



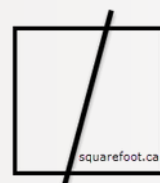
*For Sale*

\$949,900

MLS  
MULTIPLE LISTING SERVICE

212 Bradford Street  
Barrie, ON

Sutton Group Incentive Realty Inc. Brokerage\*





# Property Details

- **For Sale:** \$949,900
- **Zoned:** C4 (General Commercial)
- **Size:** total of 4,110 SF
- Built in 1900
- 2 buildings
  - Building 1
    - 3 units
    - 2,218 SF
  - Building 2
    - 1 unit
    - 1,892 SF
- Fully occupied
- NOI: \$25,260



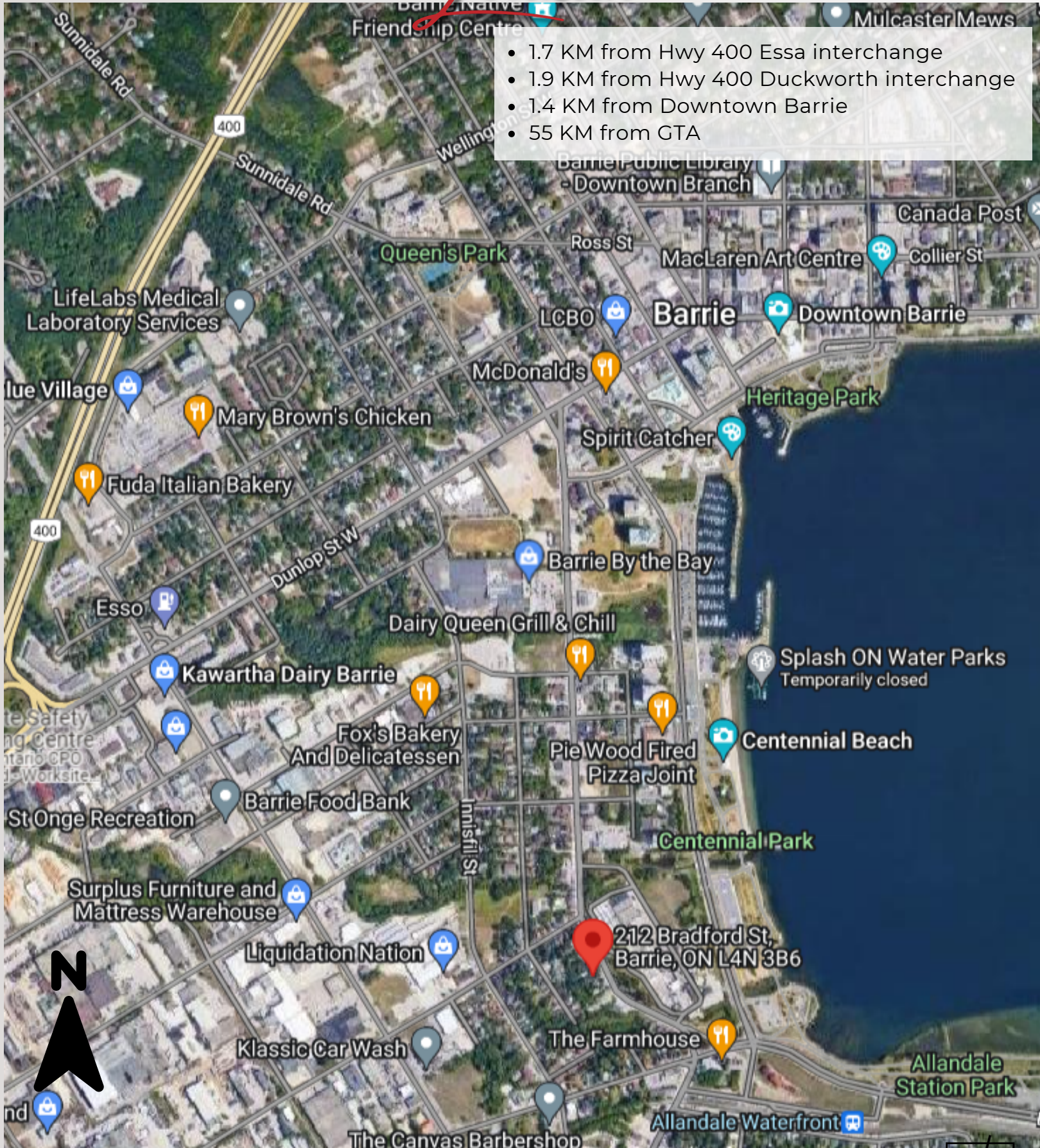
- Landlord pays for gas, AC, water, hydro, snow
- Located downtown Barrie, close to amenities
- Gas boiler
- 200 Amps
- Large backyard





# Location

- 1.7 KM from Hwy 400 Essa interchange
- 1.9 KM from Hwy 400 Duckworth interchange
- 1.4 KM from Downtown Barrie
- 55 KM from GTA







## SQUAREFOOT COMMERCIAL GROUP



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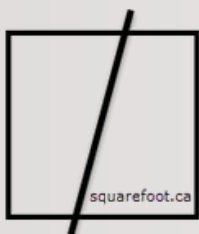
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## Sutton Group Incentive Realty Inc. Brokerage\*



### Social Media Links



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Buyers, Tenants, Sales Representatives and Brokers are encouraged to verify all details, sizes, measurements, etc. and obtain necessary legal and accounting advice.

Sutton Group Incentive Realty Inc. Brokerage has used information believed to be accurate and true and as supplied from reliable sources.

\*Sutton Group Incentive Realty Inc. Brokerage is Independently Owned & Operated. This communication and illustration is not intended to solicit those already under contract.