

FOR LEASE

Retail & Office



197 Pinehurst Road

Paris, ON

**New Neighbourhood Commercial
Centre in Paris Ontario's
growing North End**

Fueled by Places to Grow Legislation, new housing construction within the next three years will increase the population by an excess of 8,000 within a two Kilometer radius.

In North Paris, Ontario - directly beside Paris Commercial Corridor.

Great location with commercial amenities and neighbouring residential development.



The County of Brant has a current allotment of 745 housing units.

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197 Pinehurst Road | Projected Site Plan

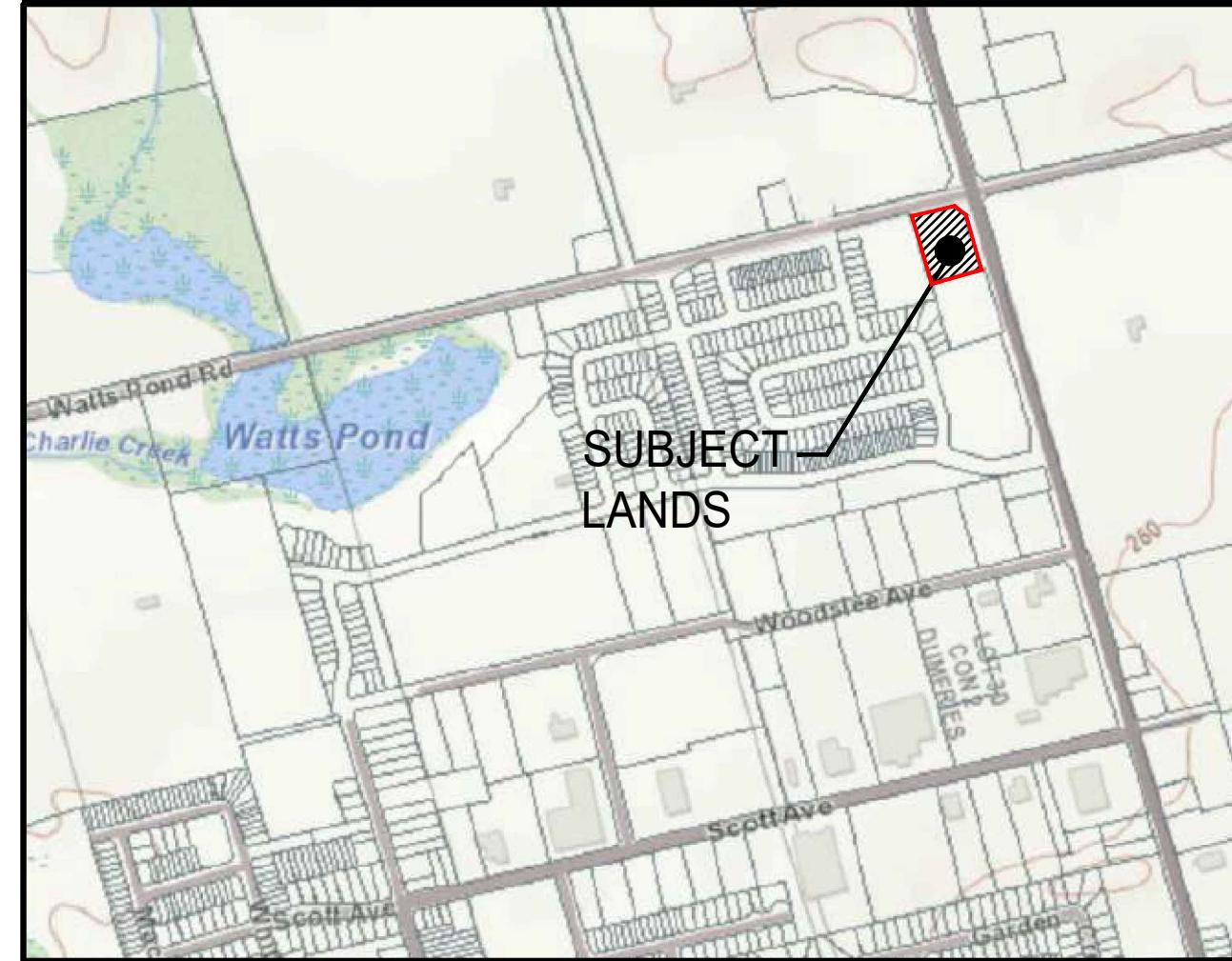


Unit A 1 1,558 sq.ft. \$25.00 psf Net (end cap)

ED DOUCET, Broker of Record
 RE/MAX Twin City Realty - Doucet Group
 Suite 10 - 515 Park Road North, Brantford, ON
519-753-4663
 eddoucet@remax.net
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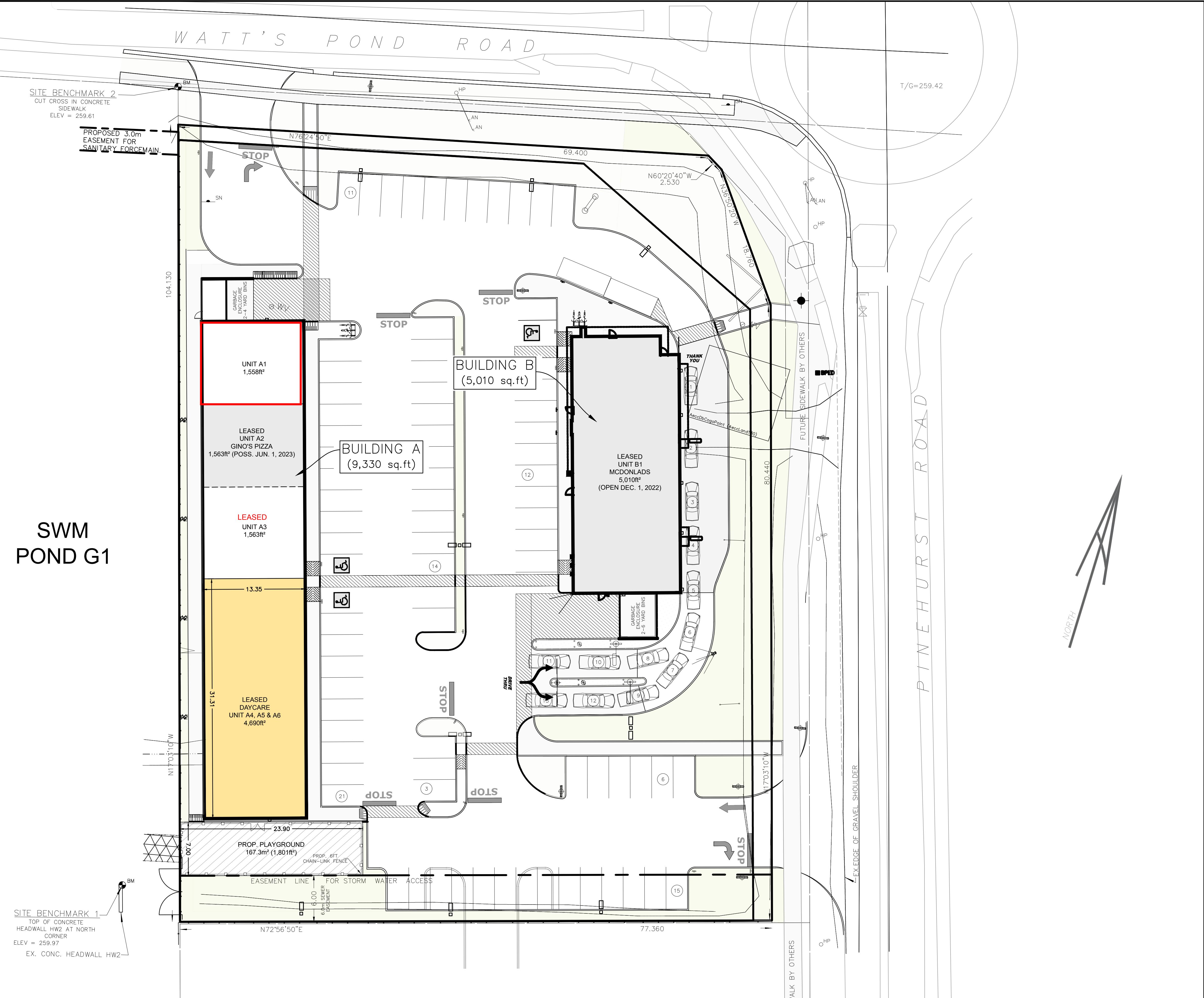
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KEY MAP

SCALE: NTS

SWM POND G1



SITE PLAN - 197 PINEHURST ROAD

PARIS, ON

SP1

SCALE: 1:250
MARCH 12, 2024

197 Pinehurst Road, Paris, ON



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197 Pinehurst Road, Paris, ON

Paris, Ontario, a community with a population of about 12,310 people, is situated on the banks of the Grand River, about an hour's drive from Toronto. Paris is a beautiful, peaceful town, nestled in the heart of southwestern Ontario. It's (also) been called "the prettiest town in Canada" for good reason. Paris is located partially on a steep hill that makes for some great

vistas of the Grand River greenspace, which winds through the center of town. Historic buildings, small shops, charming restaurants, cobblestone walkways and copious trails make this charming for both residents and visitors. Paris is full of century homes suitably close to the river, and there are new subdivisions under development constantly, along the edge of town. For those looking for something nearby and a little different, there are excellent adult lifestyle communities not far outside of Paris. Paris's retirement homes offer world-class care and living,

in a small town setting, where fees are more affordable than in some larger cities in the province.



A critical indicator for growth in this area...

"The County of Brant is proceeding with a Municipal Class Environmental Assessment (Class EA) to consider improvements to Grand River Street North between Watts Pond Road and William Street and along Paris Links Road. The Study will include a review of existing traffic, planned development growth, safety, natural heritage and environmental considerations. The goal is to effectively accommodate all road users including residents, visitors, institutions and businesses."

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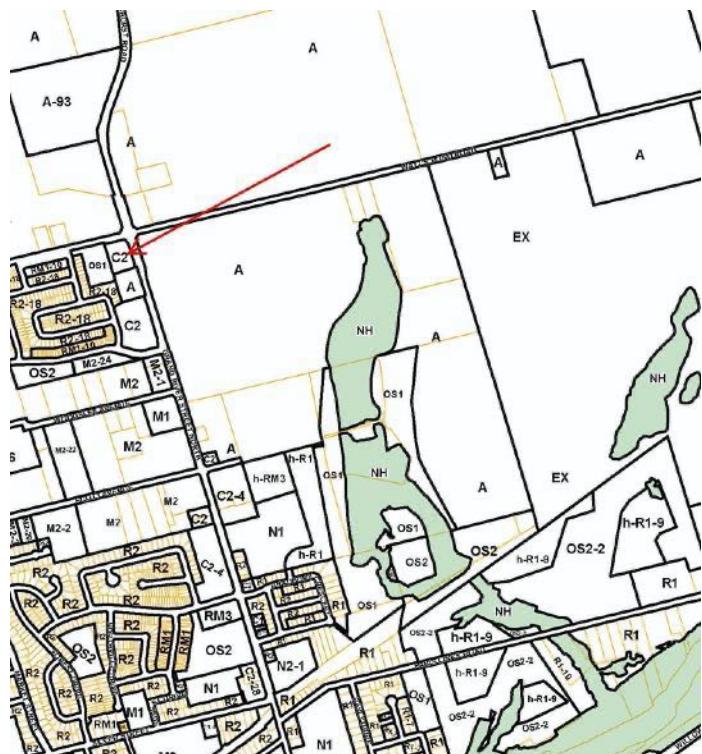
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197 Pinehurst Road | C2 General Commercial Zone

C2 General Commercial Zone:

- Assembly Hall
- Auditorium
- Automobile Repair Garage
- Automobile Sales or Rental Establishment
- Automobile Service Station
- Bakery
- Bulk Sales Establishment
- Car Wash
- Convenience Store
- Day Care
- Drive-Through Facility
- Dry Cleaning and Laundromat
- Financial Institution
- Florist Shop
- Funeral Home
- Grocery Store
- Home Improvement Centre
- Hotel
- Mobile Refreshment Cart
- Museum
- Nursery and Garden Centre
- Office, Business/Professional
- Office, Medical
- Office Supply Outlet
- Personal Service Establishment
- Pharmacy
- Recreational Establishment
- Restaurant
- Retail Store
- School, Commercial
- Service and Rental Establishment
- Shipping Container in accordance with Section 4, 35
- Taxi Stand
- Veterinary Clinic



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