

RETAIL SPACE FOR LEASE

ADDRESS: 250 Innisfil Street, Unit 5, Barrie, L4P 0A9

UNIT DESCRIPTION: Unit 5: 1,140 sq. ft. or Unit 4: 1,250 sq.ft

RENTAL RATE: \$11.95 / Sq. Ft. / year, entirely net (\$15,592 / year)

TMI (estimated): \$3.25 / Sq. Ft.

TOTAL RENT AND TMI: \$15.20 / Sq. Ft.

RENTAL TERM: 5 Years or more

EXTRAS: This is a jewel of a property, in top condition. Each of the six units has its own HVAC unit, and has separate 600 volt, 200 amp meters and is zoned Commercial -C4. It is very well insulated: The 10" concrete, plus 6" insulation, walls guarantee very low HVAC costs.

TRANSPORTATION: South West corner of Tiffin Street and Innisfil Street with a traffic exposure of approximately 15,000 Vehicles travelling on Tiffin Street only. Three minutes to HWY 400 and Essa Road interchange.

REMARKS: The plaza is also for sale: \$1,080,000 for 8,640 sq.ft. (or \$125 / sq.ft) with vacancies guaranteed.



