COMMERCE PARK & VETERANS
<b>UNIT SIZE</b>	2735.92 S.F.
<b>GROUND FLOOR</b>	2021.92 S.F.
<b>MEZZANINE</b>	714 S.F.
<b>ZONING</b>	LI
<b>HEATING</b>	CENTRAL HEATING/COOLING RADIANT IN WAREHOUSE
<b>AVAILABLE</b>	IMMED
<b>LEGAL DESCRIPTION</b>	PART LOT 3, PLAN 51M870, PART 1 PLAN 51R43088 CITY OF BARRIE, PIN 587280625
<b>LOADING DOOR</b>	1 - 12' X 14' DRIVE IN DOOR
<b>CEILING HEIGHT</b>	22'
<b>SERVICES</b>	MUNICIPAL SERVICES
<b>CONDO FEES</b>	\$1,415.24/MONTH
<b>TAXES</b>	NOT YET ASSESSED



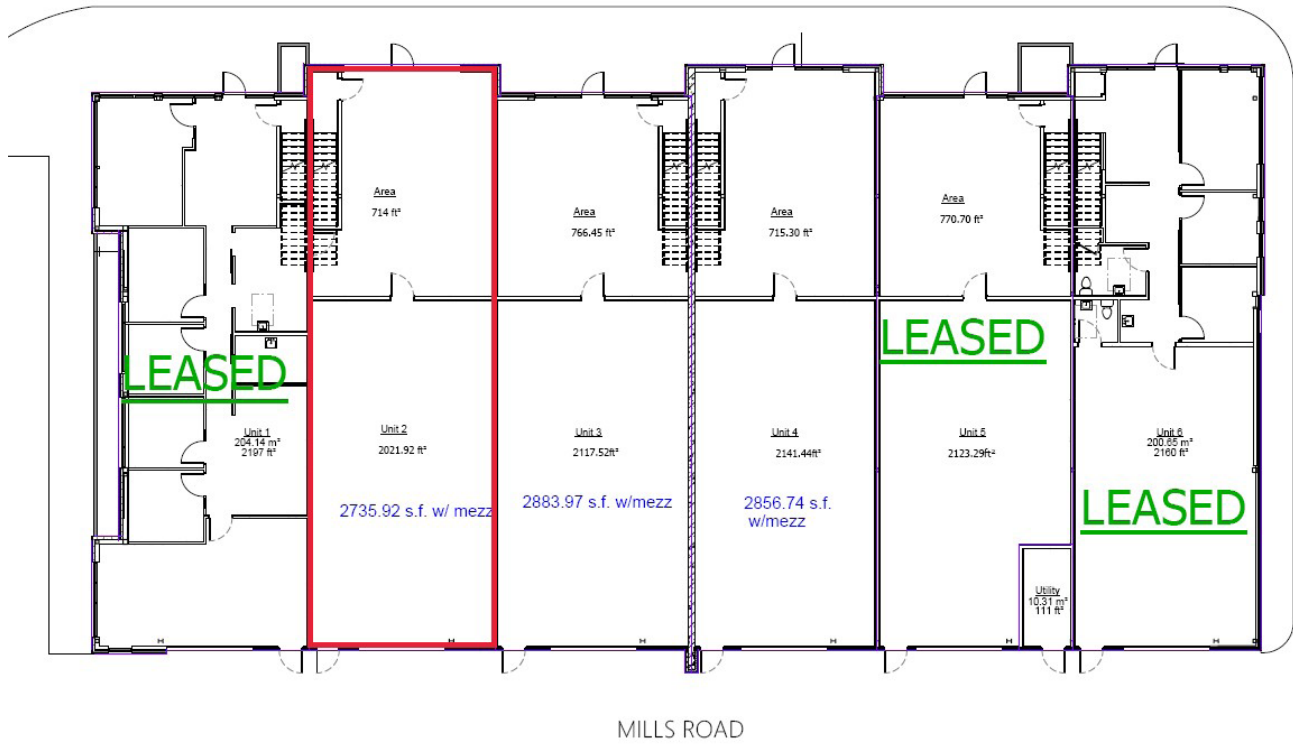
# CONT'D

## COMMENTS

- . UNIT BASE BUILDING FINISHES INCLUDE:
- . 5 TON HVAC UNIT ON THE ROOF, NOT DISTRIBUTED
- . 2 PIECE HANDICAP ACCESSIBLE WASHROOM
- . WALL SEPARATING THE AREA BELOW THE MEZZANINE FROM THE WAREHOUSE
- . 100 AMP 600 VOLT ELECTRICAL SERVICE



# Site Plan / Floor Plan



**UNIT BOUNDARY DEFINITIONS FOR INDUSTRIAL UNITS.** (SEE ILLUSTRATIONS)

A. THE VERTICAL UNIT BOUNDARIES ARE:  
 (1) THE UPPER SURFACE AND PLANE OF THE CONCRETE FLOOR SLAB  
 (2) THE LOWER SURFACE AND PLANE OF THE CEILING JOISTS.

B. THE HORIZONTAL UNIT BOUNDARIES ARE:  
 (1) THE BRICKSIDE SURFACE AND PLANE OF THE DRYWALL SHEATHING AND PRODUCTION.  
 (2) THE UNFINISHED UNIT SIDE SURFACE OF THE EXTERIOR DOORS (IN A CLOSED POSITION), DOOR FRAMES AND WINDOWS (IN A CLOSED POSITION) AND WINDOW FRAMES, AND THE UNIT SIDE SURFACE OF ALL THE GLASS PANELS CONTAINED THEREIN.

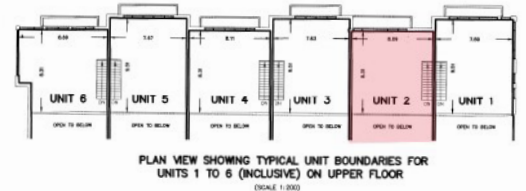
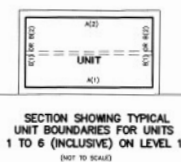
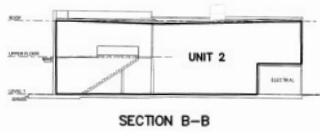
(3) IN THE NEIGHBORHOOD OF DUCTS, PIPE SPACES AND CONCRETE COLUMNS, THE UNIT BOUNDARIES ARE THE BRICKSIDE SURFACE OF THE DRYWALL SHEATHING ENCLLOSING SAID DUCTS, PIPE SPACES AND CONCRETE COLUMNS.

(NOTE THAT DIMENSIONS IS SHOWN IN PART 1, SHEET 1).  
 THE DIMENSIONS CONTROLLING THE EXTERIOR AND LOCATION OF THE UNITS ARE THE WALLS, THE FLOORS AND THE CEILING AND OTHER PHYSICAL FEATURES THAT WOULD PARTICULARLY OCCUR IN SCHEDULE E OF THE DECLARATION.  
 AREAS NOT DESIGNATED AS SAID'S ARE COMMON ELEMENTS. THE STRUCTURE SHOWN HEREON IS A 2 STOREY BUILDING ON A CONCRETE FOUNDATION.  
 BUILDING TIES ARE TIED TO THE CONCRETE FOUNDATION UNLESS OTHERWISE NOTED.  
 FOR OCCUPANCY OF APPLICANT AND SERVICENT INTERESTS, SEE SCHEDULE A OF THE DECLARATION.

**DISTANCES**  
 DISTANCES ARE GIVEN AND CAN BE CORRECTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.000005.

POINT ID	NORTHING	EASTING
GRP-A	4509878.10	604148.37
GRP-B	4509878.22	604238.58

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THE PLAN.



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# 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)
<b>Industrial Uses</b>					
<i>Abattoir</i>					X
<i>Animal Shelter</i>		X		X	
<i>Bakery</i>		X	X	X	
<i>Concrete Product Manufacturing</i>				X	
<i>Concrete Ready Mix Plant</i>					X
<i>Excavation and Processing of Mineral Aggregate Resources</i>					X
<i>Foundry</i>				X	X
<i>Manufacturing and Processing in Wholly Enclosed Buildings</i>	X	X	X	X	X
<i>Manufacturing, Refining, or Rendering of Noxious Products</i>					X
<i>Material Recovery Facility</i>				X <sup>(1)</sup>	X <sup>(1)</sup>
<i>Medical Marihuana Production Facility</i>				X	
<i>Outdoor Storage</i>		X	X	X	X
<i>Outdoor Storage of Sand, Gravel, Stone, Soil or Salt</i>					X
<i>Printing and Publishing</i>	X	X	X	X	
<i>Rail Transfer Facility</i>		X	X	X	
<i>Recyclable Materials Transfer Station</i>				X <sup>(1)</sup>	X <sup>(1)</sup>

CITY OF BARRIE

ZONING BY-LAW

# Zoning

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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	
<b>Commercial Uses</b>					
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 <sup>(2)</sup>		X	X <sup>(2)</sup> (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 <sub>(outdoor)</sub>				X	
Hotel, Motel	X	X	X		
Miniature Golf <sub>(outdoor)</sub>		X			

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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	
<b>Agricultural Uses</b>					
Heavy Equipment Dealer				X	
Kennel				X	
Kennel in wholly enclosed buildings		X			
<b>Institutional Uses</b>					
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 1000m<sup>2</sup>, and that the provisions of Section 7.2.2 "Accessory Retail Uses" shall not apply. (By-law 2015-068)

Check us out online



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