

WASAGA BEACH OFFICE BUILDING

690 RIVER ROAD WEST, WASAGA BEACH



LISTING INFORMATION



PROPERTY OVERVIEW

This attractive two-storey commercial office building features 8,458 square feet of professional space, including a lobby, 24 offices, 2 commercial units, 5 washrooms, a conference room, 2 personnel rooms, 3 personal rooms, storage room and rooftop patio. The on site paved, open parking lot provides free parking for 26 vehicles. Located on the main street that runs through Wasaga Beach, this property has excellent exposure and is surrounded by amenities such as Walmart Super Centre, numerous restaurants and shops.

LISTING INFORMATION



PROPERTY INFORMATION

Legal Description:

PT LT 26 CON 9 FLOS PTS 1, 2 & 3 51R35433, S/T EASEMENT IN FAVOUR OF PT LT 26 CON 9 FLOS PTS 1 TO 4 INCL 51R4471 EXCEPT PTS 1 TO 3 51R35433 OVER PT 2 51R35433 AS IN SC610782, S/T EASEMENT AS IN SC619276, T/W EASEMENT OVER PT LT 26 CON 9 FLOS PTS 1-4 PL 51R4471 EXCEPT PTS 1-3 PL 51R35433 AS IN SC619688; T/W EASEMENT OVER PT 751R34918 AS IN SC777199; WASAGA BEACH

Roll Number: 436401001130410 **PIN:** 583310261

Zoning: DG1H

Property Code: 402 (large office building (generally multi - tenanted, over 7,500 SF)

Lot Size: 0.786 Acres

Lot Measurements: 15.03 ft x 59.69 ft x 26.25 ft x 36.78 ft x 13.42 ft x 101.45 ft x 250.0 ft x 133.3 ft x 149.99 ft x 51.77 ft

Property Taxes: \$23,935.87 (2021)

LISTING INFORMATION



PROPERTY INFORMATION

Heating: Forced Air, Gas

Cooling: Central Air

Parking: Paved Parking Lot

Water Source: Municipal, Metered

Sewer: Municipal

Area Influences: Georgian Bay, Beaches, River, High Traffic Area, Shopping Nearby, Restaurants, Golf, Fishing, Skiing, Trails, Community Centre, Schools

List Price: \$2,500,000



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FLOORPLAN - Main Floor



PREPARED: Aug 2021



While regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

LISTING INFORMATION



FLOORPLAN - Second Floor



PREPARED: Aug 2021



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

LISTING INFORMATION



LOCAL AMENITIES



RETAIL

Foodland/Wasaga Bayside Centre
Walmart, Bulk Barn, Dollar Tree
Pet Value, Water Depot

BUSINESS

RBC, TD Bank, UPS Store

RESIDENTIAL

Sunshine Park, Georgian Glen Estates

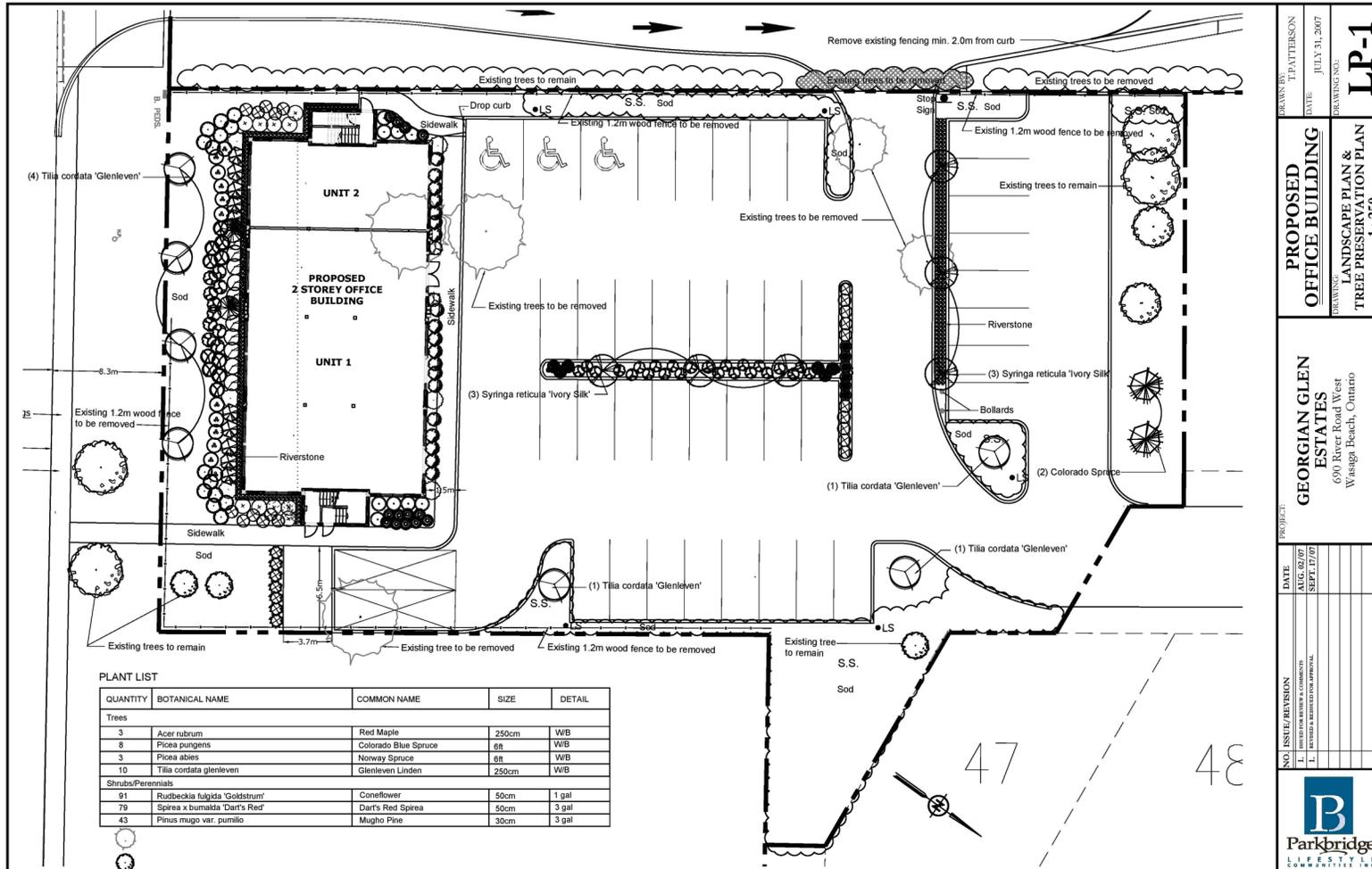
FOOD

Chuck's Road House, Harvey's, Tim Horton's,
KFC, Taco Bell, Subway, Swiss Chalet,
Boston Pizza, Wild Wing, Dairy Queen,
Sunset Grill

COMING SOON

Petro Canada & Burger King
Future Site of Twin-pad Arena & Library

PROPERTY SURVEY



DRAWN BY: TPATTERSON
 DATE: JULY 31, 2007
 DRAWING NO.: LP-1

PROPOSED OFFICE BUILDING
 LANDSCAPE PLAN & TREE PRESERVATION PLAN
 1 : 250

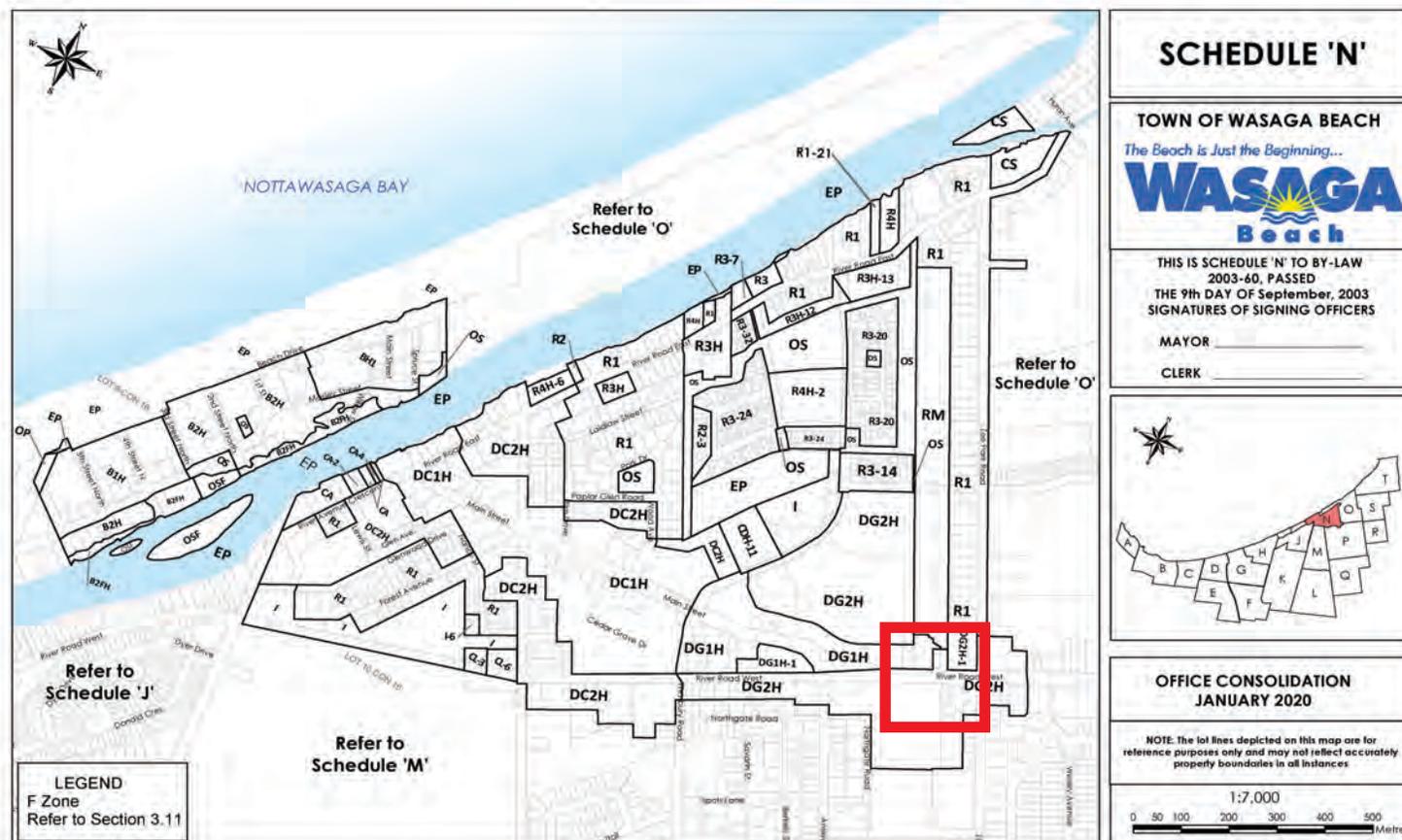
GEORGIAN GLEN ESTATES
 690 River Road West
 Wasaga Beach, Ontario

NO.	DATE	REVISION
1	SEP 11, 2007	ISSUED FOR PERMITTING

PROPERTY ZONING



ZONING MAP



PROPERTY ZONING



PERMITTED USES - Zone DG1

Source: Zoning By-law 2003-60, Consolidation 2020, Section 26, Table 5, Downtown Gateway

NON-RESIDENTIAL

Assembly Hall
Bakery / Bake Shop
Business & Professional Offices
Catering Service
Clinic or Medical Office
Commercial Recreation
Commercial School
Computer Service
Convenience Store
Custom Workshop
Day Nursery
Department Store
Dry Cleaning Outlet
Film, Television & Recording Studio
Financial Est.
Farmer's Market / Flea Market
Grocery Store / Delicatessen

Health Club
High Technology Retail Store
Home Appliance/Furnishing Store
Home Improvement Store
Hotel
Laundromat
Parking Lot/Parking Garage
Personal Service Est.
Pet Shop
Post-Secondary Institution
Printing Establishment
Private Club
Recreational Entertainment Est.
Research & Development Est.
Restaurant
Retail Shopping Centre / Store
Short-term Rental
Photography / Art Studio

Sub Post Office
Taxi Dispatch Office
Theatre
Veterinarian's Office
Vocational Training Centre
Wholesale Est.

RESIDENTIAL

Apartment Dwelling as part of a Mixed
Commercial/Residential Building(1)
Apartment Dwelling Unit (1)
Second Suite
Dwelling Unit (1)
Retirement Home

SPECIAL PROVISIONS

(1) This use is subject to General Provisions 26.2.1 and 26.2.2 under By-law 2003-60.

PROPERTY OVERVIEW



ZONE STANDARDS – DG1

Source: Zoning By-law 2003-60, Consolidation 2020, Section 26, Table 6, Downtown Gateway

Minimum Lot Frontage	15.0 m
Minimum Lot Area	500.0 m ²
Minimum Front Yard	0.0 m
Maximum Front Yard (1)	0.0 m
Minimum Exterior Side Yard (1)	0.0 m
Minimum Interior Side Yard	0.0 m
Minimum Rear Yard	6.0 m or 50% of the height of the building
Maximum Lot Coverage	80%
Minimum Landscaped Open Space	No requirement
Minimum Building Setback (+3 Storeys)	1.5 metres for any storey above the third storey measured from the main wall of the first three storeys

Notes:

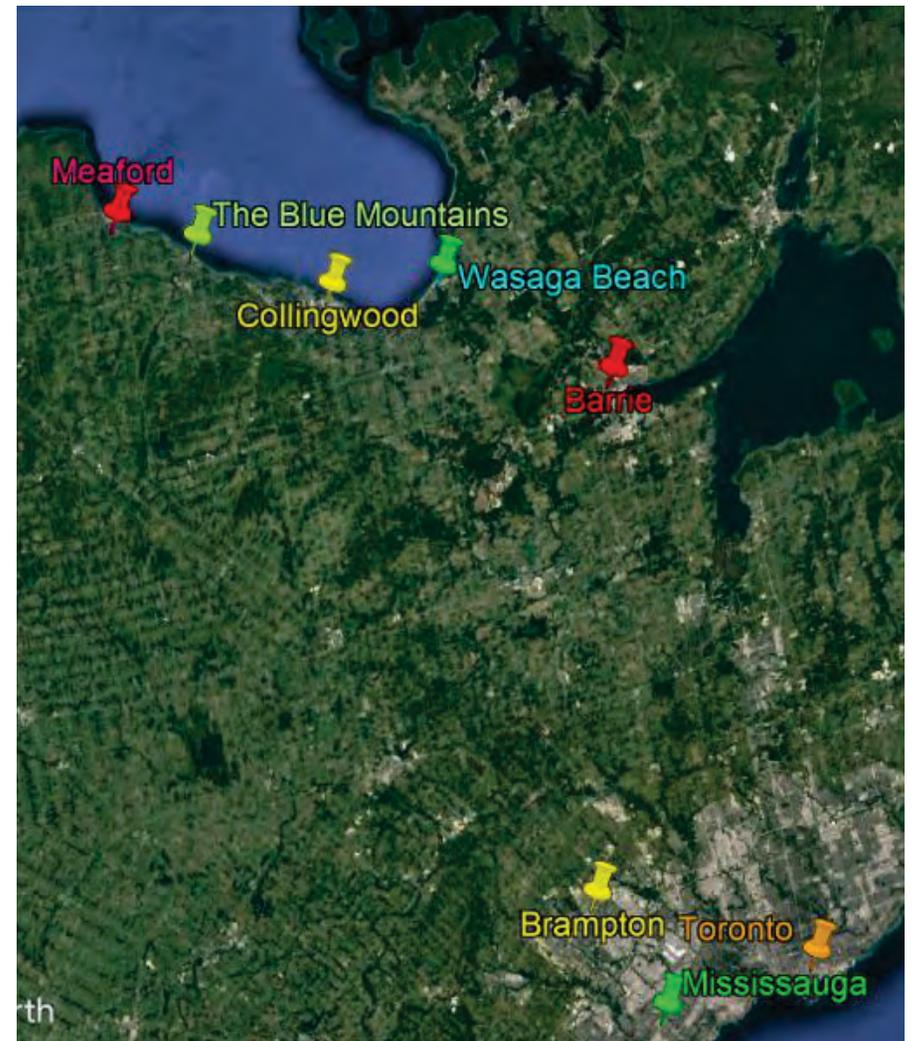
(1) General Provisions 26.2.9, 26.2.10, and 26.2.11 apply along the frontages and exterior side yards on Main Street, Beach Drive, and Mosley Street respectively.

PROPERTY LOCATION



DRIVING DISTANCE

- Collingwood - 20.6 km, 24 minutes
- The Blue Mountains - 37.2 km, 39 minutes
- Barrie - 38.2 km, 37 minutes
- Brampton - 103 km, 1 hour & 29 minutes
- Mississauga - 136 km, 1 hour & 41 minutes
- Toronto - 147.4 km, 1 hour & 49 minutes





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