



COMMERCIAL

RETAIL/OFFICE SPACE FOR LEASE

MULTIPLE - 535 BAYFIELD ST., BARRIE, ON

RATE:

\$22.00-\$35.00 PSF

Cathy Lowe

Broker of Record

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**ED
LOWE**
LIMITED BROKERAGE

PROPERTY OVERVIEW

ADDRESS	535 BAYFIELD ST., BARRIE, ON
LOCATION	BAYFIELD & HAMNER STS
TOTAL AREA	UNITS FROM 800 S.F. TO 3,000 S.F.
CEILING HEIGHT	14'
ZONING	C4
HEATING	CENTRAL HEATING/COOLING
AVAILABLE	60-90 DAYS
UTILITIES	TENANT PAYS UTILITIES

ADDITIONAL COMMENTS

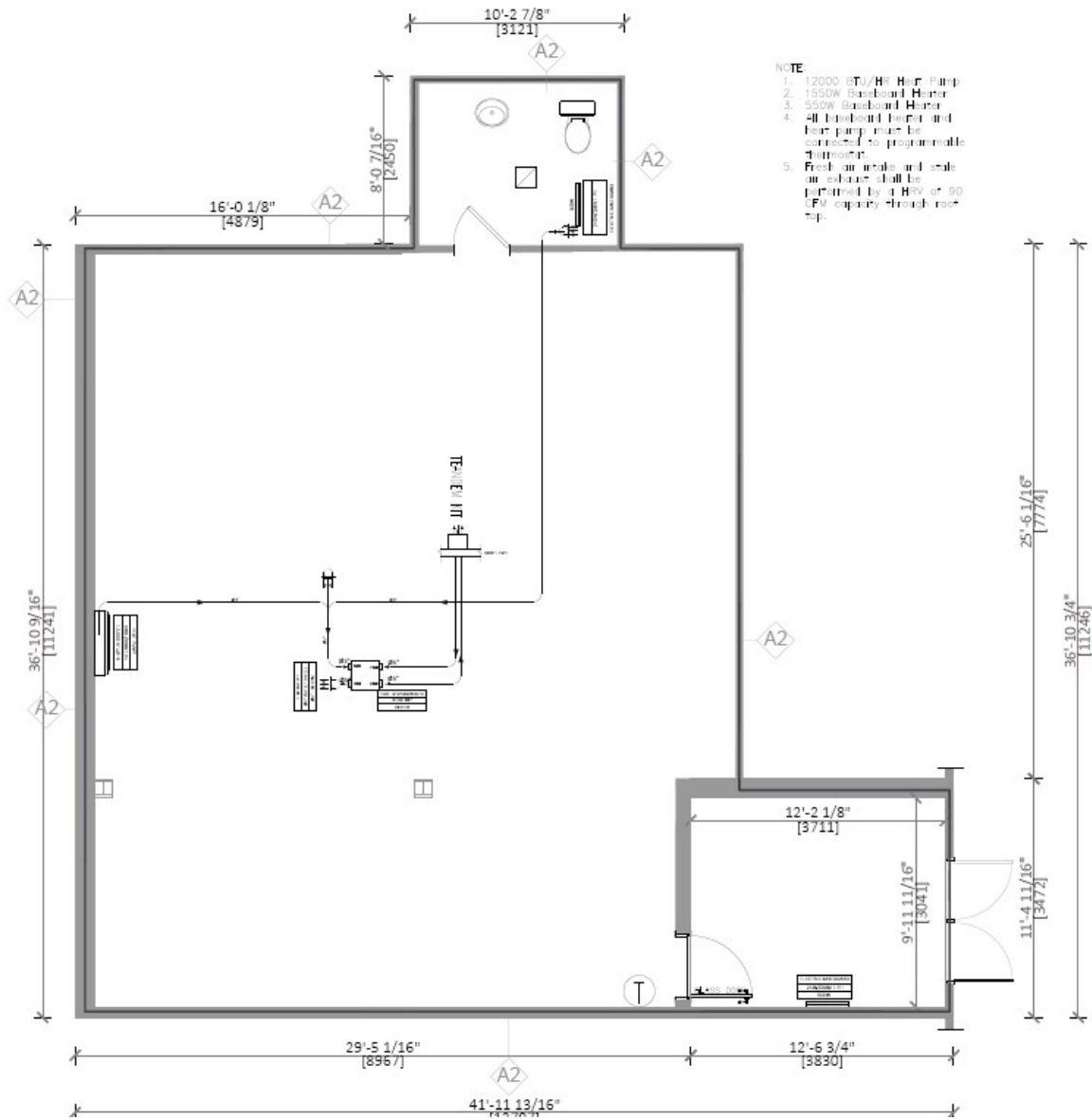
- HIGH TRAFFIC BAYFIELD STREET LOCATION PERFECT FOR ANY RETAIL/OFFICE USE
- SOME INTERIOR “MALL” SPACES HAVE COMMON ACCESS FROM THE FRONT OR SIDE ENTRANCES
- SIGNAGE AND PARKING AVAILABLE
- ADJACENT TO TIM HORTON’S WITH HUNDREDS OF DAILY TRAFFIC.
- CLOSE TO SHOPPING, RETAIL, RESTAURANTS, AND HWY 400.
- ANY NUMBER OF UNITS CAN BE COMBINED TO ACCOMMODATE TENANT NEEDS
- SPRINKLERED
- ANNUAL ESCALATIONS ON NET RENT



Units Available

UNITS	UNIT AREA*	NET RENT/S.F.	TMI/S.F.	MONTHLY RENT*
CAR LOT/OFFICE	300 S.F.	----	----	\$2,500.00
A1	874 S.F.	\$25.00	\$15.00	\$2,913.33
A2	1350 S.F.	\$25.00	\$15.00	\$4,500.00
112 (A4)	1000 S.F.	\$24.00	\$15.00	\$3,250.00
A5	800 S.F.	\$24.00	\$15.00	\$2,600.00
108	1582 S.F.	\$35.00	\$15.00	\$6,591.67
112 (A4) & A5	3,000 S.F.	\$22.00	\$15.00	\$9,250.00
112 (A4) & A5 COMBINED INCLUDES HALLWAY BETWEEN THEM *ALL SIZES ARE APPROXIMATE AND SUBJECT TO FINAL MEASUREMENTS PLUS UTILITIES, HST				

Floor Plan for A2



Zoning

C4 - COMMERCIAL

6.1 GENERAL

No person shall hereafter use any land or erect, *alter*, enlarge or use any *building* or *structure* in any Commercial Zone except in accordance with the provisions of this section and Section 4.0 of this By-law.

6.2 PERMITTED USES

6.2.1 The permitted *uses* in the Commercial Zone are listed in Table 6.2.

Table 6.2					
Uses	Zones				
	Central Area Commercial (C1)	Transition Centre Commercial (C2)	Shopping Centre Commercial (C3)	General Commercial (C4)	Convenience Commercial (C5)
Commercial Uses					
Adult Entertainment Parlour				X	
Arcade or Game Establishment			X		
Automotive Leasing Establishment				X	
Automotive Repair Establishment			X	X	
Automotive Sales Establishment				X	
Automotive Service Station	X	X	X	X	
Bake Shop	X	X	X	X	X
Bank	X	X	X	X	X
Bed and Breakfast Establishment ⁽¹⁾	X	X	X	X	X
Bingo Hall			X	X	
Building Supply Centre	X	X	X	X	
Bus Terminal	X	X		X	
Bus Transfer Station	X	X	X	X	
Car Wash			X	X	
Conference Centre	X	X		X	
Custom Workshop	X	X	X	X	
Data Processing Centre	X	X	X	X	
Drive-Through Facility			X	X	
Entertainment Establishment	X	X	X	X	
Fitness or Health Club	X	X	X	X	
Fitness or Health Club, Local					X
Florist	X	X	X	X	X
Funeral Establishment	X	X		X	
Golf Driving Range (indoor)			X	X	
Hotel, Motel	X	X		X	
Kennel in wholly enclosed building			X	X	

Zoning

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Uses	Zones				
	Central Area Commercial (C1)	Transition Centre Commercial (C2)	Shopping Centre Commercial (C3)	General Commercial (C4)	Convenience Commercial (C5)
<i>Laundry or Dry Cleaning Depot</i>	X	X	X	X	X
<i>Local Convenience Retail</i>	X	X	X	X	X
<i>Marina</i>				X	
<i>Miniature Golf (outdoor)</i>				X	
<i>Nightclub</i>	X	X		X	
<i>Nursery or Garden Supply Centre</i>	X	X	X	X	
<i>Office</i>	X	X	X	X	X
<i>Office, Medical</i>	X	X	X	X	X
<i>Outdoor Display and Sales Area</i>	X	X	X	X	
<i>Parking Lot</i>	X	X	X	X	
<i>Personal Service Store</i>	X	X	X	X	X
<i>Photography Studio</i>	X	X	X	X	
<i>Private Club</i>	X	X	X	X	
<i>Recreational Establishment</i>	X	X	X	X	
<i>Rental Store</i>	X	X	X	X	X
<i>Restaurant</i>	X	X	X	X	X
<i>Retail Store</i>	X	X	X	X	
<i>Service Store</i>	X	X	X	X	X
<i>Shopping Centre</i>	X	X	X	X	
<i>Theatre</i>	X	X	X	X	
<i>Trade Centre</i>	X	X		X	
<i>Veterinary Clinic</i>	X	X	X	X	
Institutional Uses					
<i>Arena</i>	X	X		X	
<i>Art Gallery</i>	X	X	X	X	
<i>Assembly Hall</i>	X	X	X	X	
<i>Assisted Living Facility</i>	X	X			
<i>City Hall</i>	X	X			
<i>College</i>	X	X			
<i>Commercial School</i>	X	X	X	X	
<i>Community Centre</i>	X	X	X	X	
<i>Court House</i>	X	X			
<i>Child Care</i>	X	X	X	X	X
<i>Gaol</i>	X	X			
<i>Library</i>	X	X	X	X	
<i>Museum</i>	X	X			
<i>Place of Worship</i>	X	X	X	X	
<i>Religious Institution</i>	X	X			
<i>Social Services Facility</i>	X	X	X	X	
<i>Training and Rehabilitation Centre</i>	X	X			

Zoning

C4 - COMMERCIAL

Uses	Zones				
	Central Area Commercial (C1)	Transition Centre Commercial (C2)	Shopping Centre Commercial (C3)	General Commercial (C4)	Convenience Commercial (C5)
<i>University</i>	X	X			
Residential Uses					
<i>Dwelling Unit(s) in conjunction with permitted commercial uses except defined automotive uses</i>	X	X	X	X	X
<i>Residential uses permitted in the Second Density RA2 Zone</i>	X	X	X		
<i>Group Home</i>	X	X			

(1) See 4.2.1.6 (By-law 2018-113)

6.2.2 Arcade or Game Establishment

Any *arcade or game establishment* shall be located a minimum distance of 300m from a *school*.

6.2.3 Adult Entertainment Parlour

Any *adult entertainment parlour* shall be located a minimum distance of 300m from any Residential or Institutional Zone or from any other *adult entertainment parlour*.

6.2.4 Highway 400 Commercial

Notwithstanding the Permitted Uses in Table 6.2, where a lot adjoins the right-of-way of Highway 400, only an *arena, assembly hall, bank, building supply centre, office, conference centre, data processing centre, drive through facility, entertainment establishment, hotel, medical office, motel, nursery or garden supply centre, outdoor display and sales area, recreational establishment, restaurant, retail store, shopping centre, theatre and trade centre* shall be permitted.

6.2.5 Tattoo Parlours, Body Piercing Parlours, Pawn Shops, and Payday Loan Establishments

Within the Central Area Commercial (C1) and Transition Centre Commercial (C2) Zones, no lot occupied by a tattoo parlour, body piercing parlour, pawn shop, or payday loan establishment shall be located closer than 100 m to another lot occupied by a tattoo parlour, body piercing parlour, pawn shop, or payday loan establishment. (By-law 2011-108)

6.2.6

Where nightclubs and restaurants are permitted within the City Centre Revitalization Area, the capacity of the restaurant or nightclub shall not exceed 350 persons which, for the purpose of this section, shall include any seasonal or permanent outdoor commercial patio area in association with the use, and may include any patio area located either on the subject premises or adjacent to the

Check us out online



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