

UNIQUE 14 SUITE ACCOMMODATION



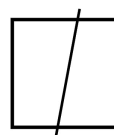
FOR SALE | MULTI-RESIDENTIAL

77 Tiffin Street, Barrie, ON L4N 2M8

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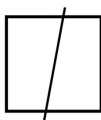
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SUTTON GROUP INCENTIVE REALTY INC., BRKG* | 80 MAPLE AVENUE | BARRIE, ON L4N 1R8 | 705.735.2246 | SQUAREFOOT.CA

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,750,000
MLS:	40124849
Building Size:	8,127 SF
Lot Size:	0.296 Acres
Number Of Units:	14
Year Built:	2018
Zoning:	RM2
Parking Spaces:	7
Market:	Barrie
Submarket:	Allandale

PROPERTY OVERVIEW

Located at Innisfil and Tiffin in Barrie's central Allandale Area, this 14 suite building was built to accommodate individuals in a transitional or temporary living capacity.

The building is mirrored with 7 suites per side. Each side includes a large kitchen area, fully accessible shared common washroom with accessible shower and common area, laundry and elevator. The second and third floor contain 3 units each and the main floor contains 1 suite.

Each suite is large and bright and contains one large, fully accessible washroom with accessible shower. Second and third floors contains a large storage closet and common area that could be set up as a living room.

Each building includes refrigerator, stove, washer and dryer. Base is a crawl space and contains HVAC system. Building includes parking and is centrally located on the city's bus route.

PROPERTY HIGHLIGHTS

- RM2 Zoning
- 8,127 sf - 2,709 sf per floor with accessible elevator access
- 14 Fully Accessible Suites with private washroom and shower
- Two laundry facilities and two kitchen areas
- Main floor includes common area and washroom (with shower)
- On the bus route & Steps from Lake Simcoe

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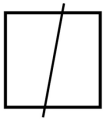
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ADDITIONAL PHOTOS



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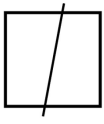
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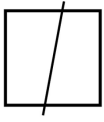
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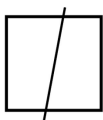
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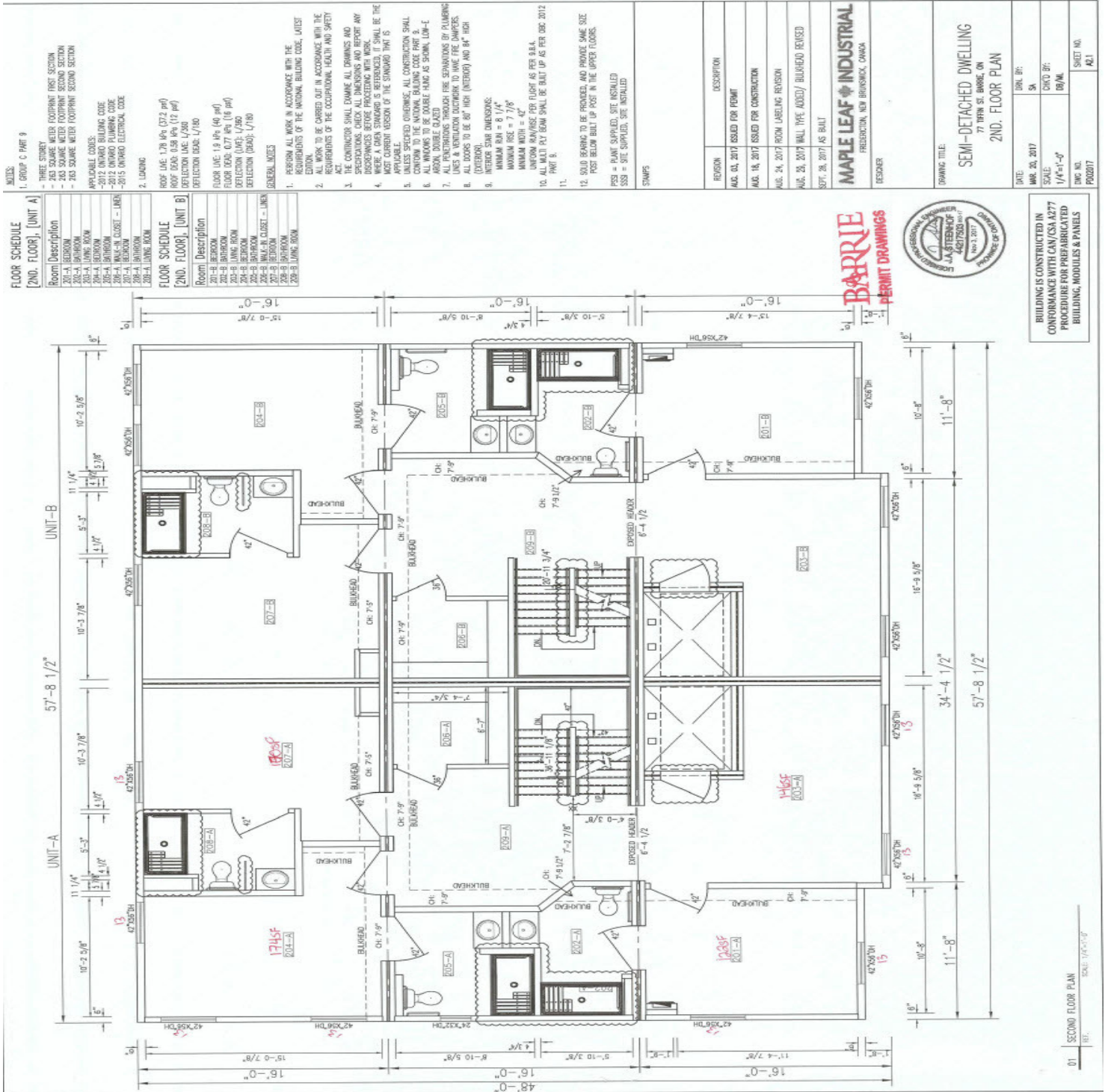
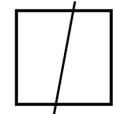
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2ND FLOOR PLANS



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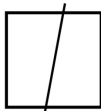
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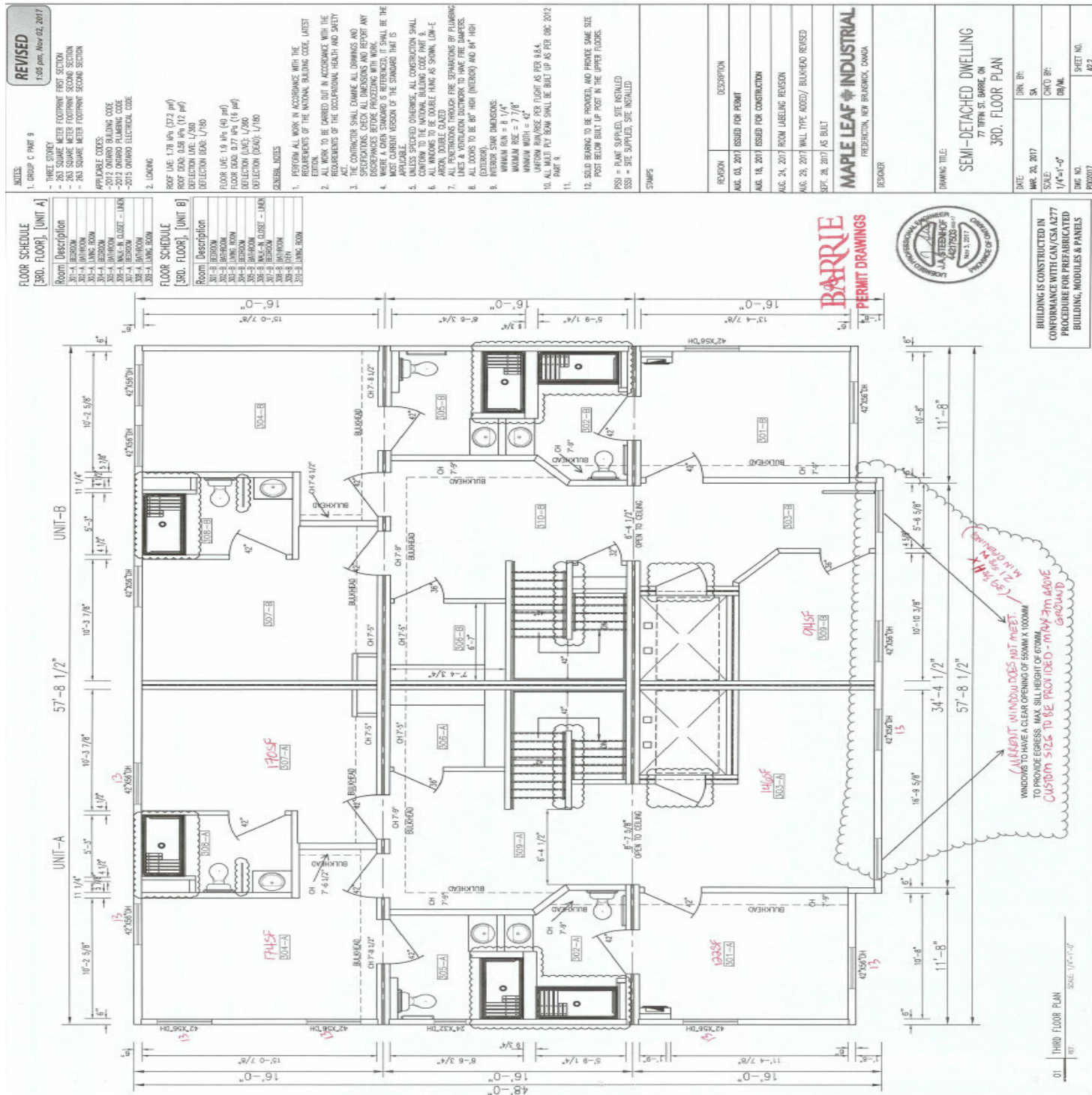
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3RD FLOOR PLANS



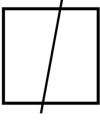
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ZONING USES

Table 5.2											
Uses	Zones										
	Single Detached					Multiple				Apartment	
	RH	R1	R2	R3	R4	RM1	RM1-SS	RM2	RM2-TH	RA1	RA2
Residential Uses											
Single Detached Dwelling	X	X ⁽¹⁾	X	X	X	X ⁽²⁾	X	X ⁽²⁾	X ⁽²⁾	X ⁽²⁾	X ⁽²⁾
Two Unit Dwelling						X	X	X ⁽³⁾	X ⁽³⁾	X ⁽⁴⁾	X ⁽⁴⁾
Three or More Unit Dwelling								X	X	X ⁽⁵⁾	X ⁽⁵⁾
Block/Cluster/Street/Stacked Townhouse ⁽⁷⁾								X	X ⁽⁶⁾		
Walk-up Apartment ⁽⁷⁾								X		X	X
Apartment Dwelling										X	X
Converted Dwelling ⁽⁹⁾	X	X	X	X	X	X		X	X	X	X
Boarding, Lodging, Rooming House (Large) ⁽¹¹⁾								X		X	X
Boarding, Lodging, Rooming House (Small) ⁽¹⁰⁾	X	X	X	X	X	X	X	X	X	X	X
Accessory Uses											
Day Nursery ⁽¹²⁾	X	X	X	X	X	X	X	X	X	X	X
Home Occupation ⁽¹²⁾	X	X	X	X	X	X	X	X	X	X	X
Institutional Uses ⁽¹³⁾											
Crisis Care Facility								X		X	X
Day Nursery						X		X		X	X
Dormitory								X		X	X
Group Home	X	X	X	X	X	X		X	X	X	X
Library								X		X	X
Nursing Home								X		X	X
Place of Worship	X	X	X	X	X	X	X	X	X	X	X
Rest Home								X		X	X
Retirement Home								X		X	X
Senior Citizen Housing								X		X	X

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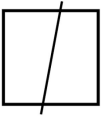
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BUS ROUTE



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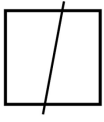
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LOCATION MAPS



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