



COMMERCIAL

OFFICE SPACE FOR LEASE

MULTIPLE UNITS - 136 BAYFIELD ST., BARRIE, ON

RATE:

\$15.00 PSF

Cathy Lowe

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**ED
LOWE**
LIMITED BROKERAGE

PROPERTY OVERVIEW

UNIT 104

ADDRESS 136 BAYFIELD ST., BARRIE, ON

LOCATION BAYFIELD ST SOUTH OF 400
CLOSE TO DOWNTOWN

TOTAL AREA 15,840 S.F. DIVISIBLE

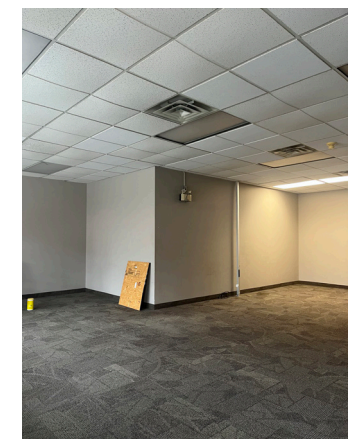
ZONING C2-1

HEATING CENTRAL HEATING/COOLING

UTILITIES INCLUDED

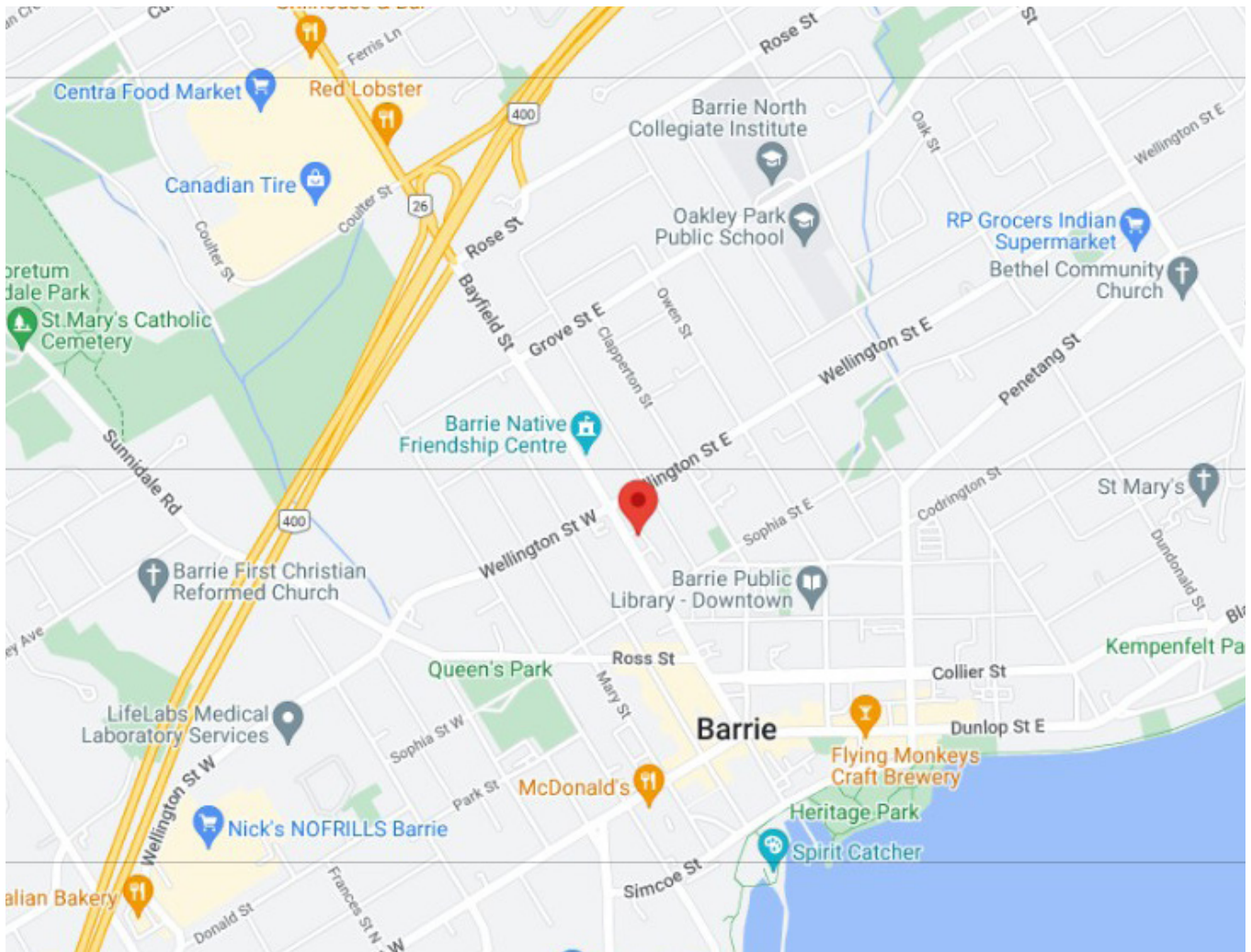
AVAILABLE IMMEDIATELY

- ADDITIONAL COMMENTS**
- . PROFESSIONALLY FINISHED OFFICE SPACE AVAILABLE
 - . CENTRALLY LOCATED ON HIGH TRAFFIC BAYFIELD STREET
 - . LOTS OF WINDOWS WITH GREAT VIEWS
 - . COMMON AREA WASHROOMS
 - . ELEVATORS
 - . HIGH TRAFFIC AREA
 - . ON SITE PARKING AVAILABLE
 - . CLOSE TO SHOPPING, RETAIL, RESTAURANTS, DOWNTOWN, LAKESHORE AND HWY 400
 - . ON BUS ROUTE
 - . YEARLY ESCALATIONS



Units Available

UNITS	UNIT AREA	NET RENT/S.F.	TMI/UTIL	MONTHLY RENT
108	493 S.F.	\$15.00	INCL	\$616.25
104	834 S.F.	\$15.00	INCL	\$1,042.50
200B	1,812 S.F.	\$15.00	INCL	\$2,265.00
106	2,200 S.F.	\$15.00	INCL	\$2,750.00
203	2,621 S.F.	\$15.00	INCL	\$3,276.25
201	6,236 S.F.	\$15.00	INCL	\$7,795.00
200	6,976 S.F.	\$15.00	INCL	\$8,720.00
2ND FLOOR	15,840 S.F.	\$15.00	INCL	\$19,800.00



All information furnished regarding property for sale rent or financing is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof, and same is submitted, subject of errors, omissions, change of price prior to sale, leasing or financing or withdrawn without notice.



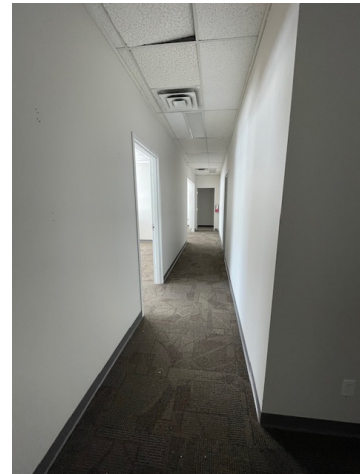
UNIT 106



UNIT 108



1st Floor Hallway



2nd Floor common area



UNIT 200



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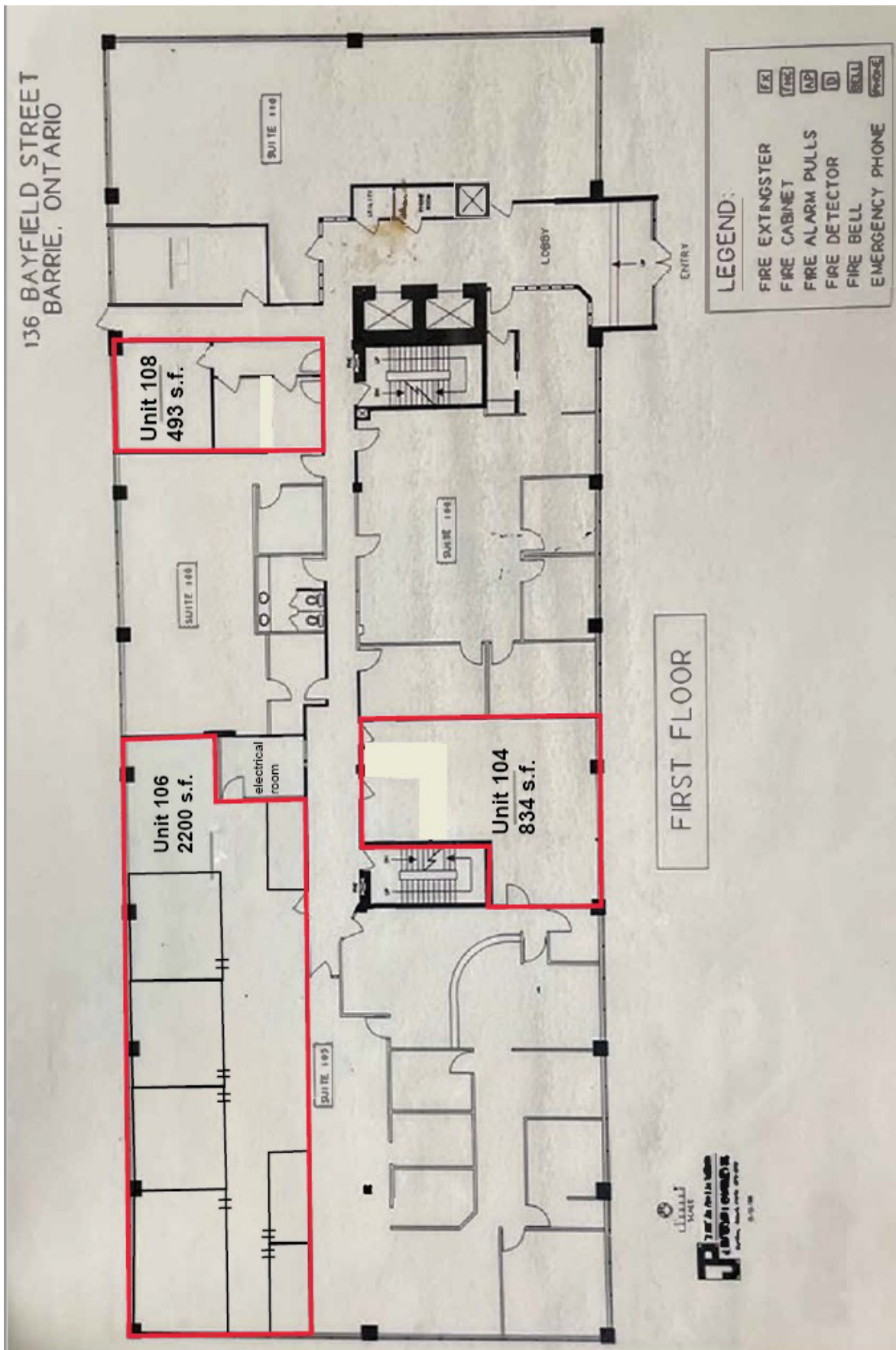
UNIT 201



UNIT 203

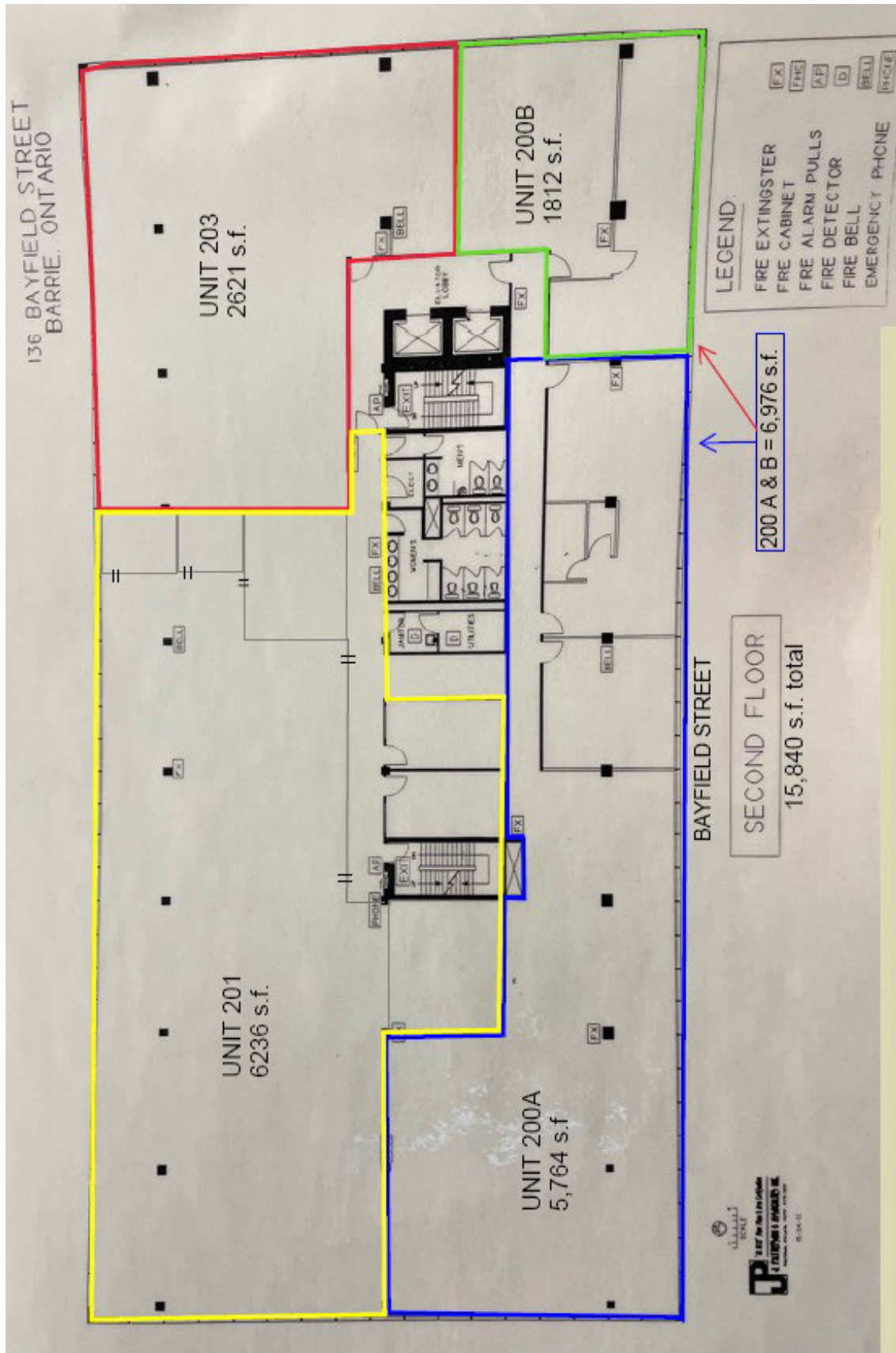


1st Floor Layout



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2nd Floor Layout



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Zoning

C2 - 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

C2 - COMMERCIAL

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

Zoning

C2 - 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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