



COMMERCIAL

BUILDING/BUSINESS ASSETS FOR SALE

428 DUNLOP ST., W, BARRIE

PRICE:

\$4,500,000.00

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**ED
LOWE**
LIMITED BROKERAGE

PROPERTY OVERVIEW

ADDRESS	428 DUNLOP ST W., BARRIE
LOCATION	FERNDALE DR N & DUNLOP ST W
TOTAL AREA	0.952 ACRE PARCEL (41,451.78 SF)
BUILDING SIZE	7,000 SF
LOT SIZE	132' F X 314.13' D
LEGAL DESCRIPTION	PCL 3-1 SEC 51M199; LT3 PL 51M199; S.T LT52448 BARRIE
ZONING	C4
HEATING	CENTRAL HEATING/COOLING
POWER	2 SERVICES, BOTH 240V, 400 AMP, 3 PHASE 4 WIRE
AVAILABILITY	TBD
TAXES	\$30,540.52 ANNUAL 2026
COMMENTS	. EXCEPTIONAL COMMERCIAL INVESTMENT & BUSINESS OPPORTUNITY . RARE OPPORTUNITY TO ACQUIRE A FULLY OPERATIONAL ENTERTAINMENT AND HOSPITALITY PROPERTY IN BARRIE, INCLUDING BOTH THE REAL ESTATE AND BUSINESS ASSETS. . THIS ESTABLISHED OPERATION OCCUPIES APPROXIMATELY 7,000 SQUARE FEET ON A 0.952-ACRE SITE AND OFFERS SIGNIFICANT REDEVELOPMENT, EXPANSION, OR CONTINUED OPERATING POTENTIAL UNDER FLEXIBLE C4 ZONING. . THE PROPERTY FEATURES AMPLE ON-SITE PARKING FOR APPROXIMATELY 79 VEHICLES . FULLY SERVICED WITH MUNICIPAL WATER, SEWER, AND NATURAL GAS. . RECENT CAPITAL IMPROVEMENTS INCLUDE A NEW ROOF INSTALLED IN AUGUST 2025 AND NEW OR RECENTLY SERVICED HVAC UNITS.

CONT'D

- . CURRENTLY LICENSED FOR A TOTAL OCCUPANCY OF 308 PERSONS, INCLUDING AN OUTDOOR PATIO ACCOMMODATING UP TO 70 PATRONS.
- . THE PROPERTY BENEFITS FROM MULTIPLE BUSINESS LICENSES IN GOOD STANDING, INCLUDING LIQUOR LICENCE AND ADULT ENTERTAINMENT ESTABLISHMENT (CLASS A), RECREATIONAL ESTABLISHMENT, AND RESTAURANT/TAVERN LICENSES.
- . IMPORTANT NOTICE - ALL PURCHASERS ARE RESPONSIBLE FOR CONDUCTING THEIR OWN DUE DILIGENCE REGARDING THE TRANSFERABILITY AND/OR ISSUANCE OF LIQUOR AND BUSINESS LICENSES.

PROPERTY HIGHLIGHTS

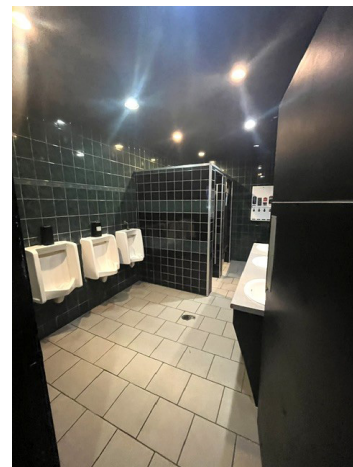
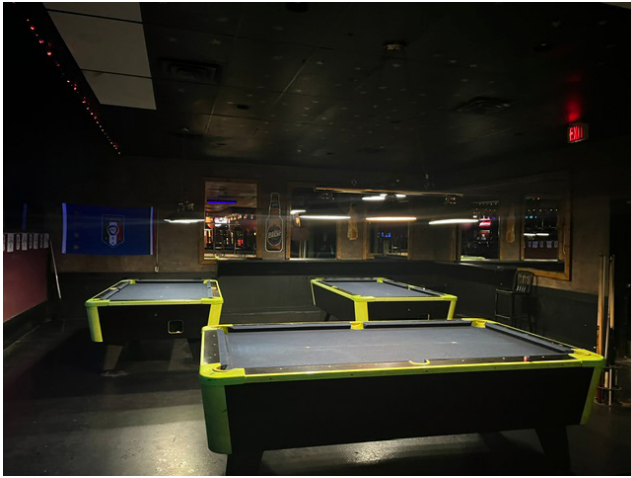
- . BARRIE'S ONLY ADULT ENTERTAINMENT LOUNGE
- . APPROXIMATELY 7,000 SF BUILDING SITUATED ON 0.952 ACRES
- . PARKING FOR APPROXIMATELY 79 VEHICLES
- . NEW ROOF INSTALLED AUGUST 2025
- . MUNICIPAL WATER, SEWER, AND NATURAL GAS SERVICES
- . LICENSED OCCUPANCY FOR 308 PERSONS, INCLUDING 70-PERSON OUTDOOR PATIO
- . BUSINESS ASSETS INCLUDED IN SALE

PERMITTED USES INCLUDE:

- . ADULT ENTERTAINMENT PARLOUR
- . NIGHTCLUB
- . RESTAURANT AND DRIVE-THRU
- . RETAIL AND SERVICE COMMERCIAL USES
- . VETERINARY CLINIC
- . MEDICAL AND PERSONAL SERVICE OFFICES
- . CHILD CARE FACILITY
- . ASSEMBLY HALL
- . FITNESS OR HEALTH CLUB
- . CAR WASH
- . AUTOMOTIVE SERVICE, SALES AND REPAIR ESTABLISHMENT

FINANCIAL INFORMATION

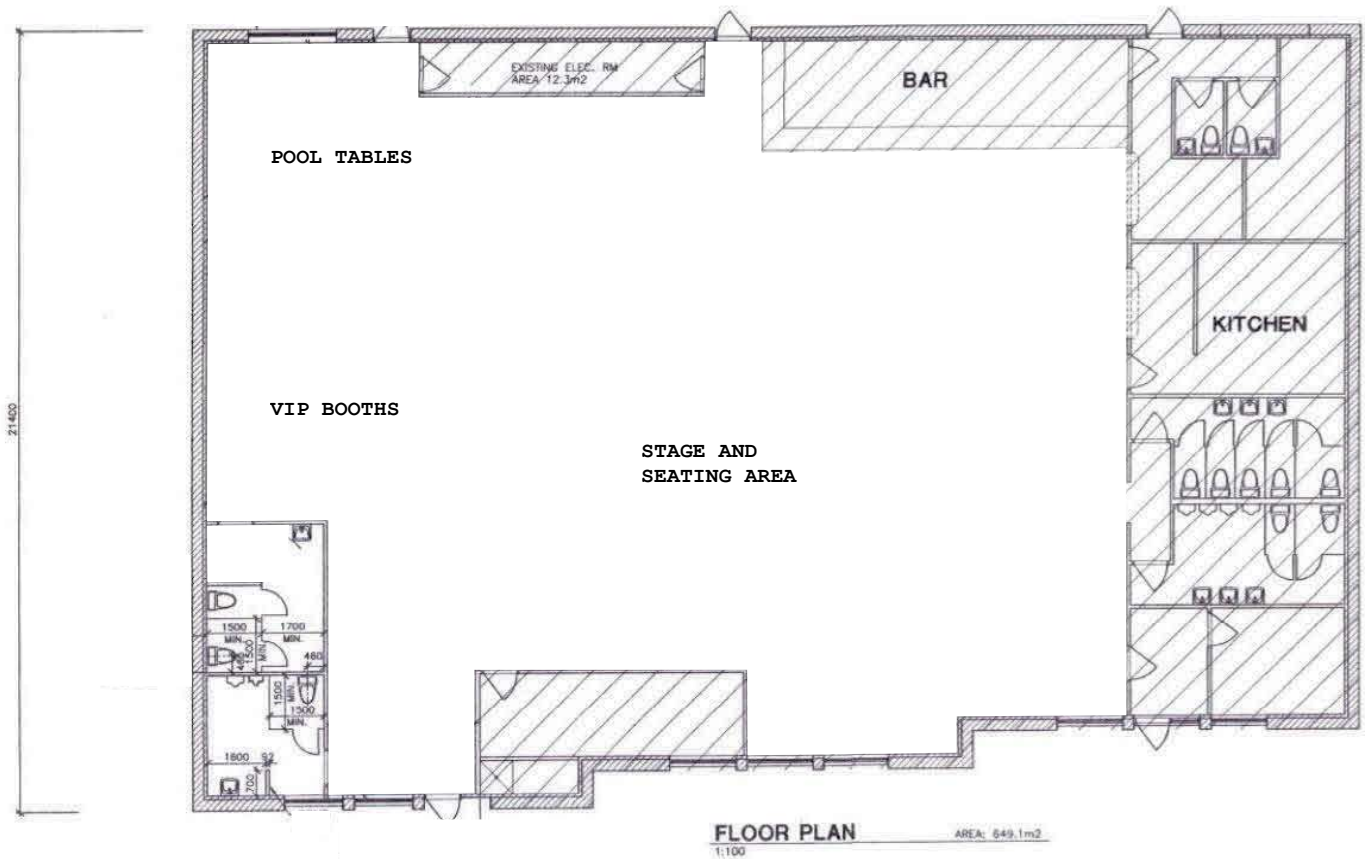
- . SUMMARY FINANCIAL STATEMENTS FOR THE PREVIOUS FOUR YEARS ARE AVAILABLE TO QUALIFIED PURCHASERS UPON EXECUTION OF A CONFIDENTIALITY AGREEMENT. DETAILED FINANCIAL INFORMATION WILL BE PROVIDED FOLLOWING ACCEPTANCE OF AN OFFER.



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.

Floor Plan

CROSSOVERS ENTERTAINMENT LOUNGE FLOOR PLAN



Floor Plan Details are Approximate

Area Maps



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Zoning Map



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

C4 - COMMERCIAL

Table 6.2					
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

C4 - COMMERCIAL

Table 6.2					
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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