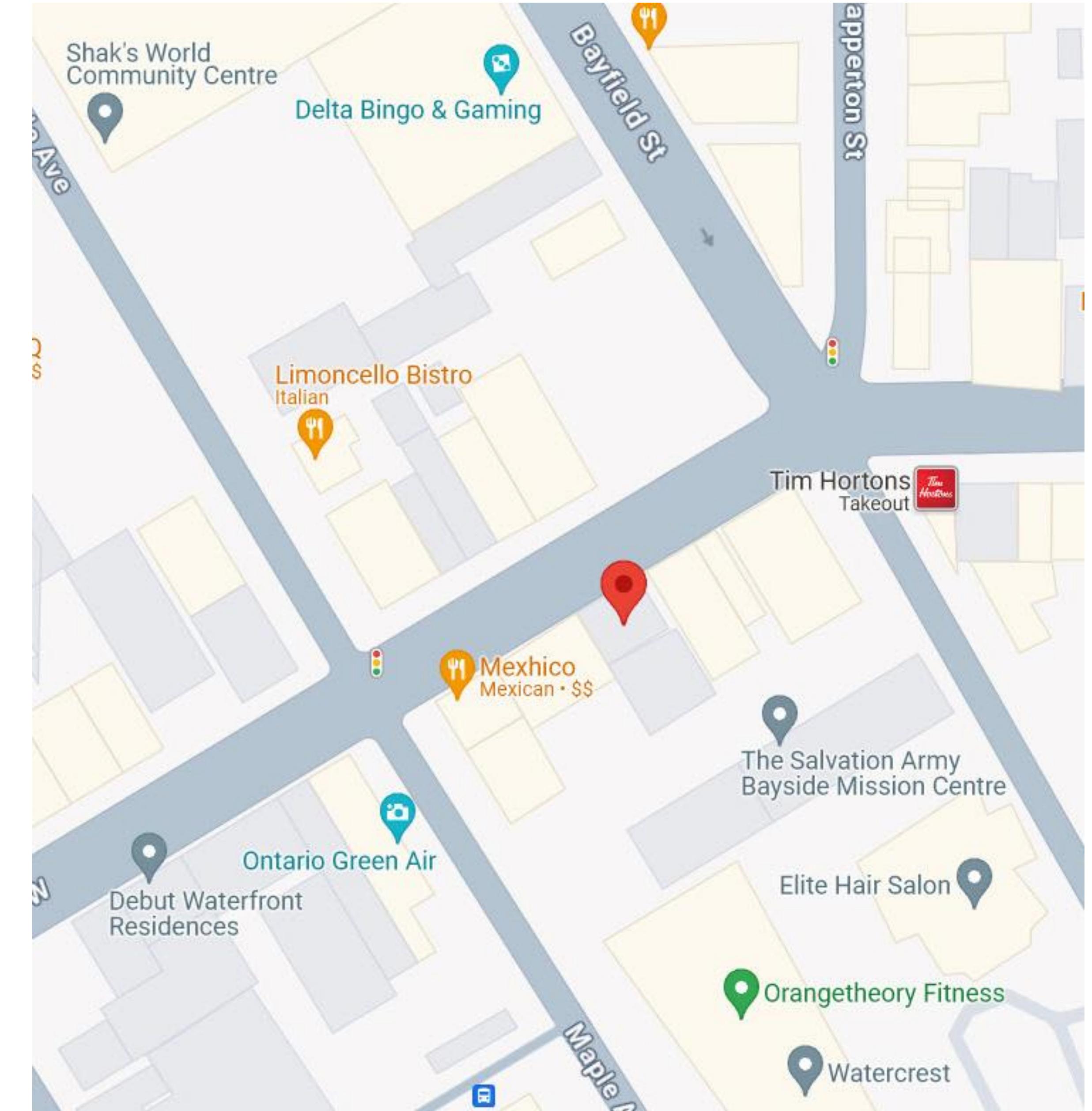
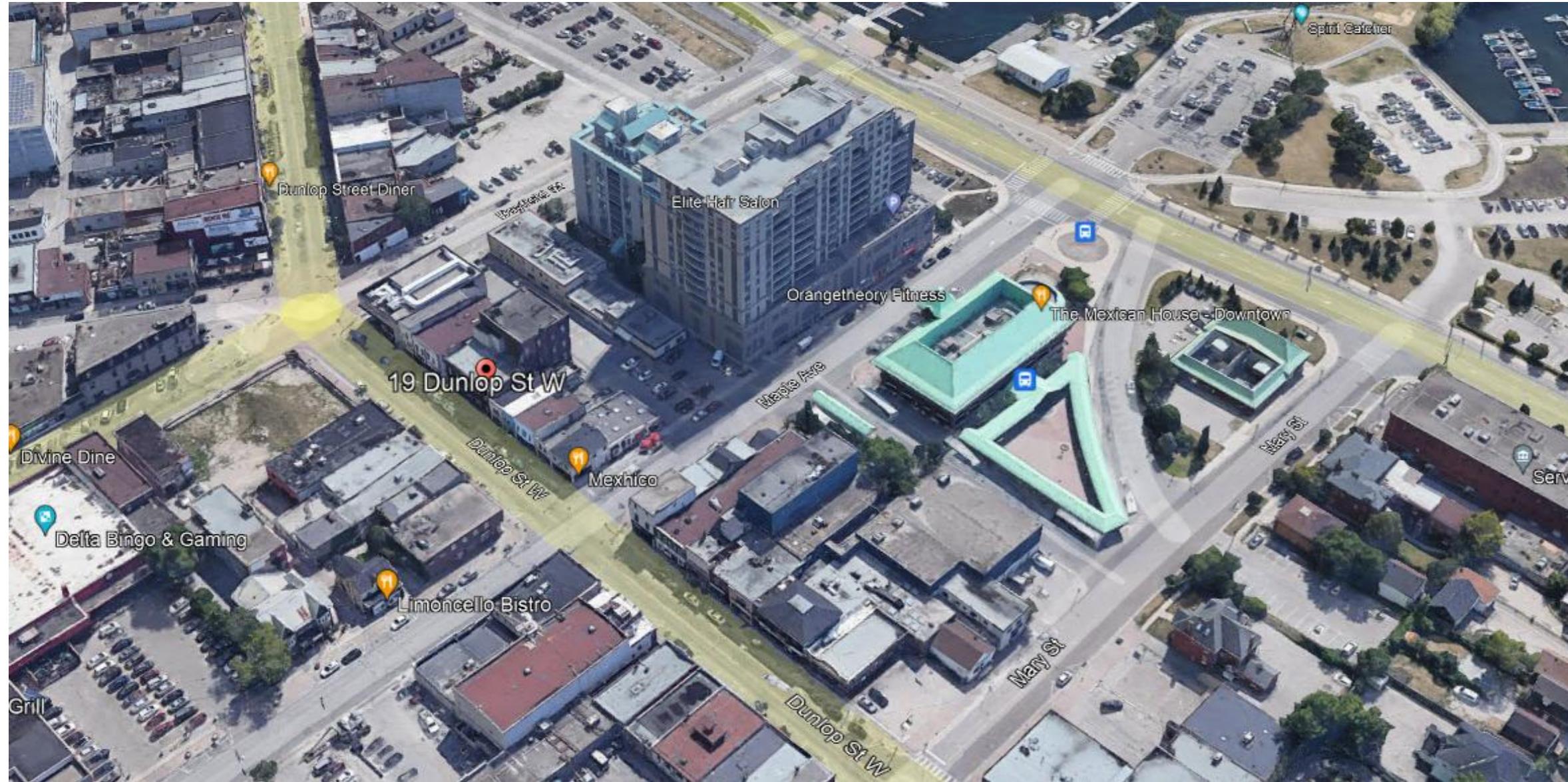




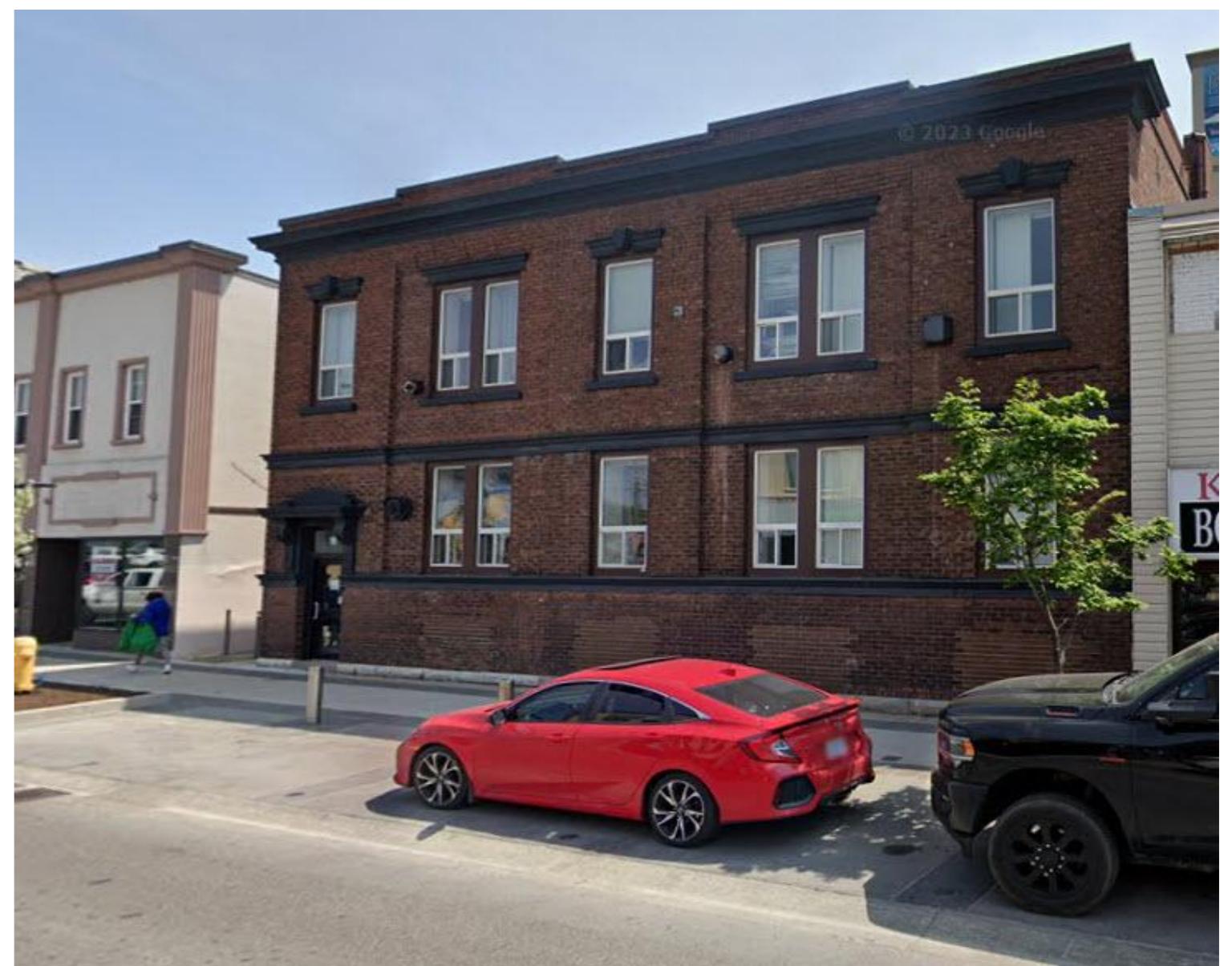
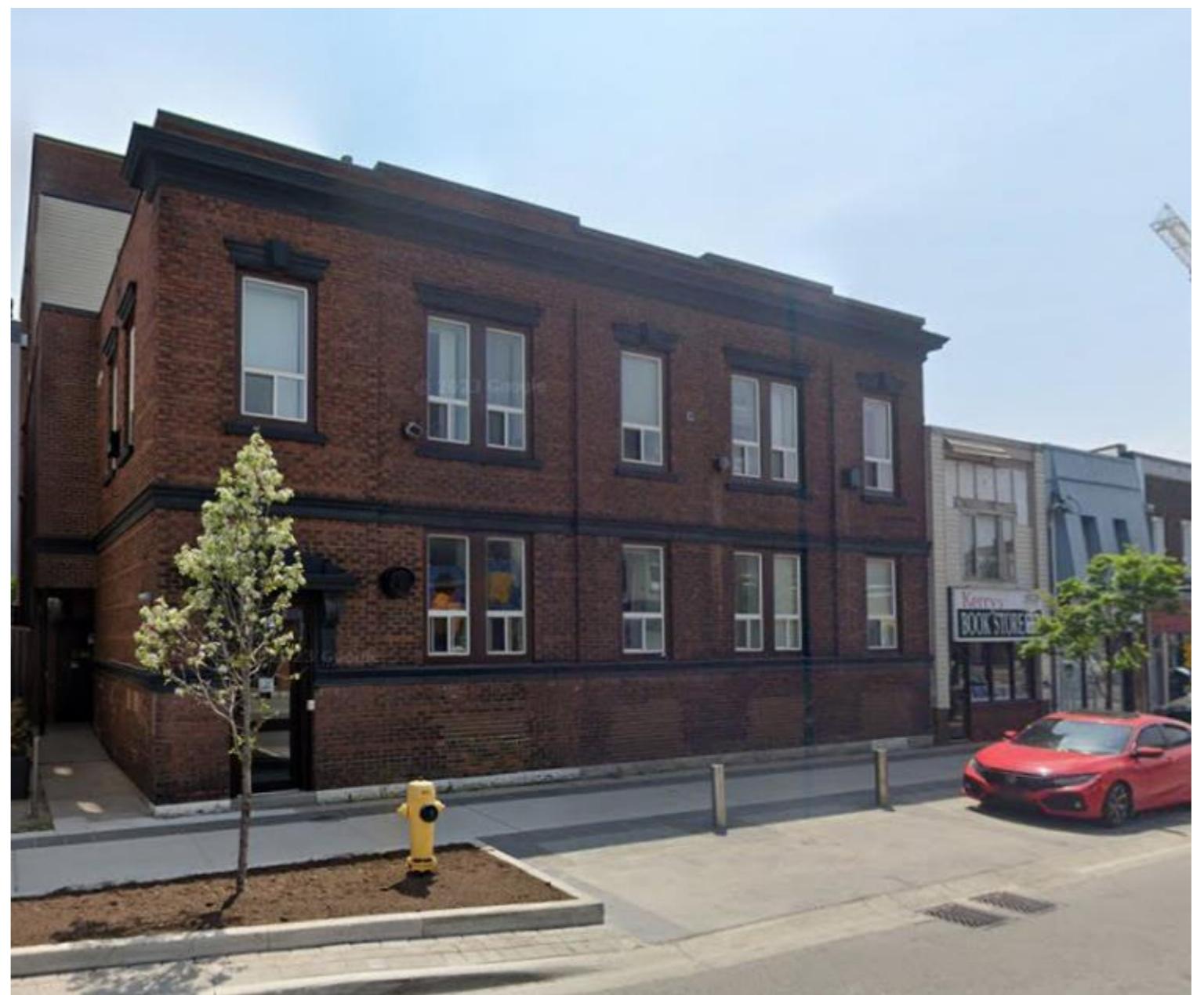
FOR SALE

**15 Apartment Suites
Barrie, Ontario**



Key Highlights

- Well located north central Barrie location
- Prime rental location close to downtown and the waterfront
- One concrete part 2 and 3 storey building on a 0.12 acre site
- Built in the 1940's and updated over time – former Bell Canada building and solid concrete throughout – sound proof
- Brick exterior, double windows, flat roof, walk up rental
- No onsite parking – on site laundry – low maintenance
- 15 suites with all one bedrooms in various configurations with average suite size of around 700 sf – high ceilings with most suite renovated – potential to turn into 2 beds
- Heating Ptac units / tenants pay own hydro and gas
- Average rents in the building are around \$1,355 per month
- 2,200 sf unused sub basement space – can be suites or office commercial
- Close to the 5 Points
- Condo developments going in all around



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Buyers must do their own investigations.

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