



For Sale: Self Storage Facility – Investment Opportunity

1063 Snow Valley Road,

Barrie, Ontario

**Lennard:**

# The Property

1063 Snow Valley Road is located in Springwater, adjacent to the busy commercial district on Bayfield Street in Barrie.

A new municipal facility is being built across the road, including a Recreation Centre, Arena, Library, and Fire & EMS stations.

There are existing mature neighbourhoods housing 12,135 residents within 5 km, and the property is located in the centre of the Midhurst Secondary Plan which has been approved for 20,000 new residents. The first of 9,000 new homes are being developed in a subdivision to the west on Snow Valley Road.


 Address  
1063 Snow Valley Road, Barrie, ON

 Major Intersection  
Snow Valley Road & Bayfield Street N

 Zoning  
MO - General Industrial with Outside Storage

## Property Highlights

- **Market Rents:**  
2026 Market rents across all units + 50 outdoor spaces.
- **Expansion Potential:**  
Approved area for additional storage pods
- **4 Acres Undeveloped:**  
Significant value-add land.
- **Strong In-Place Income:**  
~\$268K net income.

 Sale Price  
\$6,850,000

 Lot Size  
7.83 acres

 Possession  
Immediate

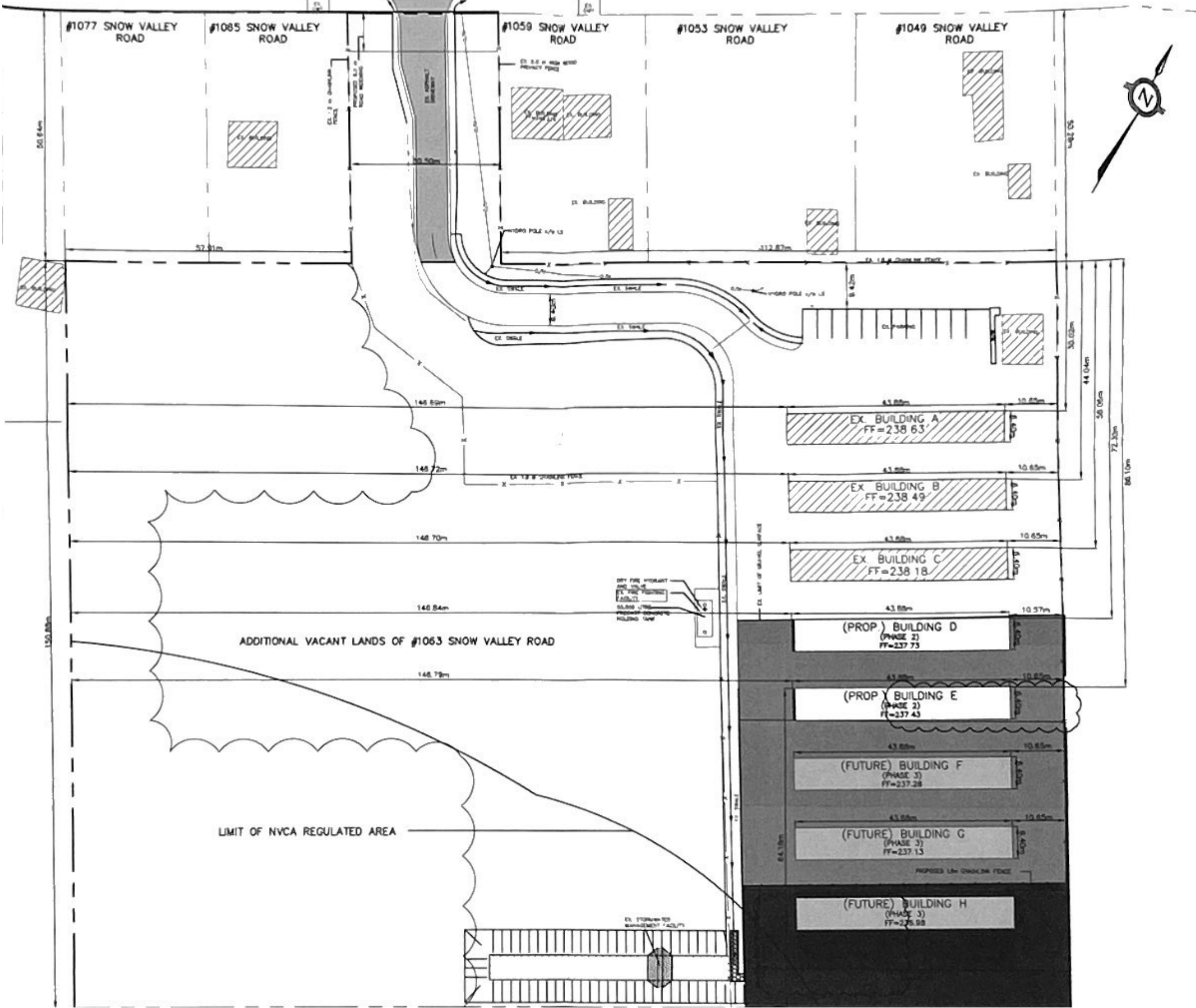
## Unit Mix & Rent Overview

Type	Size	Area	# Units	Total Area	Current Rate / Month	Monthly Gross Income	Annual Gross Income
Drive-Up	5' x 10'	50 SF	20	1,000 SF	\$120	\$2,400	\$28,800
Drive-Up	10' x 10'	100 SF	70	7,000 SF	\$165	\$11,550	\$138,600
Drive-Up	10' x 20'	200 SF	30	6,000 SF	\$275	\$8,250	\$99,000
Outdoor Parking	Single		50		\$110	\$5,500	\$66,000
				<b>14,000 SF</b>			<b>\$332,400</b>



**4 acres Undeveloped  
(Zoned Outside Storage)**

# Site Plan



# Local Amenities

To downtown Barrie  
**15 min | 7 km**

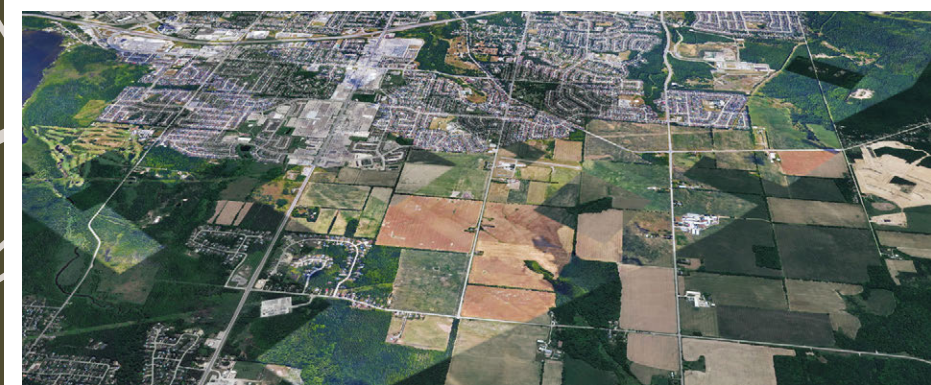
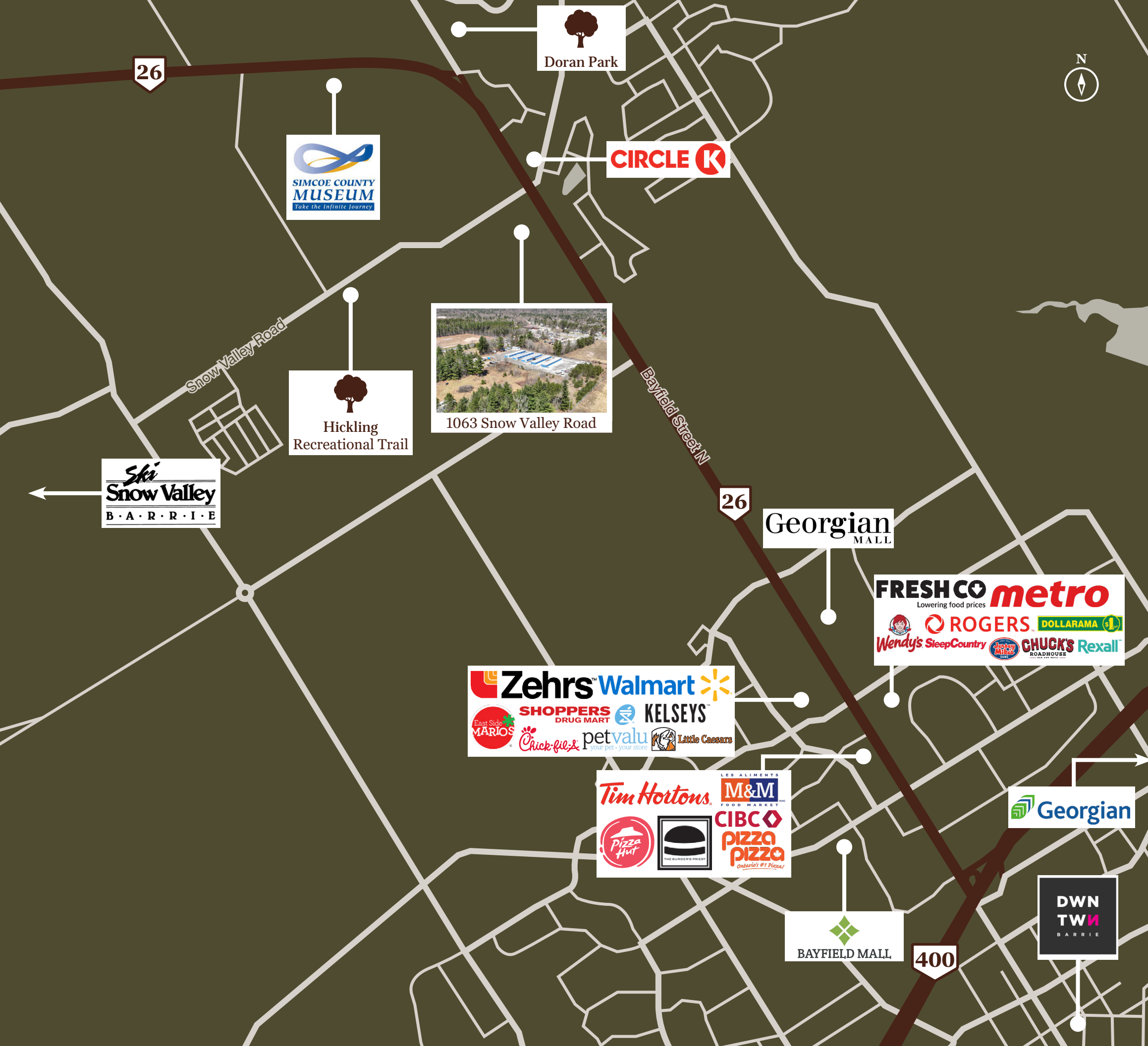
To downtown Orillia  
**40 min | 40 km**

To downtown Toronto  
**1 hr 43 min | 119 km**

## What's Near By

Amenities in the area include shopping centers such as the Georgian Mall & Bayfield Mall, which offers a variety of stores and services, including grocery stores, restaurants, and specialty shops. There are also several parks and natural areas nearby, such as Doran Park, which offer opportunities for outdoor recreation and exploration.

Traveling from this intersection is convenient, as Bayfield Street is a major north-south artery that connects the area to other parts of the city, including the downtown core, as well as to major highways such as Highway 400. The Barrie Transit bus service also runs along Bayfield Street, providing easy access to public transportation for those who need it.



Highway 400

Bayfield Street



1063 Snow Valley Road

New Community Under Development

Snow Valley Road



# Gallery



# Financial Overview

Bayfield Storage Corp. • Profit & Loss • September 2024 through August 2025

Ordinary Income/Expense	Sep 24	Oct 24	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Total
<b>Income</b>													
Bailf Fee	0.00	0.00	0.00	0.00	45.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.00
Inventory Sales	120.00	30.00	105.00	35.00	75.00	0.00	65.00	130.00	50.00	85.00	85.00	55.00	835.00
Late Fee	45.00	60.00	20.00	25.00	10.50	0.00	852.50	5.00	15.00	0.00	25.00	5.00	1,063.00
NSF Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rent	23,270.37	23,075.00	23,473.91	22,812.78	23,179.66	23,225.00	23,236.42	23,920.80	23,615.00	23,362.91	24,005.00	23,776.78	280,953.63
<b>Total Income</b>	<b>23,435.37</b>	<b>23,165.00</b>	<b>23,598.91</b>	<b>22,872.78</b>	<b>23,310.16</b>	<b>23,225.00</b>	<b>24,153.92</b>	<b>24,055.80</b>	<b>23,680.00</b>	<b>23,447.91</b>	<b>24,115.00</b>	<b>23,836.78</b>	<b>282,896.63</b>
<b>Gross Profit</b>	<b>23,435.37</b>	<b>23,165.00</b>	<b>23,598.91</b>	<b>22,872.78</b>	<b>23,310.16</b>	<b>23,225.00</b>	<b>24,153.92</b>	<b>24,055.80</b>	<b>23,680.00</b>	<b>23,447.91</b>	<b>24,115.00</b>	<b>23,836.78</b>	<b>282,896.63</b>
<b>Gross Profit (June 2026)</b>													<b>332,400.00</b>
<b>Expense</b>													
Contractor	2,000.00	2,000.00	2,000.00	4,500.00	2,000.00	2,000.00	2,300.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	26,800.00
Property Maintenance	630.69	0.00	710.08	0.00	200.00	540.00	571.20	1,480.00	884.96	2,442.62	0.00	0.00	7,459.55
Internet Expenses	89.99	89.99	89.99	89.99	89.99	89.99	114.73	109.99	109.99	109.99	109.99	109.99	1,204.62
Insurance Expense	0.00	4,775.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,775.76
Repairs and Maintenance	125.00	0.00	0.00	0.00	0.00	0.00	187.50	0.00	0.00	540.00	0.00	0.00	852.50
Snow Removal Expense	0.00	0.00	1,308.62	1,308.62	1,788.62	1,308.62	1,308.62	0.00	0.00	0.00	0.00	0.00	7,023.10
Taxes - Property	3,388.00	0.00	0.00	0.00	0.00	3,351.84	0.00	3,351.00	0.00	0.00	3,503.57	0.00	13,594.41
Utilities	83.47	90.70	91.79	121.50	293.33	394.29	496.71	373.90	194.74	107.57	95.64	86.19	2,429.83
<b>Total Expenses</b>	<b>6,317.15</b>	<b>6,956.45</b>	<b>4,200.48</b>	<b>6,020.11</b>	<b>4,371.94</b>	<b>7,684.74</b>	<b>4,978.76</b>	<b>7,314.89</b>	<b>3,189.69</b>	<b>5,200.18</b>	<b>5,709.20</b>	<b>2,196.18</b>	<b>64,139.77</b>
<b>Net Income</b>													<b>218,756.86</b>
<b>Net Income (June 2026)</b>													<b>268,260.23</b>



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