

FOR SALE

5,000SF INDUSTRIAL BUILD-TO-SUIT
63 Kirkhill Drive
Bracebridge, ON P1L 0A1

\$1,100,000



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BROKER OF RECORD
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PROPERTY DESCRIPTION

5,000sf Industrial Build-to-Suit
63 Kirkhill Dr, Bracebridge | Bracebridge, ON P1L 0A1

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Property Description

An opportunity to own a brand new industrial building, customized and built-to-suit, just 50 minutes from Barrie. Proposed freestanding industrial facility with the opportunity to customize the office build-out to suit your business needs. 5,000sf steel construction, 2 drive-in shipping doors, 24ft ceilings, 100 amps, 3 phase power, natural gas, electricity, city sewer and water, accessed by a brand new paved road at the end of a cul-de-sac. This industrial node offers efficient logistics and transportation for businesses looking to expand or establish their operations, 3 minutes from a Hwy 11 on/off ramp.

Price is based on the proposed building being 5,000SF.

Alternative lots available

SECTION I

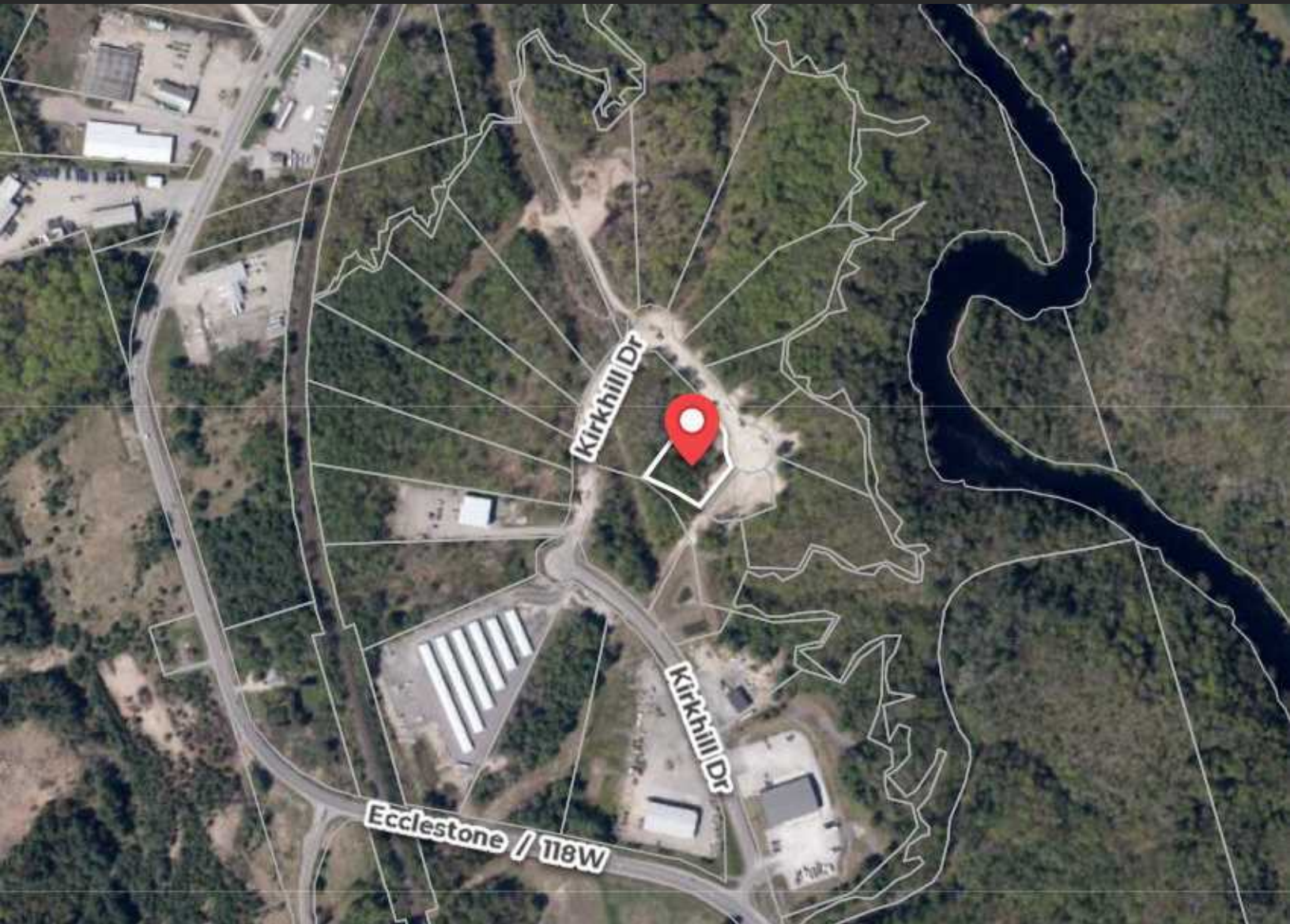
Property Details



PROPERTY DETAILS

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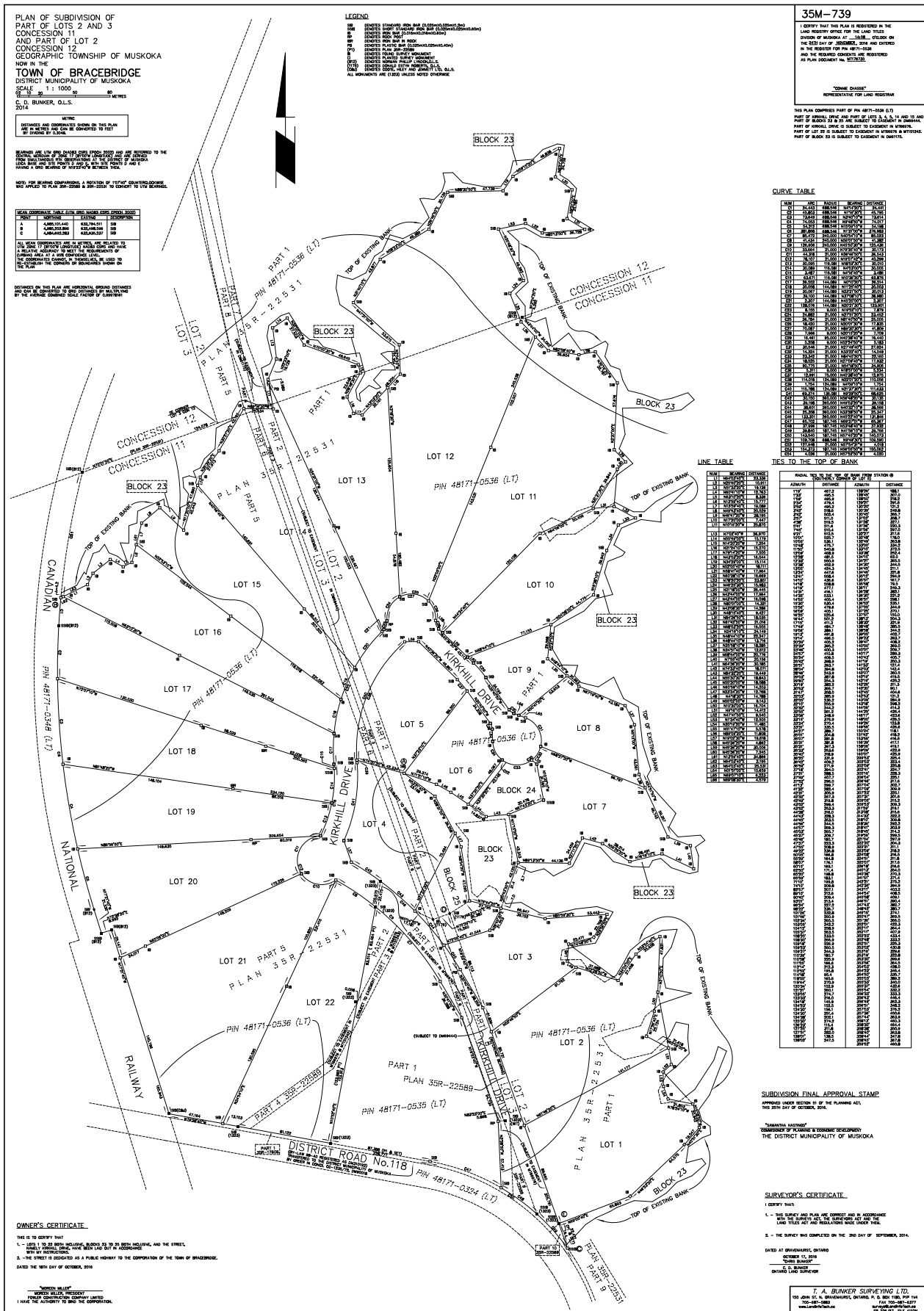
Property Details

Price: :	\$1,100,000
Lot Size:	1.015 Acres
Proposed Building:	5,000sf , 24ft ceilings, 2 x drive-in doors
Lot # on Survey:	Lot 6
Zoning:	Industrial (M1-8)
Services:	Water, Sewer, Gas, Electricity, Internet
Access:	Year Round, New Paved Road

SECTION II

Site Survey





SECTION III

Mapping

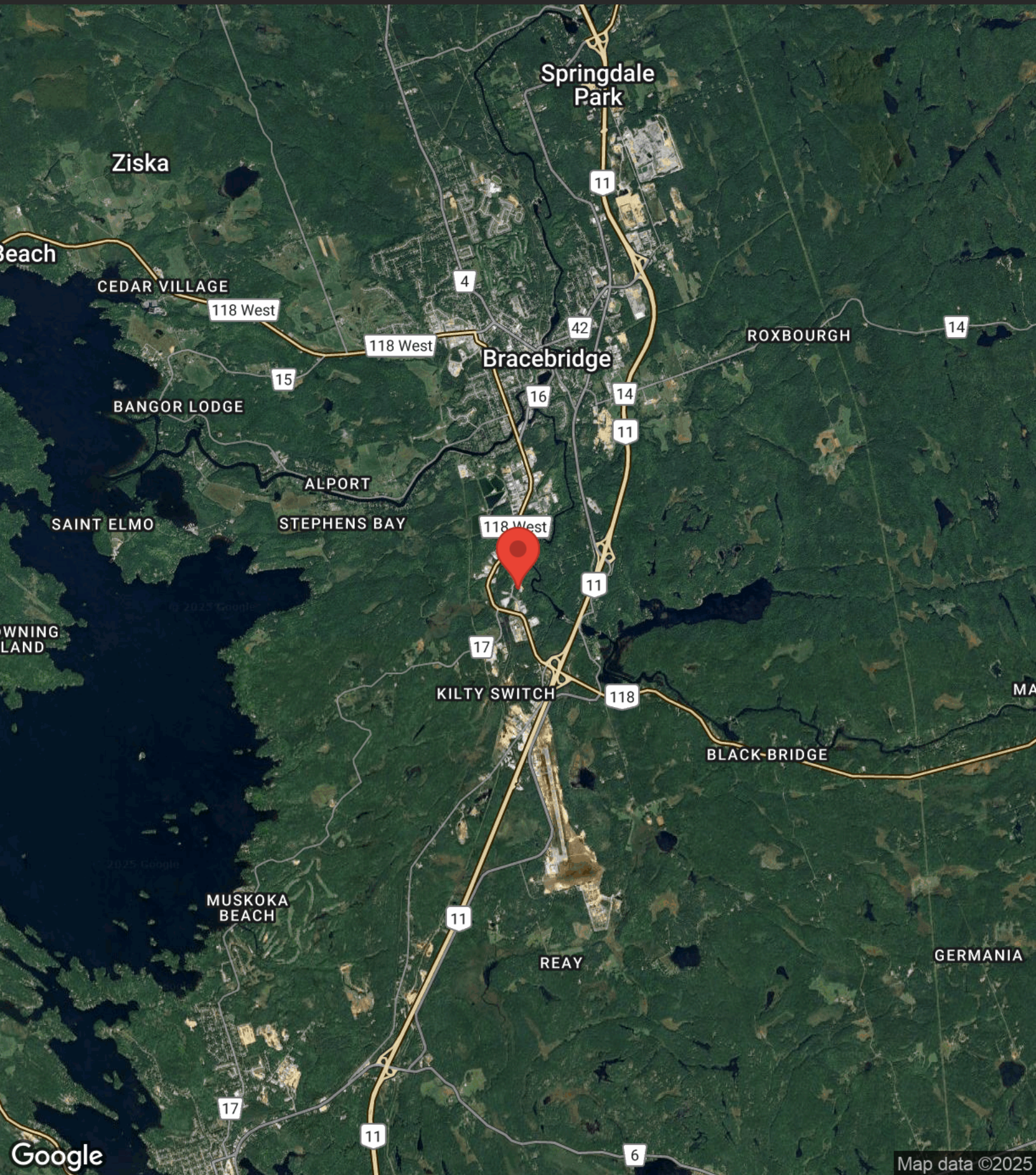


REGIONAL MAP

5,000sf Industrial Build-to-Suit

63 Kirkhill Dr, Bracebridge | Bracebridge, ON P1L 0A1

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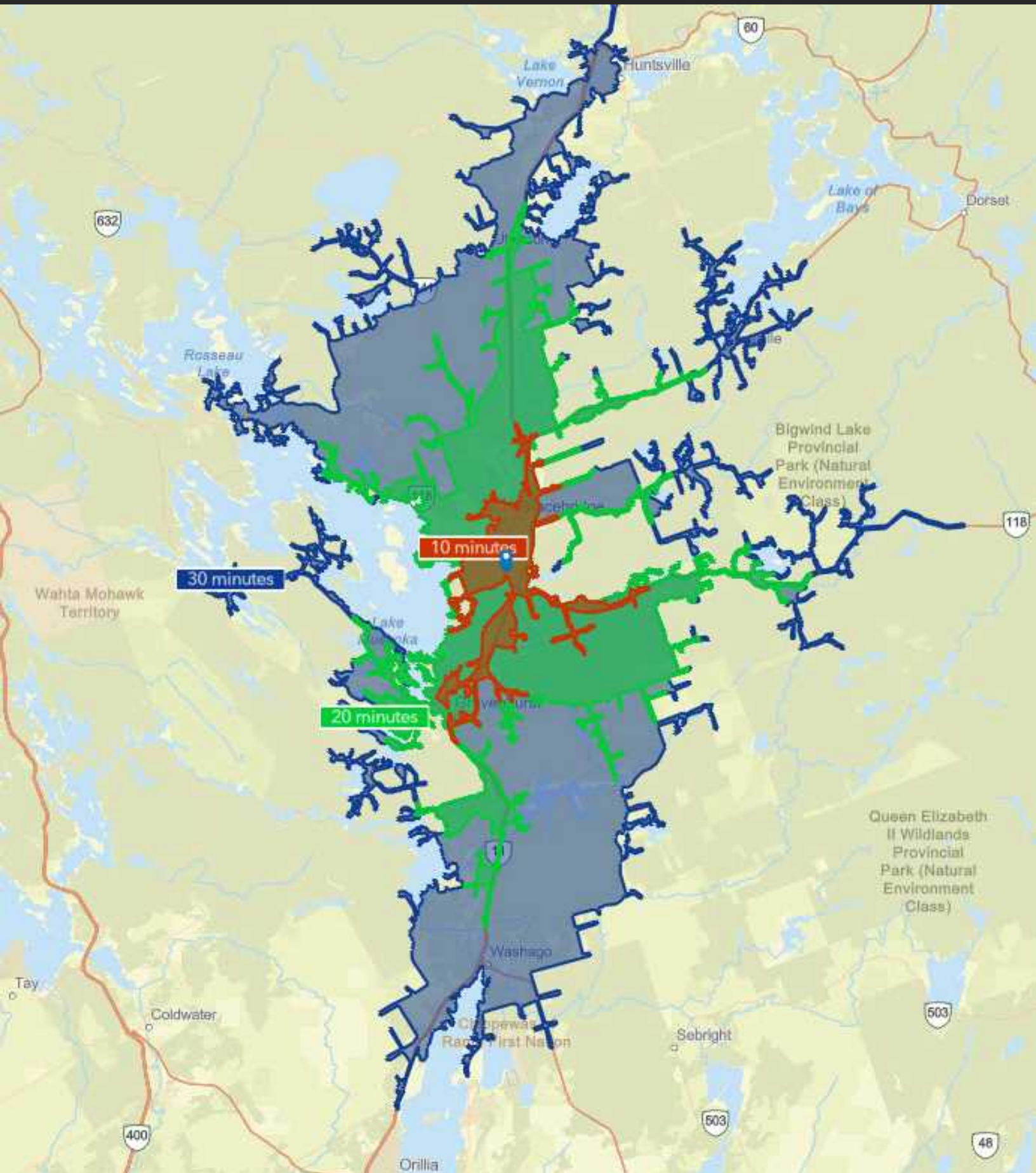
Map data ©2025

DRIVE TIMES (10,20,30 MINUTES)

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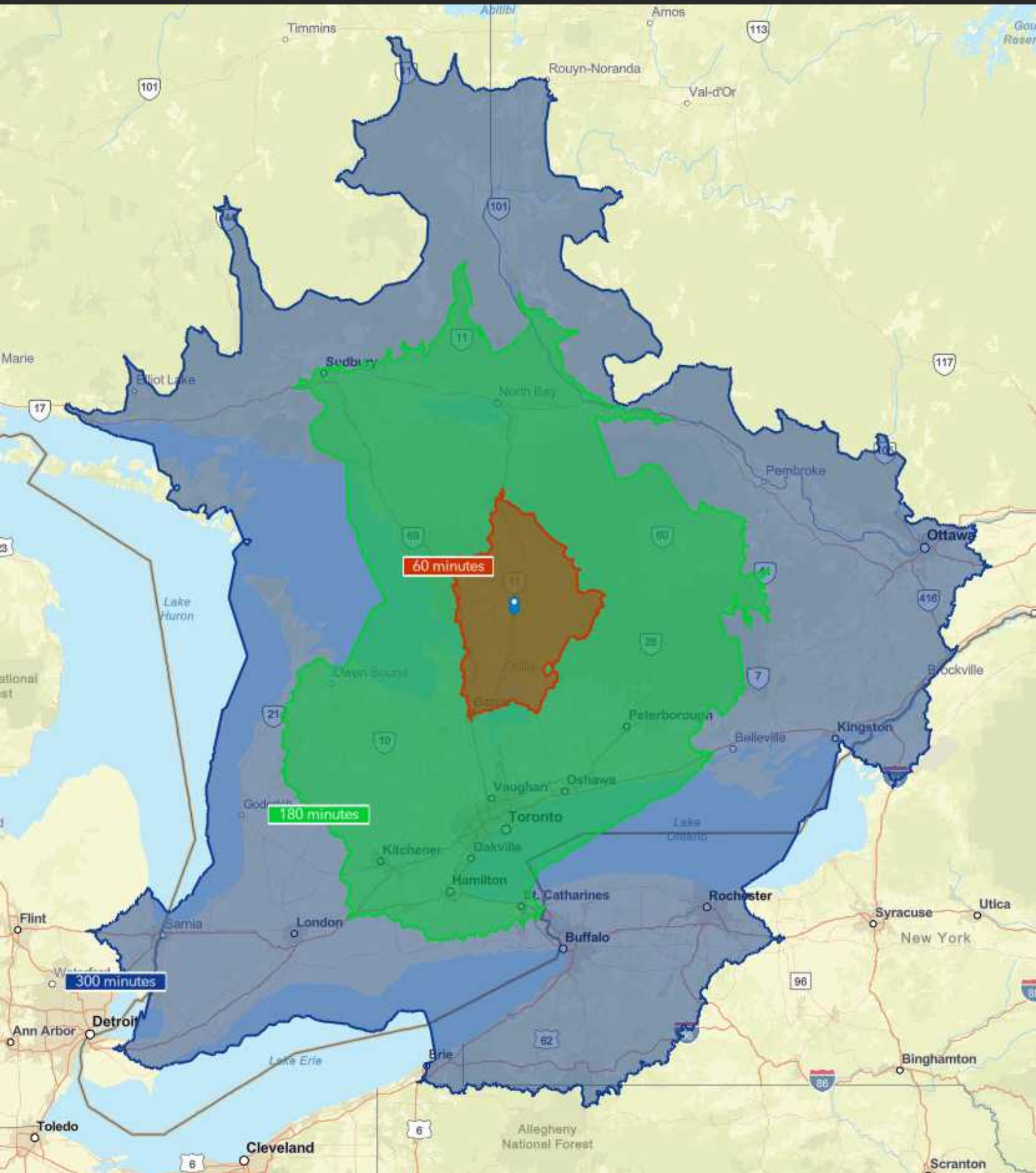


DRIVE TIMES (1, 3, 5 HOURS)

5,000sf Industrial Build-to-Suit

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SECTION IV

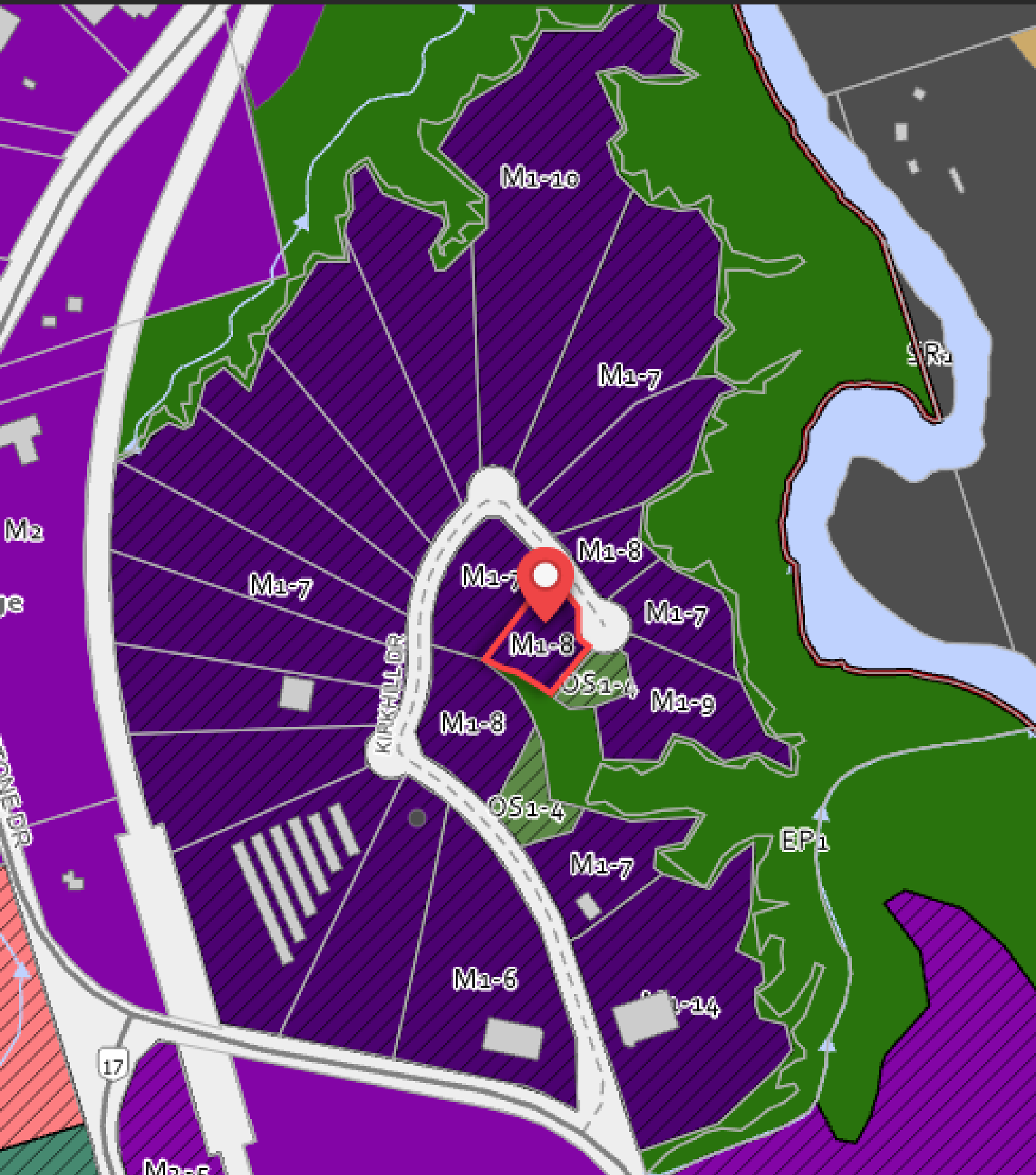
Planning



ZONING MAP

5,000sf Industrial Build-to-Suit
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3.6. INDUSTRIAL ZONES

No person shall use any land or erect, alter or use any *building* or *structure* for any *use* in the Industrial Zones except in accordance with the following:

3.6.1. The following *uses* are permitted within the Industrial Zones:

PERMITTED USE	M1 Business Park	M2 General	M3P Extractive Pit	M3Q Extractive Quarry	M4 Waste Disposal
<i>Artisan Studio</i>	• (*1)				
<i>Assembly Hall</i>	• (*1)				
<i>Audio Visual Studio</i>	•	•			
<i>Contractor's Yard</i>		•			
<i>Day Nursery</i>	•				
<i>Emergency Service Depot</i>	•				
<i>Equipment Sales And Rental</i>	•	•			
<i>Farm Implement Dealer</i>	•				
<i>Financial Services Establishment</i>	•				
<i>Fitness Centre</i>	• (*1)				
<i>Fitness Studio</i>	• (*1)				
<i>Fuel Storage Tanks</i>		•			
<i>Gravel Pit</i>			•	•	
<i>Home Improvement Centre</i>	•				
<i>Indoor Storage Facilities</i>	•	•			
<i>Light Manufacturing (*7)</i>	• (*6)	•			
<i>Manufacturing and Processing Plant (*7)</i>		•			
<i>Mobile Food Service</i>	•	•			
<i>Motor Vehicle Body Shop</i>		•			
<i>Motor Vehicle Dealership</i>	•	•			
<i>Motor Vehicle Detailing Shop</i>	• (*1)	• (*1)			
<i>Motor Vehicle Parts Establishment</i>	•	•			
<i>Motor Vehicle Rental Agency</i>	•	•			
<i>Motor Vehicle Repair Garage</i>	•	•			
<i>Office</i>	•				
<i>Outside Display and Sale</i>	• (*5)	• (*5)			
<i>Outside Storage (*4)</i>	• (*2)	• (*2)	• (*2)	• (*2)	•
<i>Passenger Transportation Depot</i>		•			
<i>Personal Service Shop</i>	• (*6)				
<i>Place of Entertainment</i>	• (*6)				
<i>Printing and Publishing Establishment</i>	•	•			
<i>Quarry</i>				•	
<i>Recreation Facilities</i>	• (*6)				
<i>Rental Agency</i>	•	•			
<i>Repair Shop</i>	•	• (*3)			
<i>Restaurant</i>	•	•			

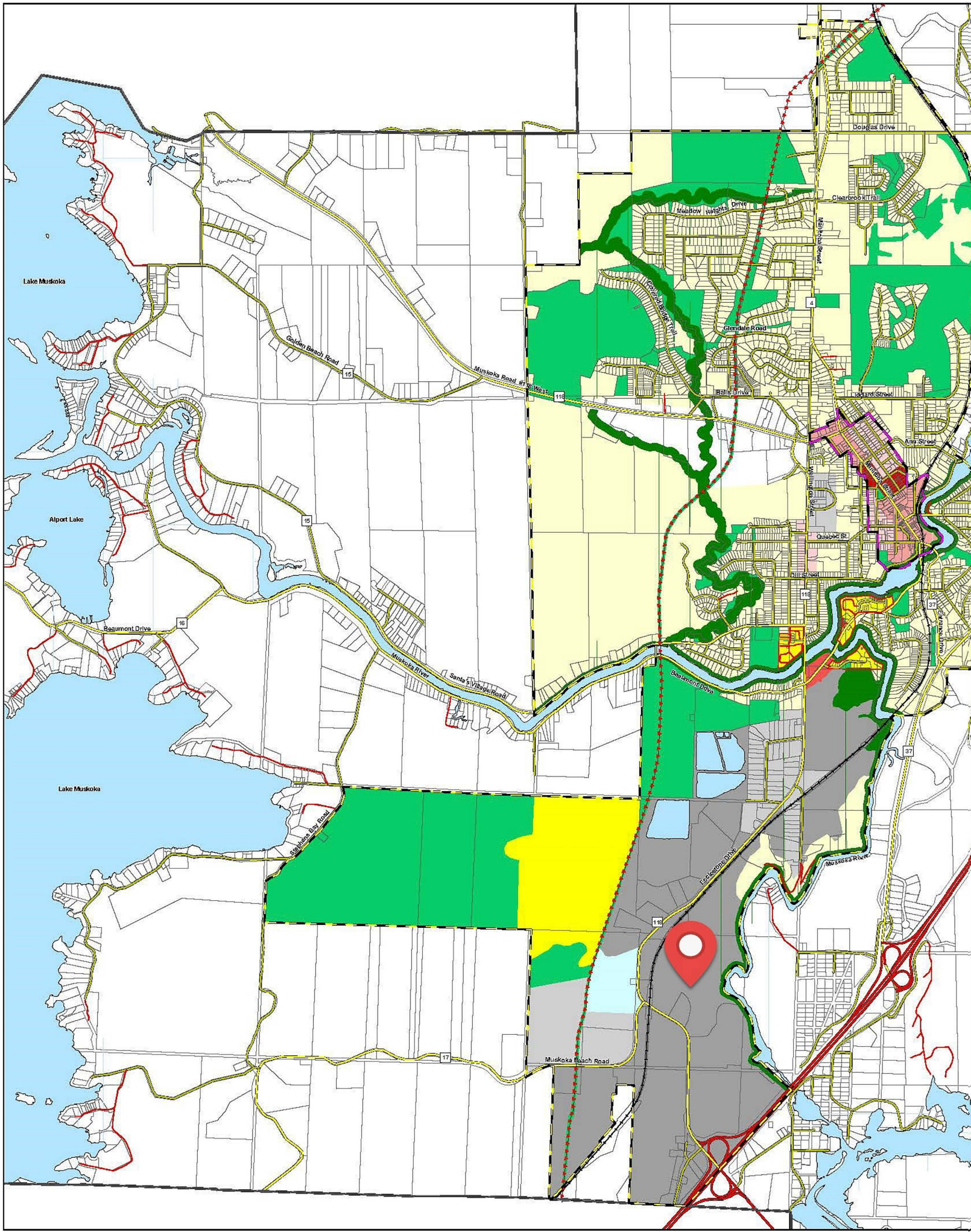
PERMITTED USES

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Special Zone	Previous Zone	Previous Zoning By-Law	Permitted Use and Provisions
M1-7	M1-5 M1-6	2011-041	Permitted uses are all those uses in the Business Park Industrial (M1) Zone and the General Industrial (M2) Zone excluding Assembly Hall, Day Nursery, Place of Entertainment, Recreational Facilities, Restaurant, and Restaurant Drive-Thru with the following provisions: 1. Where a lot line abuts an EP1 Zone, a 10 metre vegetative buffer shall be maintained in a fully natural state, with no clearing, re-grading, soil disturbance, or placement of materials or facilities, including those associate with storm water management. 2. Where a lot line abuts an EP1 Zone, a minimum setback of 20 metres will be required. 3. Where a lot line abuts a railway, a building setback of 15 metres shall be required from that lot line
M1-8	M1-5 M1-6	2011-041	Permitted uses are all those uses in the Business Park Industrial (M1) Zone and the General Industrial (M2) Zone excluding Assembly Hall, Day Nursery, Place of Entertainment, Recreational Facilities, Restaurant, and Restaurant Drive-Thru with the following provisions: 1. The minimum front yard is 7.5 metres. 2. The minimum exterior side yard is 10 metres. 3. Where a lot line abuts an EP1 Zone, a 10 metre vegetative buffer shall be maintained in a fully natural state, with no clearing, re-grading, soil disturbance, or placement of materials or facilities, including those associate with storm water management. 4. Where a lot line abuts an EP1 Zone, a minimum setback of 20 metres will be required.
M1-9	M1-5 M1-6	2011-041	Permitted uses are all those uses in the Business Park Industrial (M1) Zone and the General Industrial (M2) Zone excluding Assembly Hall, Day Nursery, Place of Entertainment, Recreational Facilities, Restaurant, and Restaurant Drive-Thru with the following provisions: 1. The minimum lot frontage is 14 metres 2. Where a lot line abuts an EP1 Zone, a 10 metre vegetative buffer shall be maintained in a fully natural state, with no clearing, re-grading, soil disturbance, or placement of materials or facilities, including those associate with storm water management. 3. Where a lot line abuts an EP1 Zone, a minimum setback of 20 metres will be required.
M1-10	M1-5 M1-6	2011-041	Permitted uses are all those uses in the Business Park Industrial (M1) Zone and the General Industrial (M2) Zone excluding Assembly Hall, Day Nursery, Place of Entertainment, Recreational Facilities, Restaurant, and Restaurant Drive-Thru with the following provisions: 1. The minimum lot frontage is 25 metres 2. Where a lot line abuts an EP1 Zone, a 10 metre vegetative buffer shall be maintained in a fully natural state, with no clearing, re-grading, soil disturbance, or placement of materials or facilities, including those associate with storm water management. 3. Where a lot line abuts an EP1 Zone, a minimum setback of 20 metres will be required.

[Click for the full Municipal Zoning By-Law's](#)



Town of Bracebridge Official Plan Schedule B Urban Centre Land Use

Legend

Land Use Designations

-  Residential
-  Multiple Residential
-  West Bracebridge Residential
-  South Bracebridge Adult Lifestyle Residential
-  District Shopping
-  Special Purpose Commercial
-  South Bracebridge Commercial
-  Wellington St. Mixed Use Area
-  Ecclestrone Drive Mixed Use Area
-  Muskoka Road #118 Special Policy
-  **Industrial**
-  Business Area
-  Open Space
-  Natural Heritage
-  **Central Business District**
 -  Downtown/Uptown
 -  Midtown
 -  Mixed Use Area

General

-  Provincial Highway
-  District Road
-  Municipal Road
-  Private Road
-  Rail Line
-  TransCanada Pipeline
-  Waterbody
-  Urban Centre Boundary
-  Municipal Boundary

0 500 1,000
meters



Data Source: Source Data has been provided by the Ministry of Natural Resources, District of Muskoka and the Town of Bracebridge

Adoption Date: APRIL 17, 2013

SECTION V

Financial Incentives





Community Improvement Plan:

Through a Community Improvement Plan (CIP), the Town of Bracebridge offers a series of financial programs available with a combination of grants and loans designed to leverage private sector investment to stimulate development and redevelopment. CIP programs provide up to 50% of the total cost of eligible projects including building, property, signage and façade improvements, energy efficiency retrofits, housing improvements, and more.

Depending on the area of the community that your business is located, you may be eligible for more than one program. Applicants may be approved for up to two programs per year.

[Click here for more information](#)



MAVEN CRE

Presented By

**STEPHANIE MAYE, CCIM, SIOR**

Broker of Record

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19 Poyntz Street, Suite 100 Barrie, ON L4M 3N8

After 21 years as a top real estate professional, and nine years specializing in Commercial and Investment Sales, I founded Maven Commercial Real Estate, recognizing that there was a lack of dedicated commercial real estate brokerage and advisory services to support the data driven decision making requirements of institutional and private capital investors who are invested in Barrie and Simcoe County.

With longstanding roots in Simcoe County dating back to the 1800s, you can imagine the breadth and depth of connections and relationships that time would allow to develop, and because of that, MAVEN is based on a foundation of loving this community and seeing it flourish through the investment, hard work and wisdom of the risk takers at large who believe in this community. We make a point of being continually involved both locally and globally to maximize every opportunity for our clients. As a cohesive team, we are stretching and growing to continually learn new ways to provide out-of-the-box strategies to help our clients experience win-win solutions every time and dig deep to back it up with real data.

We are excited at the opportunity to provide real insight and value to Commercial Real Estate stakeholders and invest our resources alongside our clients in the journey ahead!

Your **MAVEN** Team

Stephanie Maye
SIOR CCIM



Co-Founder
Broker of Record

Blair Maye



Co-Founder
Chief Operating Officer

Chelsea Burns



Licensed Assistant
to Stephanie Maye

Devyn Burgess



Research Analyst

Jakelin Vega



Marketing &
Transaction
Coordinator

Taylor Matson



Transaction
Coordinator

Rachel Kiezebrink



Client Experience
Coordinator

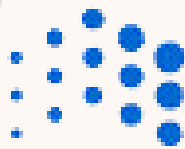
Affiliated Associations

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COMMERCIAL REAL ESTATE
BROKERAGE



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Advancing the Commercial Real Estate Profession



**Toronto Regional
Real Estate Board**

Professionals connecting people,
property and communities.



Barrie & District
Association of
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THE CANADIAN REAL ESTATE ASSOCIATION
L'ASSOCIATION CANADIENNE DE L'IMMOBILIER

OREA **Ontario Real Estate
Association**



**Real Estate
Council of Ontario**

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