

# MAVEN

COMMERCIAL REAL ESTATE

## DOWNTOWN BARRIE

### FOR LEASE

### Vacant Industrial Land

386 TIFFIN STREET  
BARRIE, ON, L4N 9W8

### \$5,000 /month Gross

STEPHANIE MAYE, CCIM  
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Ferndale Dr N

Tiffin St

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# PROPERTY SUMMARY

FOR LEASE - Vacant Industrial Land  
386 Tiffin Street | Barrie, ON L4N 9W8

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## Property Summary

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Size: +/- 1.43 acres  
Property Type: Industrial Land  
Zoning: General Industrial  
Frontage: +/- 148 ft  
Depth: +/- 331 ft

## Property Overview

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Good corner with visibility! This 1.4 Acre vacant lot is now available and ideal for a car or equipment sales lot. Permitted uses also include storage or parking lot. With 12,677 Annual Daily Traffic count as of 2016, you can be sure that number is much higher now! Take advantage today!

## LEASE RATE:

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\$5,000/Month Gross

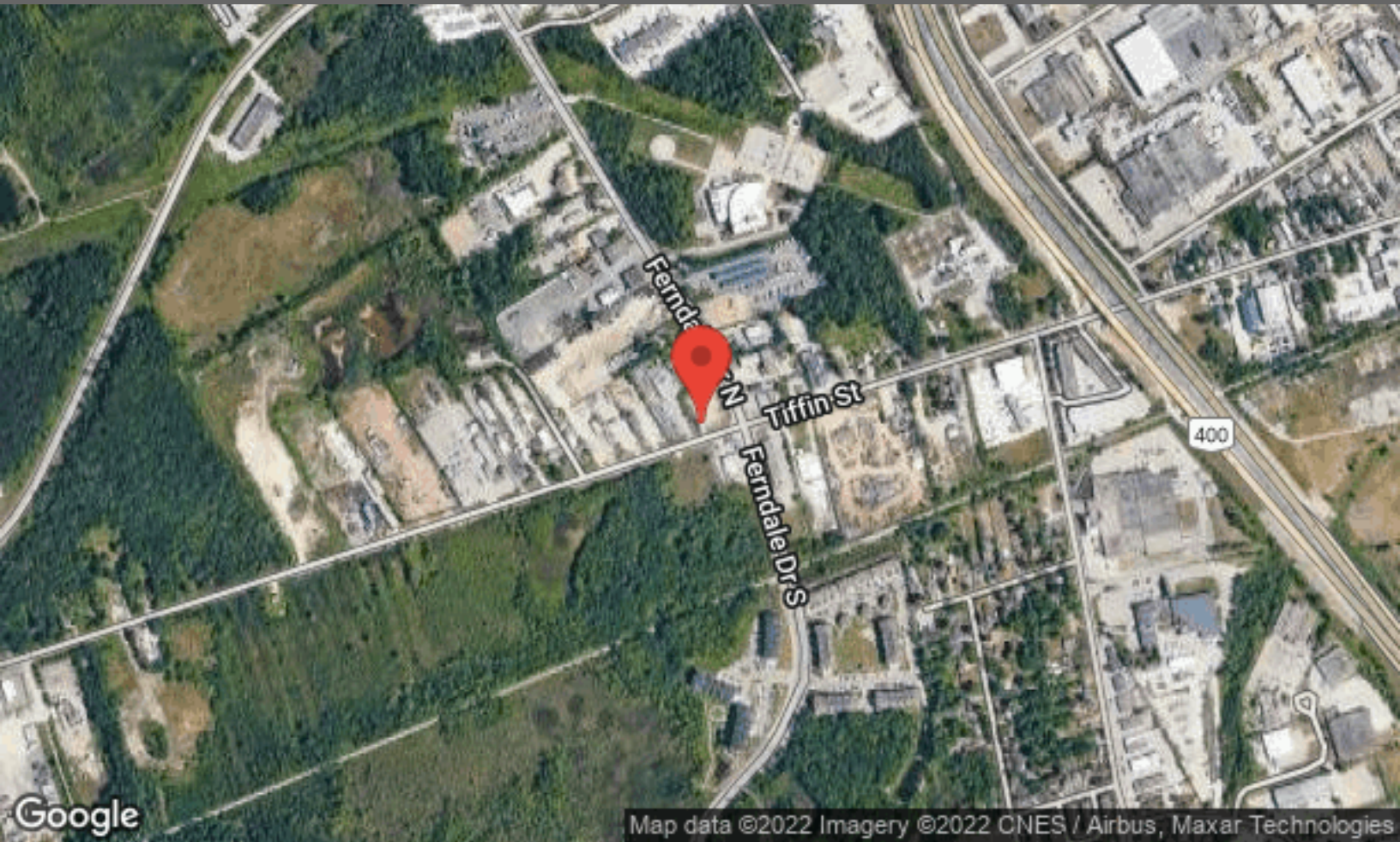
# REGIONAL MAP

FOR LEASE - Vacant Industrial Land  
386 Tiffin Street | Barrie, ON L4N 9W8



# LOCATION MAPS

FOR LEASE - Vacant Industrial Land  
386 Tiffin Street | Barrie, ON L4N 9W8



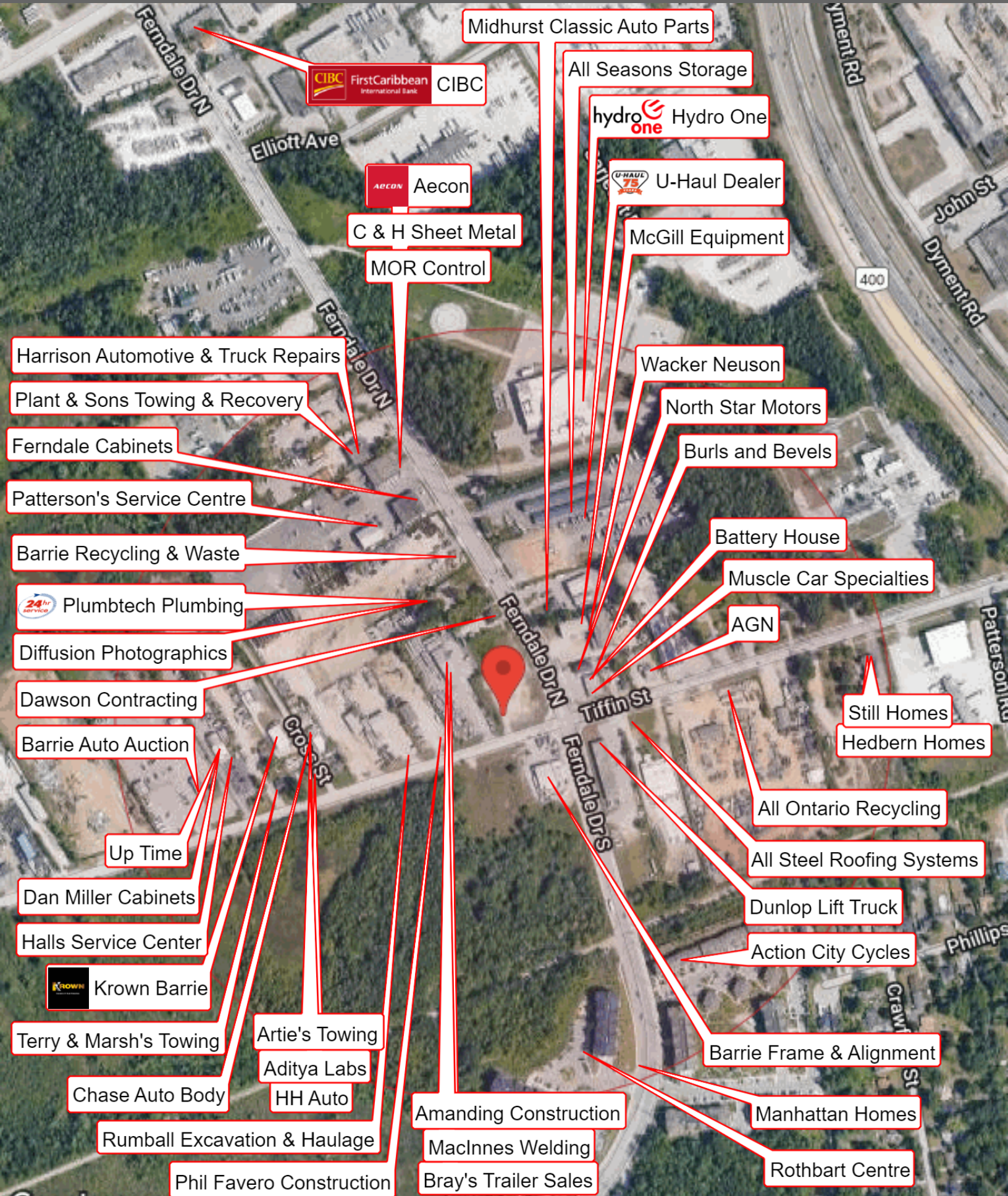
# AERIAL VIEW FACING NORTH WEST

FOR LEASE - Vacant Industrial Land  
386 Tiffin Street | Barrie, ON L4N 9W8



# BUSINESS MAP

FOR LEASE - Vacant Industrial Land  
386 Tiffin Street | Barrie, ON L4N 9W8



# SECTION I

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## Traffic Counts



# 2012 Barrie Traffic Counts



<https://opendata.barrie.ca/datasets/traffic-counts/explore?location=44.369268%2C-79.714452%2C19.00>

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# SECTION II

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## Property Survey



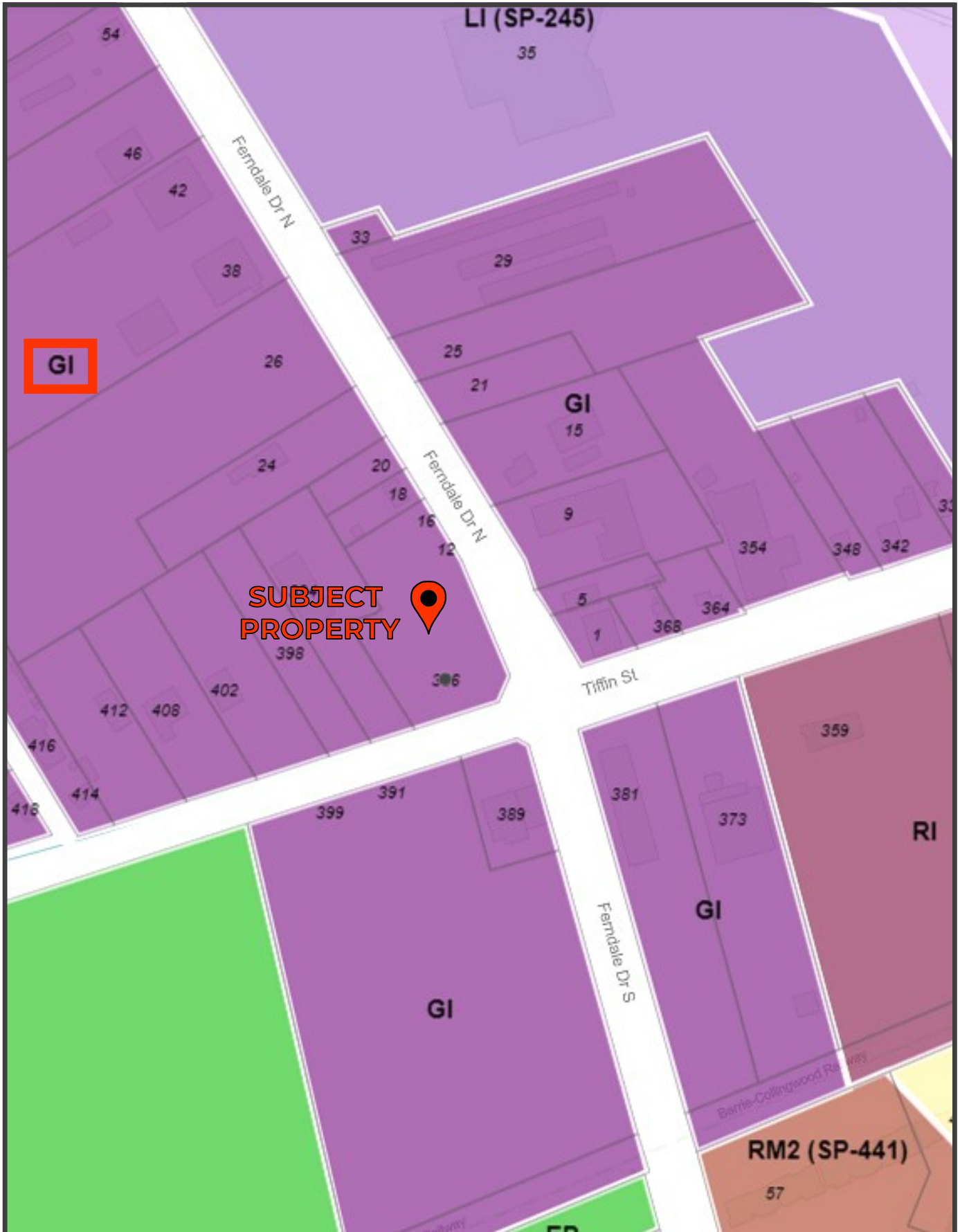


# SECTION III

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## Zoning & Permitted Uses





**7.0 INDUSTRIAL PROVISIONS**

**7-1**

**7.0 INDUSTRIAL**

**7.1 GENERAL**

**7.1.1** No person shall hereafter use any lands, nor erect, alter, enlarge or use any buildings or structures in any Industrial Zone except in accordance with the provisions of this section and Section 4.0 of this By-law.

**7.2 PERMITTED USES**

**7.2.1** The permitted uses in the Industrial Zone are listed in Table 7.2. (By-law 2015-068)

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>					
Abattoir					X
Animal Shelter		X		X	
Bakery		X	X	X	
Concrete Product Manufacturing				X	
Concrete Ready Mix Plant					X
Excavation and Processing of Mineral Aggregate Resources					X
Foundry				X	X
Manufacturing and Processing in Wholly Enclosed Buildings	X	X	X	X	X
Manufacturing, Refining, or Rendering of Noxious Products					X
Material Recovery Facility				X <sup>(1)</sup>	X <sup>(1)</sup>
Cannabis Production Facility (By-law 2019-086)				X	
Outdoor Storage		X	X	X	X
Outdoor Storage of Sand, Gravel, Stone, Soil or Salt					X
Printing and Publishing	X	X	X	X	
Rail Transfer Facility		X	X	X	
Recyclable Materials Transfer Station				X <sup>(1)</sup>	X <sup>(1)</sup>
Recycling Facility Concrete And/Or Asphalt					X
Rental Store Excluding Video and Electronic Rentals		X		X	

# ZONING & PERMITTED USES

FOR LEASE - Vacant Industrial Land  
386 Tiffin Street | Barrie, ON L4N 9W8

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 (By-law 2019-115)	X	X	X <sup>(3)</sup>		
Building Supply Centre (By-law 2019-115)		X <sup>(2)</sup>	X <sup>(2) (3)</sup>	X <sup>(2)</sup>	
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 (outdoor)				X	
Hotel, Motel	X	X	X		
Miniature Golf (outdoor)		X			
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 (By-law 2019-115)	X <sup>(3)</sup>	X <sup>(3)</sup>	X <sup>(3)</sup>	X <sup>(3)</sup>	
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			

<sup>(1)</sup> Shall be conducted only within a fully enclosed building. No outdoor storage or accessory outdoor storage will be permitted in association with these uses.

<sup>(2)</sup> 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)

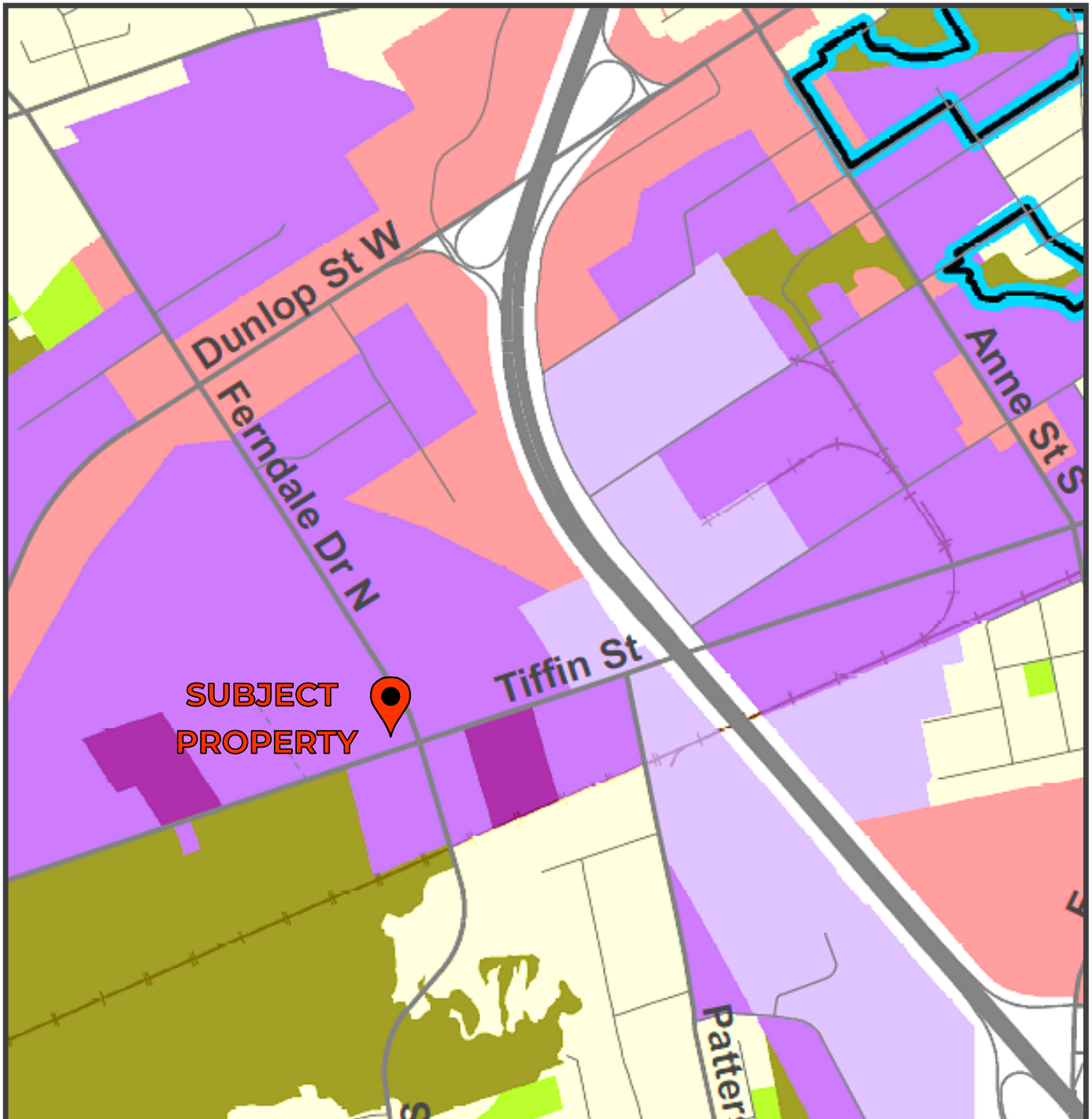
<sup>(3)</sup> Shall only be permitted as part of a multi-tenanted building. (By-law 2019-115)

# SECTION IV

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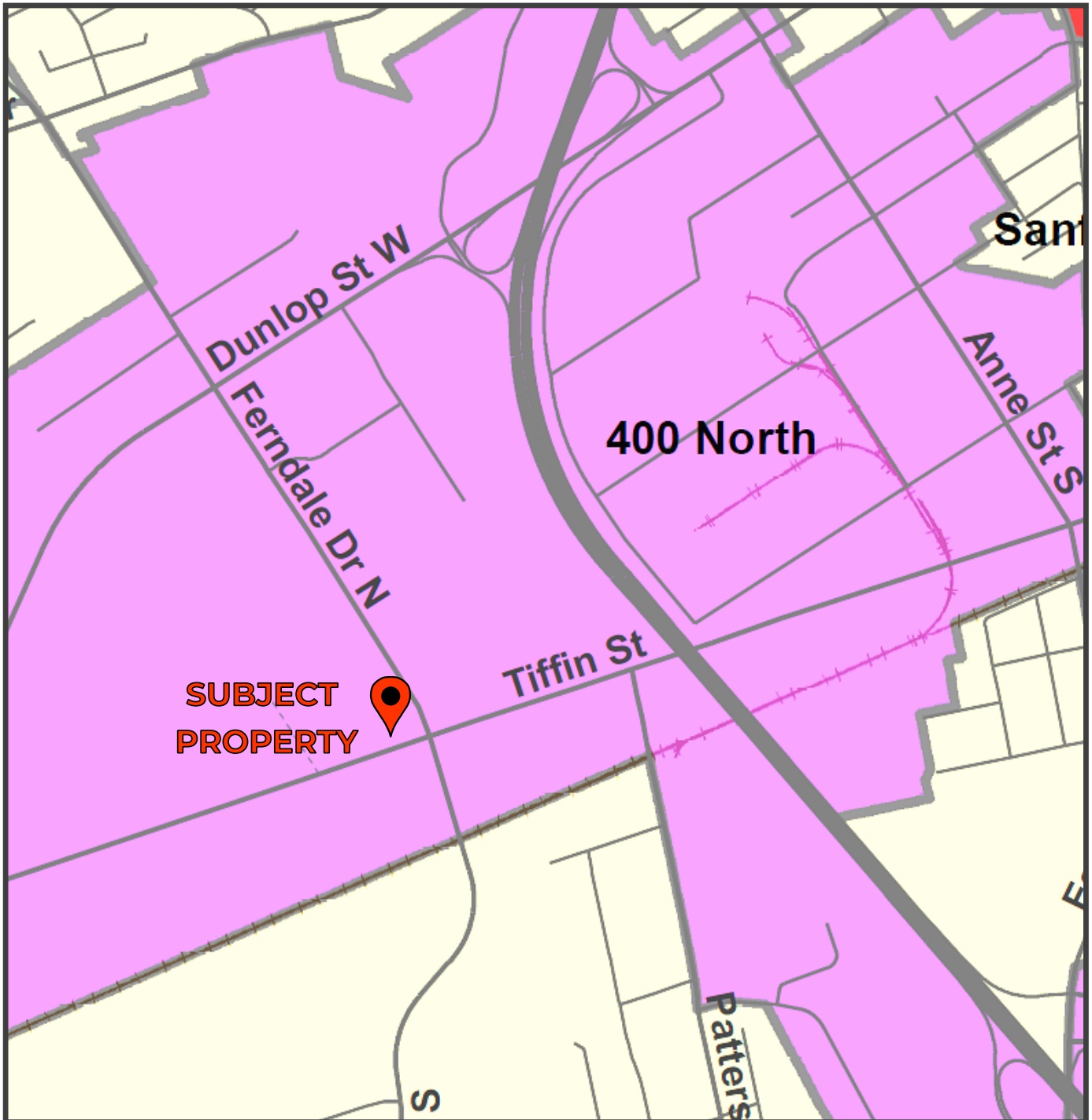
## Official Plan



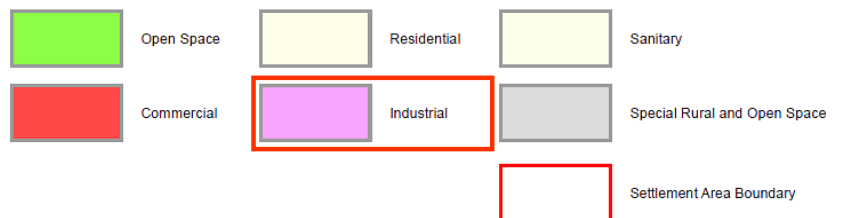


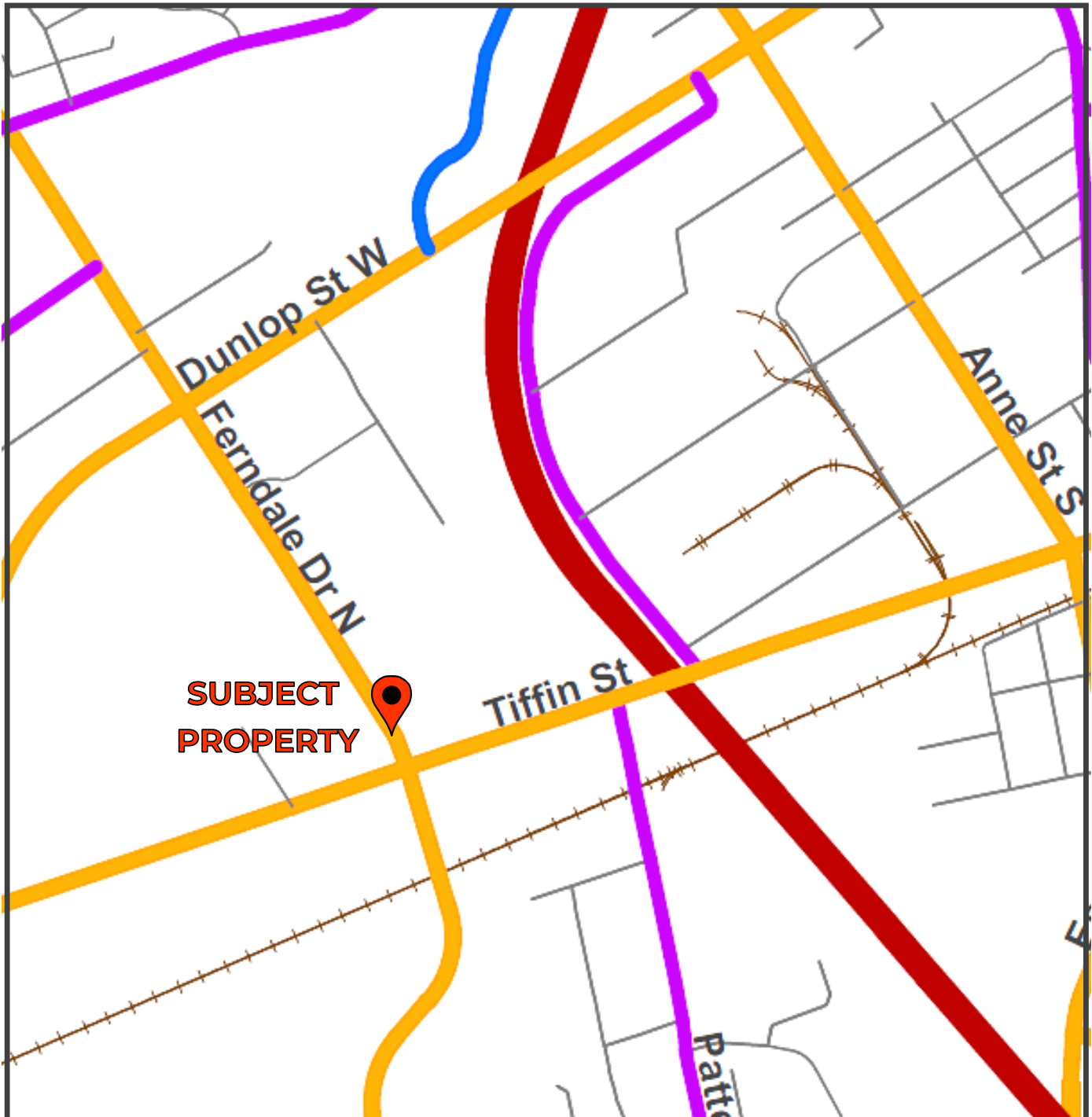
**OFFICIAL PLAN**  
**Schedule A**  
**Land Use**  
**Office Consolidation**  
**January 2018**

	Residential		Institutional		Waste Disposal Assessment Area
	City Centre		Educational Institutional		City Boundary
	General Commercial		Major Institutional		Application Before the Ontario Municipal Board (OMB)
	Community Centre Commercial		Open Space		Secondary Plan Boundary
	Regional Centre Commercial		Environmental Protection Area		Settlement Area Boundary
	Mixed Use Nodes and Corridors		Special Rural Area		
	Business Park		Water Treatment Centre		
	Highway 400 Industrial		Waste Management Facility		
	General Industrial		Future Urban		
	Restricted Industrial				



**OFFICIAL PLAN**  
**Schedule B**  
**Planning Areas**  
**Office Consolidation**  
**January 2018**





**OFFICIAL PLAN**  
**Schedule D**  
**Roads Plan**  
**Office Consolidation**  
**January 2018**

- Provincial Highway
- Arterial
- Major Collector
- Minor Collector
- Parkway
- Local
- FUTURE ARTERIAL
- Future Collector
- Railway

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Presented By



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**Bridget Duffy**  
Transaction Coordinator

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# Affiliated Associations





Member of the Canadian  
Commercial Council of Realtors



Globally recognized CCIM designee, which is the  
hallmark of expertise in Commercial Real Estate.  
President of CCIM Central Canada Chapter 2019



Member of the Toronto Real Estate Board



Barrie & District Association Member of Realtors®  
Director 2015-2017



Certified Family Enterprise Advisor™  
Qualified to work with families in estate planning



Member of Ontario Real  
Estate Association since 2004



Member of the Canadian Real  
Estate Association since 2004



Member of NAIOP Commercial Real Estate  
Development Association



Integrated member of Barrie Chamber of Commerce  
in which there are close to 900 members

# MAVEN

COMMERCIAL REAL ESTATE

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