

RETAIL OFFERING

GREAT VISIBILITY

FROM HIGHWAY 400

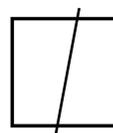
39 Pine Valley Road
Port Severn

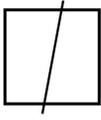
LOT SIZE: 20.72 ACRES

FOR SALE | RETAIL SPACE

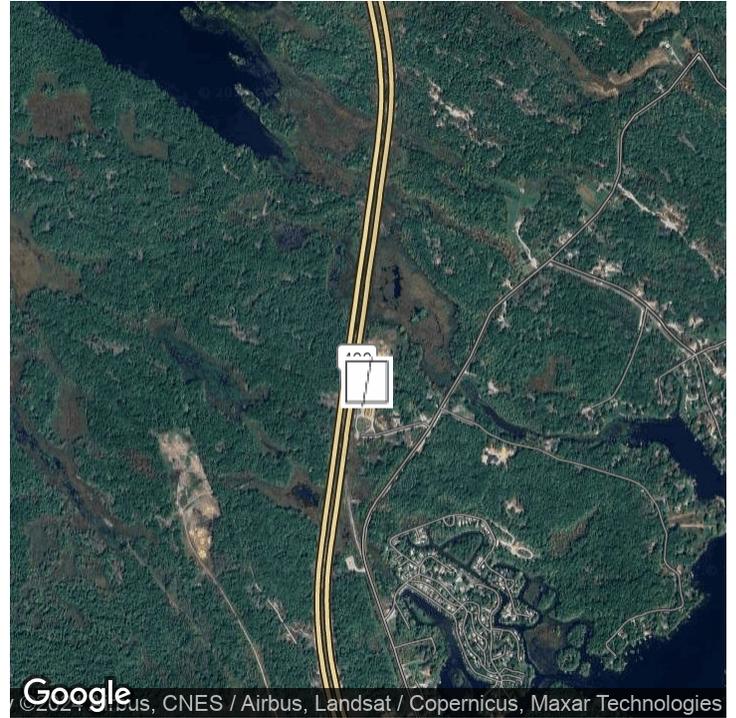
39 Pine Valley Road, Port Severn, ON L0K 1S0

LINDA LOFTUS
SIOR, CCIM, CIPS, MRICS, FEA, Broker
705.735.2246
linda@squarefoot.ca





EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|----------------|-----------------------|
| Sale Price: | \$1,550,000 |
| Building Size: | 7,500 SF |
| MLS: | 40071924 |
| Lot Size: | 20.715 Acres |
| Price / SF: | \$206.67 |
| Zoning: | C3 |
| PIN: | 480180322 |
| MLS: | 40071924 |
| Taxes: | \$6,160.87 (2020) |
| Market: | District of Muskoka |
| Submarket: | Georgian Bay Township |

PROPERTY HIGHLIGHTS

- Free Standing Retail Building - The Georgian Bay Village Building and Lands
- Year-round population growth in the Townships of Georgian Bay, Lake of Bays and Muskoka Lakes was much more varied over the 2006 to 2016 period. Georgian Bay experienced strong growth relative to its smaller base population.
- Population growth in Georgian Bay is also expected to drive demand for population-serving businesses based on anticipated higher than average growth in Port Severn.
- Highway 400 is the backbone of the community. Hwy 400 provides four lane controlled access to the larger commercial centres of Barrie and Parry Sound. Seasonal residents can make the trip from the GTA to their cottage in less than two hours.
- Exit 156 leads easily into Port Severn.
- A Market Threshold Analysis provided by the Ontario Ministry of Agriculture and Food suggests the following businesses would have the highest demand in Georgian Bay and should be studied more closely. • Auto repair service • Beauty/ barbers shops • Full-service restaurants • Legal services • Physician offices • Real estate agents/ managers .
- For products and services in the Township of Georgian Bay the following were the most popular, with over 60% indicating they would buy these items locally: • Marina services • Liquor, wine & beer • Grocery and convenience items • Auto services

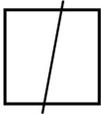
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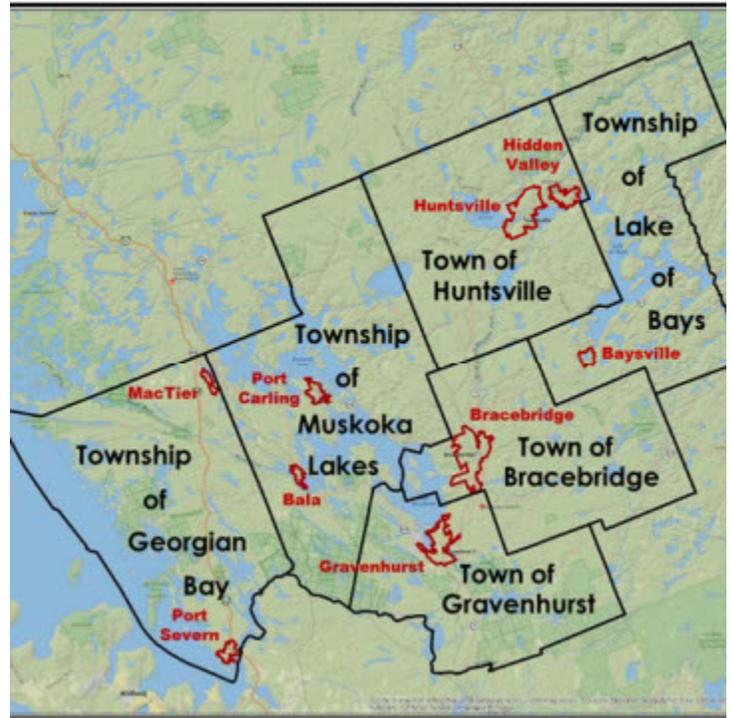


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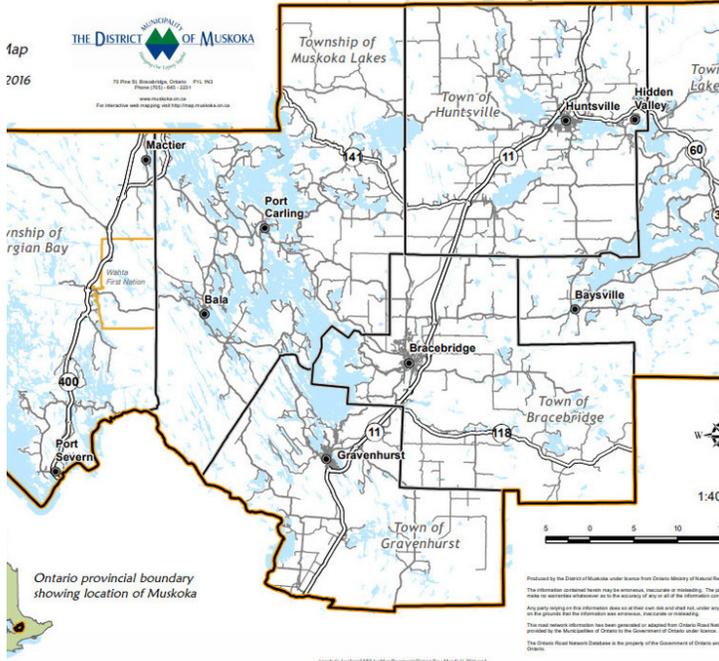




ADDITIONAL PHOTOS



ict Municipality of Muskoka



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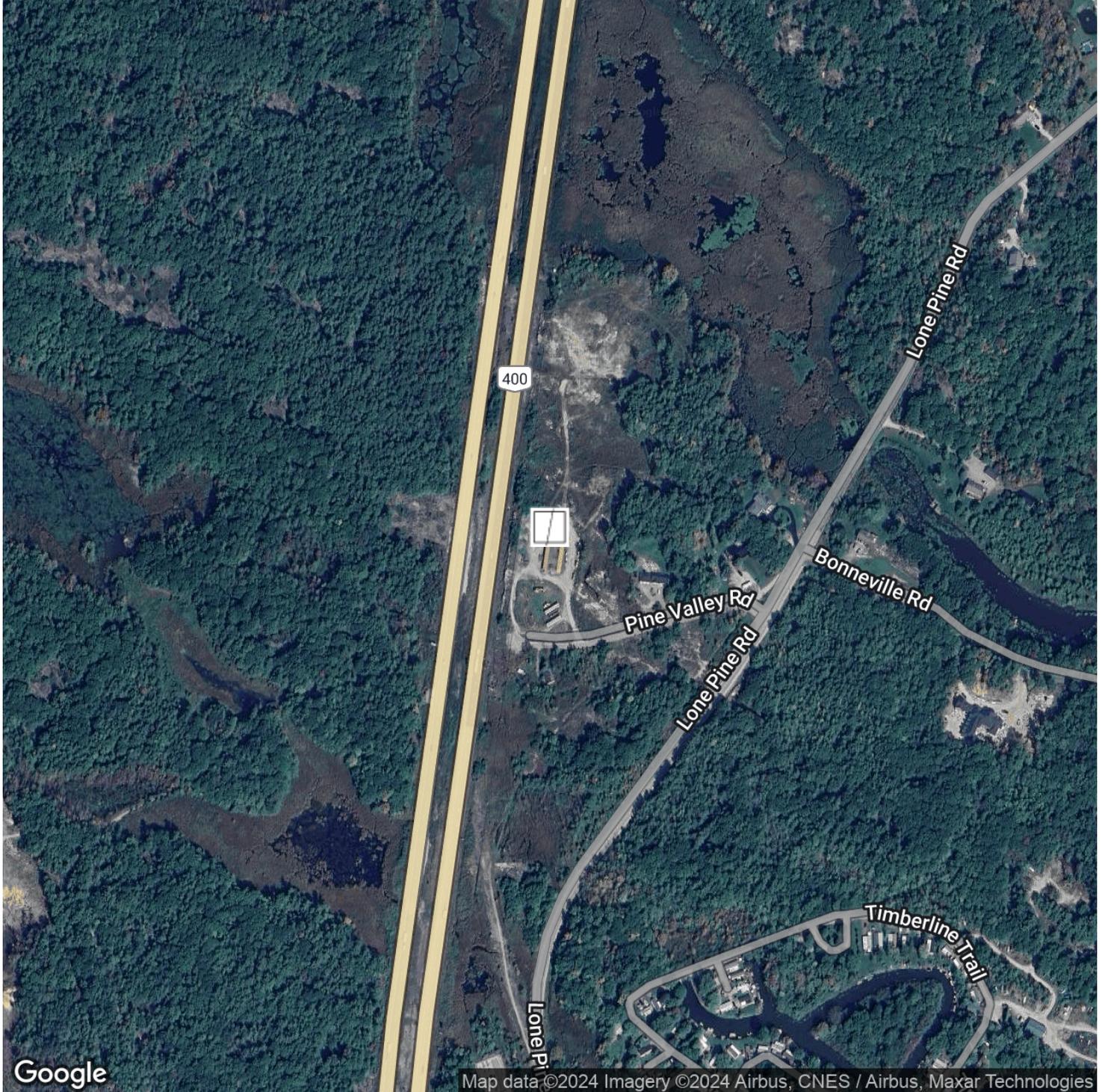
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LOCATION MAP



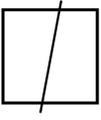
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LINDA LOFTUS

**LINDA LOFTUS**

SIOR, CCIM, CIPS, MRICS, FEA, Broker

linda@squarefoot.ca

Direct: 705.735.2246 | **Cell:** 705.791.5405

PROFESSIONAL BACKGROUND

Linda has 40 years of experience specializing in commercial and investment real estate sales and leasing. Although her local market is largely Simcoe County, her network expands across 630 cities in 30 countries. Linda has been president of local and provincial professional organizations and has participated in policy development for commercial real estate at the national level. Linda was the first female in Canada to hold both the SIOR and CCIM designations, a fact she finds appalling in this time and age.

Linda brings to the advisory team a keen interest and expertise in local real estate development. She has worked with many large developers over the last 38 years providing advisory as well as brokerage based services. She is known locally for her in-depth knowledge of trends, gaps and opportunities as a result of statistical review and analysis of market dynamics. Her clients have included HydroOne, North American (Park Place), Rose Corporation, McDonalds as well as the Simcoe County District School Board. Linda has completed numerous market studies on behalf of clients looking to expand their businesses, create succession plans and repurpose functionally obsolete real estate assets.

Linda further brings a background in library science to the real estate industry, having worked for the County of Simcoe in the Regional Library in cataloguing, research and inter-library loan.

Her in-depth fact finding and analysis as a result of her earlier training has been instrumental in advocating market opportunities in her local area for safe, sane and sustainable real estate development.

Linda works in conjunction with Shannon MacIntyre, CCIM SIOR - Broker, who specializes in Contract and Negotiations, and Ashley Polischuk, B.Comm CCIM - Broker, who specializes in research and marketing, and Beth Lambert, Sales Representative, New Business Development.

EDUCATION

Completed many of the international courses offered to commercial real estate agents, including the prestigious CCIM (Certified Commercial Investment Member - 1991), SIOR (SCertified Commercial Investment Member - 2005), CIPS (Certified International Property Specialist - 2012) MRICS (Royal Institution of Chartered Surveyors - 2012) and IFFA (Institute of

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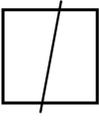
80 Maple Avenue
Barrie, ON L4N 1R8
705.735.2246

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SIOR, CCIM, CIPS, MRICS, FEA, Broker
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linda@squarefoot.ca

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JOSIE SCHYWIOLA



JOSIE SCHYWIOLA

Sales Representative

josie@collingwoodproperties.com

Direct: 705.446.3991 | Cell: 705.606.0046

PROFESSIONAL BACKGROUND

Josie's career started in 1986 in Toronto. After doing resales for 16 years, she was recommended to Intrawest Resort Holdings by Milborne Real Estate to join the sales team that was marketing the Ski Village at Blue Mountain Resort. Out of 70 applicants, she was chosen and was the only Toronto Sales Representative on the sales team.

1999-2002 - She launched the first 3 Condo buildings at the Blue Mountain Village Resort for Intrawest and also sold new homes that are off the resort in Snowbridge.

2002-2005 - From Intrawest, She moved to Greenfield Real Estate, which represented Larry Law, the owner of Cranberry Resorts. Josie launched Larry Law's last 3 Projects before selling all his interests to another Developer. After much thought, she decided to stay in the area and go back to resales here in Collingwood, rather than head back to Toronto.

2006-2021 - Josie went back to resales.

CONCENTRATING ON LAND DEVELOPMENT

Josie represented David Hirsh; Developer/Builder of Brandy Lane Homes on the purchase of 10 Acres that were zoned for Midrise. This property sold in 2007. She helped David Hirsh establish market value for his Condos and with the hiring of salespeople to run the site. This was his first project in Collingwood. He later launched a second site known as Wyldewood Cove in 2013 and moved forward with a third site known as Wyldewood Creek in the Fall of 2019.

In 2007, she assembled and sold 13 Acres that abut the Wyldewood site to an Investor and later sold it in 2016. The property is located across from Lighthouse Point. Currently, it is in the approval process for Midrise.

In 2008, Josie sold Terasan 16 Acres that she had assembled. It was part of a 47 Acre assembly for a waterfront development. Terasan went power of sale and Meridian took over the site and it was later sold to Royalton Homes who are now launching Aquavil, a Beachfront Condo site which will consist of Midrise, Towns and Singles.

In 2008, she sold a site in downtown Collingwood to an investor who brought in Shoppers Drug Mart. The Investor built an abutting plaza on this property which she listed and sold. The Plaza was under construction March 2019 and was completed Summer 2019.

In closing, Josie has enjoyed a 35-year career in Real Estate in Toronto and Collingwood. Although her resume outlines mostly the commercial projects, she has had a thriving career selling predominantly resale homes in the Collingwood, Blue Mountain, and Meaford area. Her favourite selling experience was selling a large home in the Bridle Path in Toronto which went for \$441,000 over asking. Josie still markets high-end Real Estate in Toronto for friends, family and clients transitioning from the GTA to the Collingwood area, which is close to home for Josie.

Although this only touches on the highlighters, there are many other accomplishments that have led her to a successful career in Real Estate sales and acquisition. Of course, there's much more to this story than just that. Josie's vision, and passion, has always been working toward the betterment of the community and hard work to successfully execute those goals.

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