



Property Market Summary

**Commercial & Industrial Properties
For Lease and For Sale**



July 2017

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City of ORILLIA
 INCORPORATED 1864
Street Index Map
 Public Works Department 2016

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Mar 24, 2016 9:08am

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UNITS FOR LEASE

DOWNTOWN CIP AREA - FOR LEASE*

Current Availability	Price Range Per Sqft.		Avg. Price Per Sqft.	Price Range Per Month		Avg. Price Per Month	Avg. Range TMI/CAM/MIT		Avg. Price TMI/CAM/MIT
	Minimum	Maximum		Minimum	Maximum		Minimum	Maximum	
22	\$5.00	\$52.17	\$14.69	\$500.00	\$5,966.50	\$2,025.82	\$1.50	\$10.00	\$6.78

OTHER COMMERCIAL - FOR LEASE

Current Availability	Price Range Per Sqft.		Avg. Price Per Sqft.	Price Range Per Month		Avg. Price Per Month	Avg. Range TMI/CAM/MIT		Avg. Price TMI/CAM/MIT
	Minimum	Maximum		Minimum	Maximum		Minimum	Maximum	
20	\$9.40	\$18.00	\$12.78	\$649.17	\$13,660.83	\$2,735.59	\$7.00	\$11.00	\$9.47

INDUSTRIAL - FOR LEASE

Currently Available	Price Range Per Sqft.		Avg. Price Per Sqft.	Price Range Per Month		Avg. Price Per Month	Avg. Range TMI/CAM/MIT		Avg. Price TMI/CAM/MIT
	Minimum	Maximum		Minimum	Maximum		Minimum	Maximum	
1	\$5.95	\$5.95	\$5.95	\$620.29	\$620.29	\$620.29	\$3.00	\$3.00	\$3.00

BUILDINGS FOR SALE

DOWNTOWN BUILDINGS CIP AREA - FOR SALE*

Current Availability	Price Range		Avg. Listing Price	Avg. Price per Sqft.
	Minimum	Maximum		
5	\$896,786.00	\$2,900,000.00	\$1,536,421.50	\$210.39

OTHER COMMERCIAL BUILDINGS - FOR SALE

Current Availability	Price Range		Avg. Listing Price	Avg. Price per Sqft.
	Minimum	Maximum		
6	\$319,000.00	\$1,265,000.00	\$688,133.33	\$183.62

INDUSTRIAL BUILDINGS - FOR SALE

Currently Available	Price Range		Avg. Listing Price	Avg. Price per Sqft.
	Minimum	Maximum		
0				

LAND FOR SALE

DOWNTOWN LAND CIP AREA- FOR SALE*

Current Availability	Price Range		Avg. Listing Price	Avg. Price per Acre.
	Minimum	Maximum		
5	\$1,475,000.00	\$2,336,800.00	\$762,360.00	\$161,292.71

OTHER COMMERCIAL LAND - FOR SALE

Current Availability	Price Range		Avg. Listing Price	Avg. Price per Acre
	Minimum	Maximum		
7	\$89,000.00	\$1,300,000.00	\$784,500.00	\$356,790.03

INDUSTRIAL LAND - FOR SALE

Currently Available	Price Range		Avg. Listing Price	Avg. Price per Acre
	Minimum	Maximum		
0				

BUSINESSES FOR SALE

Current Availability	Price Range		Avg. Listing Price
	Minimum	Maximum	
7	\$38,880.00	\$559,000.00	\$147,368.57

*All data sets for "Downtown" have been expanded to encompass the full area of Schedule "B" - Downtown Area of the City of Orillia Official Plan, and to better identify properties within the new Downtown Tomorrow Community Improvement Plan Grant area. Prior to this publication "Downtown" was limited to the boundaries of the BIA and Historic Main Street designation.

Source: The information above is intended to provide a real time snapshot of local property market prices using information collected from a number of sources including Realtor.ca. Averages above are calculated using the sale and lease rates contained in this document only and will change with the current number of properties available and their listed prices. Quarterly statistics are retained for historical comparisons.

COMMERCIAL & INDUSTRIAL REAL ESTATE MARKET: AVERAGE PURCHASE PRICE (ANNUAL)

2014	2015	2016	2017 (Q2)*	Change %
\$486,821.00	\$375,390.00	\$269,000.00	\$730,000.00	171.4

Source: *MHOLAR

Q1 of 2017 saw an average of \$332,714. The increase of almost 50% is due to a number of large COM/IND being sold in Q2

RESIDENTIAL HOUSING RENTAL MARKET: AVERAGE RENTAL RATES (ANNUAL)

	2013	2014	2015	2016 (Q4)	Vacancy Rate %
Bachelor	\$645.00	\$643.00	\$647.00	\$674.00	2.5
1bed	\$825.00	\$776.00	\$808.00	\$831.00	
2bed	\$980.00	\$913.00	\$924.00	\$963.00	
3bed+	\$1,250.00	\$1,103.00	\$1,109.00	\$1,074.00	

Source: *OHRC/CMHC - New data for 2017 has not yet been posted (as of July 17)

RESIDENTIAL HOUSING REAL ESTATE MARKET: AVERAGE PURCHASE PRICE (ANNUAL)

	2014	2015	2016	2017 (Q2)	Change %
SFD	\$275,116.00	\$276,947.00	\$289,090.00	\$382,369.00	32.3
Town	\$253,580.00	\$258,525.00	\$232,071.00	\$279,067.00	20.3
Condo	\$271,980.00	\$243,923.00	\$322,412.00	\$279,622.00	-13.3
Total	\$266,892.00	\$259,798.33	\$281,191.00	\$313,686.00	11.6

Source: *MHOLAR

LEGEND

Pricing information was obtained through Realtor.ca in conjunction with other local real estate brokerages

Price per Sq. ft. does not include vacant land prices and was calculated only based on the square footage of buildings.

Lease Rate inclusions vary by PROPERTIES. In most cases, MIT and Utilities are extra and are not always noted on PROPERTIES listings.

Additional costs vary from unit to unit. These costs can be noted in the form of MIT/TMI (Maintenance, Insurance Taxes) or CAM (Common Area Maintenance) or Additional Rent or Utilities.

MIT/ TMI are based primarily on tax rates, which vary by block.

Price per Square Foot (Sq. ft.) calculated: Monthly Rent x 12 / Sqft = Price per Square Foot

Base price per month calculated: Sqft x Rate Per Sqft / 12 = Price per Month

MHOLAR: Muskoka, Haliburton, Orillia - Lakeland Association of Realtors (<http://creastats.crea.ca/musk/>) *Stats reported by The Lakelands Association of REALTORS® prior to the 3rd Quarter 2016 relied on property sales reported closed. Q3 and future will be reported on sales reported sold. For details contact comms@thelakelands.ca

OHCR: Orillia Housing Resource Centre (<http://www.housinginfo.ca/orillia-housing-resource-centre>)

Both organizations obtain average purchase price information from MLS on a quarterly basis.

The City of Orillia's Economic Development Department consolidates commercial and industrial listings on a quarterly basis for the convenience of our clients. In no way is the City endorsing any of the listings through descriptions contained within and/or through the inclusion of listings within this summary. Content stated in the 'Additions Details' column is derived from the respective property listings and does not represent the position of the City of Orillia. Any details related to property use and/or compliance should be confirmed with the municipality.

DOWNTOWN TOMORROW CIP AREA UNITS - FOR LEASE

Address	Sqft.	Base Price/ Sqft	Base Price/ Month	Additional Costs/Sqft.	Zone*	Additional Details	Contact Information	Property Listing
169 Front St. S., Units 250, 251, 252	115	\$52.17	\$500.00	-	C4i(H1)	3 Second floor office units. Tenants receive use of shared boardroom and amenities as part of their lease. Rent is all inclusive	Bill Robinson (Re/Max Orillia) 705-330-4625	Link
17 Colborne St., Unit 105	688	\$16.75	\$960.50	-	C4i	Ground floor unit with 2 small office areas and boardroom and bathroom. Base Rent includes HST & TMI. Can be combined with adjacent space (unit 103).	Darlene Elder (Royal LePage Orillia) 705-715-3225	Link
169 Front St. S., Unit 152	687	\$22.01	\$1,260.00	-	C4i(H1)	1st Second floor office unit. Includes 5 offices, boardroom, reception, kitchenette, etc. Rent is all inclusive	Bill Robinson (Re/Max Orillia) 705-330-4625	Link
177 Mississauga St. E.	794	\$18.14	\$1,200.00	-	C1	Located in Orillia's Downtown Core. Steps from waterfront.	Ian Ross (Re/Max Orillia) 705-325-1373	Link
178 Mississauga St. E.	795	\$19.55	\$1,295.00	-	C1	Prime Downtown Orillia location only steps to Busy waterfront port of Orillia. Street level with large window display	Theresa Coulson (Re/Max Orillia) 705-323-7673	Link
92 Barrie Rd., Unit 12U	825	\$14.18	\$975.00	-	R5i(H1)	Basic utilities included and CAM. 8' loading dock, bonus separate smaller space with a door, could be used as office. 14' ceiling, Lots of parking.	Shannon Hales (Royal LePage Orillia) 705-305-2120	Link
25 Front St. S., Unit 3	840	\$17.52	\$1,226.05	-	C4i	Located on Arterial Road. Steps from Downtown and Waterfront. Rent includes TMI, HST extra (has been included in Base calculation)	Darlene Elder (Royal LePage Orillia) 705-715-3225	Link
17 Colborne St., Unit 103	950	\$17.56	\$1,389.90	-	C4i	Ground floor unit with 2 offices, large open area and bathroom Base Rent includes TMI, HST Extra. Can be combined with adjacent space (unit 105). (HST has been included in base rent calculations)	Darlene Elder (Royal LePage Orillia) 705-715-3225	Link
95 Elgin St.	1,200	\$9.00	\$900.00	-	C4i	Located at the corner of Front and Elgin St. Steps to downtown.	Eric Pong (Trade Wold Realty Inc.) 416-491-3228	Link
3 Royce Ave	1,400	\$8.36	\$975.00	-	C3i(H11)	1400 Sqft, plus mezzanine (approx. 400sqft). Office space, warehouse area, rollup door, washroom, basic utils., 4 parking spaces. Please call or text (905)717-0050.	905-717-0050	Link
43 Colborne St. W., Unit 3	1,500	\$10.00	\$1,250.00	-	C4i	Close to Downtown, Hospital and City Hall	Paramjit Deol (Century 21 Mississauga) 905-405-8484	Link
48 Front St. N.	1,600	\$15.00	\$2,000.00	-	C4i	Historic looking building with mixed-use zoning on a busy arterial road. Retail, Professional Office, Res/Comm mix.	Theresa Coulson (Re/Max Orillia) 705-323-7673	Link
19 Front St. N., Unit 3	1,851	\$15.00	\$2,313.75	\$9.25	DS1	2nd Floor Unit, Wheelchair accessible. 4 offices w/ separate large reception, boardroom has quality finishes. MIT includes utilities, common area cleaning. 3 guaranteed plus 5 common parking spots.	Donald, Dan & Steve Stoutt (Re/Max Orillia) 705-325-1373	Link
34 Mississauga St. E.	2,569	\$9.00	\$1,926.75	\$6.35	C1	Located in the Downtown Core. Negotiable Lease Rate	M & M Property Management Services 905-209-0149	
6 West St. N., Unit 3	2,700	\$12.00	\$2,700.00	\$10.00	C1	Modern downtown office space on third floor. Includes elevator, boardroom, kitchen, 6 offices and prestigious reception. Furnishings negotiable. Includes utilities	Allison Guthrie (Re/Max Orillia) 705-325-1373	Link
17 Colborne St., Unit 205-207	2,860	\$10.74	\$2,559.45	-	C4i	Lovely office plus studio space near downtown with small kitchen, washroom and plenty of storage options. Two separate areas at top of stairs. On-site parking. Size can be adjusted. Base Rent includes TMI, HST Extra (has been included in base rent calculations)	Darlene Elder (Royal LePage Orillia) 705-715-3225	Link
2 Mississauga St. E., Unit 3	3,000	\$11.25	\$2,812.50	\$7.25	C1	Located in prestigious Downtown Orillia corner location fronting on 2 main streets, across from the opera house & farmers market. One block from library.	Allison Guthrie (Re/Max Orillia) 705-325-1373	Link
43 Colborne St. W., Unit 5 & 6	3,000	\$10.00	\$2,500.00	-	C4i	Close to Downtown, Hospital and City Hall	Paramjit Deol (Century 21 Mississauga) 905-405-8484	Link
36 Mississauga St. E.	3,699	\$9.00	\$2,774.25	\$6.35	C1	Located in the Downtown Core. Negotiable Lease Rate	M & M Property Management Services 905-209-0149	
58 Mississauga St. E.	4,000	\$15.00	\$5,000.00	-	C1	Property to undergo extensive renos including new elevator and facade. Ideal for medical professionals. Has immediate access to parking.	Bob Vrenjak Cushman & Wakefield (519) 585 2200 x 223	Link
83 Dufferin St.	5,000	\$5.00	\$2,083.33	\$1.50	C3-3	Open concept main floor, tenant responsible for all utilities. Steps from bus stop.	Stewart McNeely (Royal LePage Orillia) 705-327-9999	Link
95-97 Dufferin St.	11,933	\$6.00	\$5,966.50	-	C3-3	Close to downtown, ample parking in the area. Easement for shipping on Bowley St. 3 drive in loading doors - 12'x10', 10'x10' & 8'x8'	Mike Kane (Ed Lowe Ltd. Brokerage) 705-726-3871	Link
Averages	2,364	\$14.69	\$2,025.82	\$6.78				

* Zone (By-law 2014-44)

NEW GRANTS AVAILABLE FOR DOWNTOWN BUSINESS AND PROPERTY OWNERS
For more information [CLICK HERE](#) to visit the city's website at orillia.ca/investdowntown

OTHER COMMERCIAL UNITS - FOR LEASE

Address	Sqft.	Base Price/ Sqft	Base Price/ Month	Additional Costs/Sqft.	Zone*	Additional Details	Contact Information	Property Listing
425-427 West St. N., Unit FS4	550	\$18.00	\$825.00	\$9.24	C3i(H1)	Busy retail plaza on main arterial road. Available for Dec 1st.	Rainey Eastwood (Davpart Property Management) (416) 222-3010	Link
575 West St. S., Unit 4A	760	\$10.25	\$649.17	\$9.58	C3	High visibility/traffic form Hwy 12 bypass, in mixed use plaza. Up and coming area. In proximity to new recreation centre, currently being built	Bill Jackson (Century 21 Orillia) 705-238-6001	Link
425-427 West St. N., Unit 10	800	\$18.00	\$1,200.00	\$9.24	C3i(H1)	Busy retail plaza on main arterial road.	Rainey Eastwood (Davpart Property Management) (416) 222-3010	Link
575 West St. S., Unit 4B	816	\$10.25	\$697.00	\$9.58	C3	High visibility/traffic form Hwy 12 bypass, in mixed use plaza. Up and coming area. In proximity to new recreation centre, currently being built	Bill Jackson (Century 21 Orillia) 705-238-6001	Link
425-427 West St. N., Unit 24	1,000	\$18.00	\$1,500.00	\$9.24	C3i(H1)	Busy retail plaza on main arterial road.	Rainey Eastwood (Davpart Property Management) (416) 222-3010	Link
438 West St. N.	1,200	\$9.40	\$940.00	-	C2	Located at busy plaza surrounded by residential neighbourhoods	Jamie Whibley (Re/Max Orillia) 705-323-6625	Link
575 West St. S., Unit 11B	1,224	\$10.25	\$1,045.50	\$9.58	C3	High visibility/traffic form Hwy 12 bypass, in mixed use plaza. Up and coming area. In proximity to new recreation centre, currently being built	Bill Jackson (Century 21 Orillia) 705-238-6001	Link
575 West St. S., Unit 6	1,360	\$10.25	\$1,161.67	\$9.58	C3	High visibility/traffic form Hwy 12 bypass, in mixed use plaza. Up and coming area. In proximity to new recreation centre, currently being built	Bill Jackson (Century 21 Orillia) 705-238-6001	Link

575 West St. S., Unit 9	1,500	\$10.25	\$1,281.25	\$9.58	C3	Move-in Ready. High visibility/traffic form Hwy 12 bypass. Lots of Parking. Up and coming area, in proximity to new recreation centre.	Bill Jackson (Century 21 Orillia) 705-238-6001	
575 West St. S., Unit 8/8A	1,588	\$10.25	\$1,356.42	\$9.58	C3	Move-in Ready. High visibility/traffic form Hwy 12 bypass. Lots of Parking. Up and coming area, in proximity to new recreation centre.	Bill Jackson (Century 21 Orillia) 705-238-6001	
195 Memorial Ave, Unit B	1,600	\$13.50	\$1,800.00	-	C4i	Recently renovated. Available immediately. Great exposure on busy arterial road. Parking included.	Jordan Mamann (Re/Max Orillia) 705-238-6459	Link
425-427 West St. N., Unit 13	1,647	\$16.00	\$2,196.00	\$9.24	C3i(H1)	Busy retail plaza on main arterial road.	Rainey Eastwood (Davpart Property Management) (416) 222-3010	Link
425-427 West St. N., Unit 12	1,804	\$16.00	\$2,405.33	\$9.24	C3i(H1)	Busy retail plaza on main arterial road.	Rainey Eastwood (Davpart Property Management) (416) 222-3010	Link
660 Atherley Rd., Unit 6 & 7	2,300	\$11.25	\$2,156.25	-	C4i(H1)	Newly Renovated, Open Concept, Private Offices, Kitchenette Plenty of parking.	Dennis Gallant (Re/Max Barrie) 705-325-1366	Link
425-427 West St. N., Unit 9	2,500	\$16.00	\$3,333.33	\$9.24	C3i(H1)	Busy retail plaza on main arterial road.	Rainey Eastwood (Davpart Property Management) (416) 222-3010	Link
575 West St. S., Unit 5	2,643	\$10.25	\$2,257.56	\$9.58	C3	High visibility/traffic form Hwy 12 bypass, in mixed use plaza. Up and coming area. In proximity to new recreation centre, currently being built	Bill Jackson (Century 21 Orillia) 705-238-6001	Link
220 James St., Unit 1	4,000	-	-	-	C4i	Plus utilities and seasonal maintenance. (can be divided into 2 smaller units) Contact for pricing	Eugene Zaraska 416-457-4501	
169 Front St. S., Unit 3	5,998	\$13.00	\$6,497.83	\$7.00	C4i(H1)	Top floor unit. Separate offices, boardroom, kitchenette, etc.	Bill Robinson (Re/Max Orillia) 705-330-4625	Link
8000 Highway 12, Unit 0515	7,013	\$12.00	\$7,013.00	\$11.00	C5-1	Price per sqft is negotiable. Additional costs include CAM and Taxes lease contact leasing agent to discuss.	Jeremy Hurwitz (RioCan Inc.) 416-866-8524	Link
8000 Highway 12, Unit 0A2A	16,393	\$10.00	\$13,660.83	\$11.00	C5-1	Price per sqft is negotiable. Additional costs include CAM and Taxes lease contact leasing agent to discuss.	Jeremy Hurwitz (RioCan Inc.) 416-866-8524	Link
Averages	2,835	\$12.78	\$2,735.59	\$9.47				

* Zone (By-law 2014-44)

INDUSTRIAL UNITS - FOR LEASE

Address	Sqft.	Base Price/Sqft	Base Price/Month	Additional Costs/Sqft.	Zone*	Additional Details	Contact Information	Property Listing
5 Ontario St., Unit B	1,251	\$5.95	\$620.29	\$3.00	M3	Prime office space in Orillia's sought after industrial park. Close to amenities, bus route & highway access.	Dan Parnell (Royal LePage Orillia) 705-327-9999	Link
Averages	1,251	\$5.95	\$620.29	3				

* Zone (By-law 2014-44)

ORILLIA SQUARE MALL

Unit Number	Area Available (Sq. Ft.)	Base Price/Square Foot	Base Price/Month	Additional Costs/Square Foot
2	1563	<p>Lease rates for permanent space are negotiable to work with your budget and needs. For more details contact Matilde Bite, Marketing Coordinator mbite@riocan.com</p>		\$19.95
4	2026			
5	1782			
6	1536			
7	1083			
7A	655			
10	616			
13	2411			
14	1660			
16	2113			
32	2002			
33	3575			
36	2952			
42	2043			
K300	369			
K500	500			
43	92533			

* Additional Costs per square foot includes CAM \$12.00, Tax \$5.60, Water \$1.10 and Promo/Advertising \$1.25.

DOWNTOWN TOMMORW CIP AREA BUILDINGS - FOR SALE

Address	Building Size (Sq. ft.)	Listing Price	Price/ Sq. ft.	Zone*	Additional Details	Contact Information	Property Listing
49 Colborne St. E.	2,200	\$896,786.00	\$407.63	C4i(H1)	Downtown are with good exposure, corner location. Will suit many uses. Contact City of Orillia Planning Division for permitted uses. Close to municipal parking.	Hassan Shahid (Century 21 Toronto) 416-742-8000	Link
1 Mississaga St. E.	5,790	\$899,900.00	\$155.42	C1	Prime Corner of Downtown Orillia. Full Basement for storage. Large Offices.	Bill Robertson (Re/Max) (705) 330-4625	Link
43 Colborne St. W.	7,500	\$1,449,000.00	\$193.20	C4i	Great Investment Property, 4 Commercial Units And 1 Apt. Busy Street, Close To Hospital and Downtown Core. Property generating more than \$10,000 a month. All units are occupied	Paramjit Deol (Centry 21 Leading Edge) 905-405-8484	Link
100 King St. E	33,000	TBN	-	C4i	No listing price available, though currently accepting offers Main building approx. 13,000sqft. Warehouse approx. 20,000sqft.	Economic Development Office 705-325-4900 edc@orillia.ca	
10 Western Ave.	34,000	\$2,900,000.00	\$85.29	C4i	Large strip mall located in prime downtown location.	Bill Robertson (Re/Max) (705) 330-4625	Link
Averages	16,498	\$1,536,421.50	\$210.39				

* Zone (By-law 2014-44)

NEW GRANTS AVAILABLE FOR DOWNTOWN BUSINESS AND PROPERTY OWNERS
For more information [CLICK HERE](#) to visit the city's website at orillia.ca/investdowntown

DOWNTOWN TOMORROW CIP AREA LAND - FOR SALE

Address	Lot Size (Acres)	Listing Price	Price/ Sq. ft.	Zone*	Additional Details	Contact Information	Property Listing
20 Front St.S.	1.7	\$1,475,000.00	\$670.45	C4i	Prime waterfront development land. Privately Owned.	Mark Faris (Royal LePage, Barrie) 705-797-8485	Link
144 Elgin St	2.9	\$2,336,800.00	\$805,793.10	C4i(H1)	Prime waterfront development land, Privately Owned.	Mark Faris (Royal LePage, Barrie) 705-797-8485	Link
55 Queen St.	11.0	TBN	-	C4i(H1)	Privately owned property not currently listed. Across from new Recreation Facility. Could be combined with surrounding vacant properties	Economic Development Office 705-325-4900 edc@orillia.ca	
45 Cochrane St.	4.0	TBN	-	C4i(H1)	Privately owned property not currently listed. Across from new Recreation Facility. Could be combined with surrounding vacant properties	Economic Development Office 705-325-4900 edc@orillia.ca	
250 West St. S.	6.7	TBN	-	C4i(H1)	Privately owned property not currently listed. Across from new Recreation Facility. Could be combined with surrounding vacant properties	Economic Development Office 705-325-4900 edc@orillia.ca	
Averages	5.3	\$762,360.00	\$161,292.71				

* Zone (By-law 2014-44)

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OTHER COMMERCIAL BUILDINGS - FOR SALE

Address	Building Size (Sq. ft.)	Listing Price	Price/ Sq. ft.	Zone*	Additional Details	Contact Information	Property Listing
315 Mississaga St. W.	1,800	\$489,900.00	\$272.17	R2	Free Standing Building With Laundromat On The Main Floor And A Lovely 2 Bedroom Apartment On The Second Floor.	Deborah Wootton (Royal LePage Barrie) 705-728-4067	Link
33 Westmount Dr	1,890	\$319,000.00	\$168.78	C2	Unique building had major updating and renovations in 2011. Over 1400 sq. ft. on the main floor including separate meeting room/office, full kitchen, handicapped washroom	Darlene Elder (Royal LePage Orillia) 705-715-3225	Link
345 Atherley Rd.	3,910	\$469,900.00	\$120.18	C4i	Opposite Newer Condos And Waterfront Parks and Trails	Maggie Ball (Main Street Realty) 705-341-7274	Link
2 Skyline Dr.	4,108	\$1,265,000.00	\$307.94	C4i	Listing includes 2 properties combined (Gas Station/Convenience Store, two-story house). Expansion potential with adjacent vacant lot. Also see 463 West below.	Stuart Anderson (Sutton Group) 705-791-2989	Link
463 West St. N.	4,109	\$1,000,000.00	-	C4i(H1)	Prime Corner location. Gas Station/Garage/Convenience Store (Expansion potential with two-story house and vacant lot, See 2 Skyline Drive.)	Stuart Anderson (Sutton Group) 705-791-2989	Link
95-97 Dufferin St.	11,933	\$585,000.00	\$49.02	C3-3	Close to downtown, ample parking in the area. Easement for shipping on Bowley St. 3 drive in loading doors - 12'x10', 10'x10' & 8'x8'	Mike Kane (Ed Lowe Ltd. Brokerage) 705-726-3871	Link
Averages	4,625	\$688,133.33	\$183.62				

* Zone (By-law 2014-44)

OTHER COMMERCIAL LAND - FOR SALE

Address	Lot Size (Acres)	Listing Price	Price/Acre	Zone*	Additional Details	Contact Information	Property Listing
0 James Court.	0.25	TBN	-	C4i	Approximately 0.26 Acres vacant lot. Owner looking to sell, lease or for an investment partner.	Eugene Zaraska 416-457-4501	
21 James Court.	0.36	TBN	-	C4i	Approximately 0.356 Acres vacant lot. Owner looking to sell, lease or for an investment partner.	Eugene Zaraska 416-457-4501	
570 Sundial Dr.	1.30	\$599,000.00	\$460,769.23	C4i	Close to Hwy 11 for easy access. Great location in north end. View of Couchiching Lake Zoned for Mixed-use and residential intensification. Many permitted uses available	Don Leatherdale (Re/Max Orillia) 705-323-7440	Link
Atherley Road	1.87	\$1,300,000.00	\$695,187.17	C4-4i(H2)	Vacant Lot adjacent Hotel, gas station and arterial roadway. Municipal Services at lot line.	Matthew Metzleer (IPRO Realty Ltd) 905-454-1100	Link
10 James Court.	1.9	TBN	-	C4i	Approximately 1.896 Acres vacant lot. Owner looking to sell, lease or for an investment partner.	Eugene Zaraska 416-457-4501	

1382 Wilson Point Rd. E.	2.2	\$89,000.00	\$41,203.70	RU	Zone Rural (RU)	Donna Smith 705-330-1289 (Re/Max Orillia)	Link
436 Couchiching Point Road	5.0	\$1,150,000.00	\$230,000.00	C4i	With municipal sewers and water. Could be rezoned for residential use. Ideal condo site.	Don, Dan & Steve Stout (Re/Max Orillia) 705-325-1373	Link
Averages	1.83	\$784,500.00	\$356,790.03				

* Zone (By-law 2014-44)

INDUSTRIAL BUILDINGS - FOR SALE

Address	Building Size (Sq. ft.)	Listing Price	Price/ Sq. ft.	Zone*	Additional Details	Contact Information	Property Listing
Averages	N/A	N/A	N/A				

* Zone (By-law #2014-44)

INDUSTRIAL LAND - FOR SALE

Address	Lot Size (Acres)	Listing Price	Price/ Acre	Zone*	Additional Details	Contact Information	Property Listing
Averages	N/A	N/A	N/A				

* Zone (By-law #2014-44)

BUSINESSES - FOR SALE

Business Name	Address	Business Type	Listed Price	Additional Information
Memorial Convenience	205 Memorial Ave., Unit 2	Convenience Store	\$38,880.00	Link
Golden Breakfast	72 Colborne St. W.	Restaurant	\$49,900.00	Link
Zats Deli	3280 Monarch Dr., Unit 8	Deli/Restaurant	\$59,900.00	Link
West Convenience	436 West St. N.	Convenience Store	\$74,000.00	Link
Donut Line	195 Memorial Ave	Restaurant	\$100,000.00	Link
Inochi Spa	27 West St.	Spa	\$149,900.00	Link
Orillia Auto Centre	42 James St. E.	Personal and Commercial Auto Services Centre	\$559,000.00	Link