

- Corner development site with the potential for 32 storeys and approximately 260,000 sf of GFA
- Ability to lease the property on a short-term basis for holding income
- Prominent location in Downtown Barrie with neighbouring development precedent (32-storey buildings)

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Property Overview 40 Dunlop Street West

Opportunity

Avison Young has been mandated to advise and manage the process to seek proposals for the disposition of 40 Dunlop Street West, Barrie, Ontario. The site is ideally situated in Downtown Barrie with as of right permission for 25 storeys and the potential to achieve 32 storeys based on neighbouring precedent.

Property Details

Site Area	24,477 ft² (0.562 ac)				
Site Dimensions	Frontage: Approx. 109 ft Depth: Approx. 196 ft				
Existing Use	The property is currently improved with multiple commercial properties and surface parking				
Environmental	Phase I ESA (2025)				
Official Plan	Urban Growth Centre - High Density				
Zoning By-law	Central Area Commercial (C1)				



Highlights

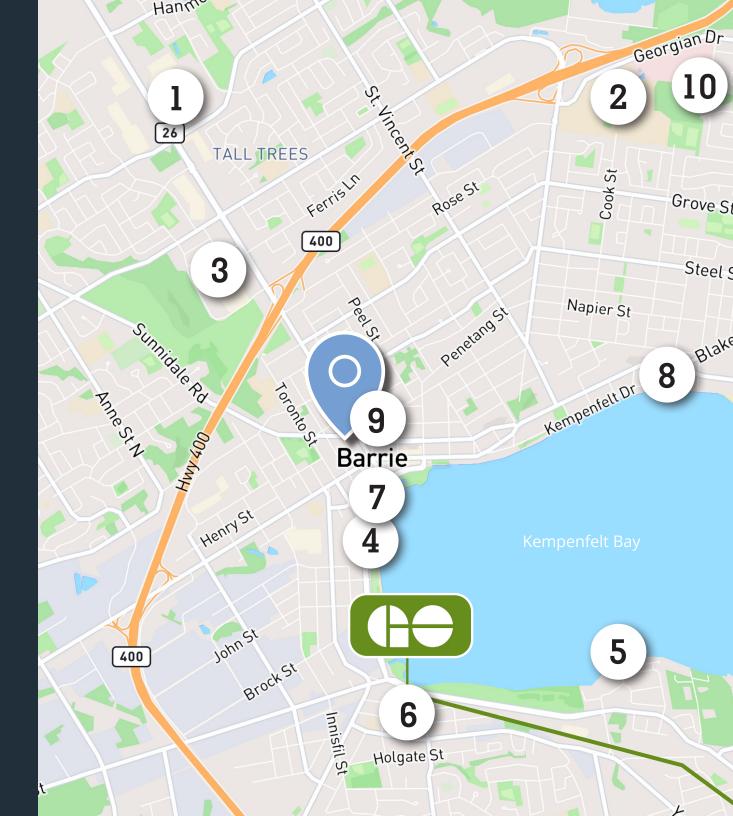
- Prominent location in Downtown Barrie with neighbouring development precedent (32-storey buildings)
- As of right zoning permits high-density redevelopment
- Ability to lease the property on a short-term basis for holding income

Barrie

Located approximately 100 kilometres from downtown Toronto, the City of Barrie boasts a population of 147,829 residents, expected to increase to over 253,000 by the year 2041. The Barrie GO corridor, which sees more than 9,000 passenger trips each day, is preparing for future expansion, supporting all-day, two-way GO service with construction beginning in 2021. 40 Dunlop St W is ideally located in Downtown Barrie, steps to shops, restaurants, offices, and the waterfront.

Subject Property

- 1. Georgian Mall
- 2. Georgian College
- 3. Bayfield Mall
- 4. Cenntenial Park & Beach
- 5. Minet's Point Park
- 6. Allandale Waterfront GO Station
- 7. Heritage Park
- 8. Kempenfelt Park
- 9. Downtown Barrie
- 10. Royal Victoria Hospital



Property Overview Location Stats

Total Population: 147,829

Average Household Income: \$108,300

Percentage of Population | 20-64: 62%



97 Walk Score

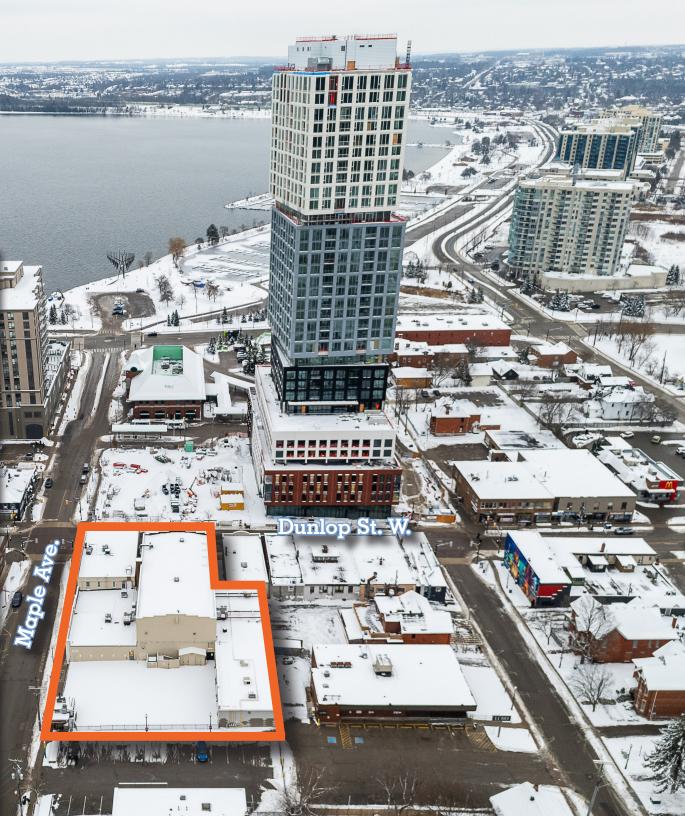


53 Transit Score

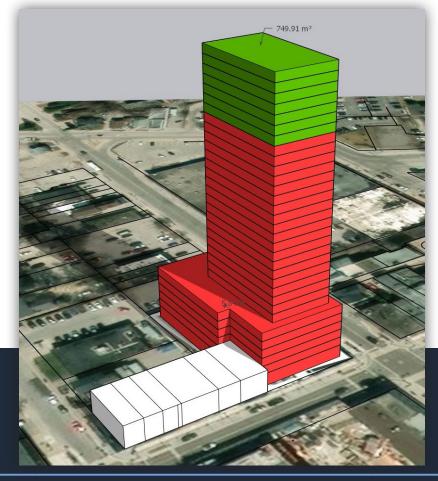


48 Bike Score

Source, Statistics Canada, 2021 Census



Property Overview Development Potential



Development	Site Area	24,477 ft ²	
Potential	Potential GFA	258,487 ft ²	
	Estimated Units (avg. 750 ft ²)	344	
	Storeys	32	
	Residential Efficiency	80%	

Development potential based on a Planning Review conducted by Goldberg Group in January 2025. Please reach out to the listing team for more information.

Property Overview Developments in the Area

Property	Developer	Storeys	Total GFA (sf)	Site Area (sf)	Units	Density	Status	Туре
1 55 Dunlop St W	Gary Silverberg	32 & 32	454,183	46,823	495	9.70x	Under Construction	Condo
2 34-50 Bradford St (Phase 1)	HIP Developments	29 & 25	804,000	307,018	623	2.62x	Approved	Rental
3 51-75 Bradford St	SmartCentres REIT & Greenwin	45, 38, 35, & 25	1,703,572	377,247	1,868	4.52x	Approved	Rental & Hotel
4 47-53 Collier St	JDL Development	33	255,198	27,350	253	9.33x	Approved	Rental
5 79 Collier St	Vitmont Holdings	17	121,994	17,222	136	7.08x	Proposed	Rental
6 153 Dunlop St E	Black Creek Group	25	163,800	16,396	160	9.99x	Proposed	To Be Determined



For Sale 40 Dunlop Street West, Barrie

Pricing and offering process

The Property is offered on an unpriced basis.

All expressions of interest may be submitted in the form of a Letter of Intent or Agreement of Purchase and Sale.

> Offers will be reviewed on an "as come basis."

For More Information About this Offering:

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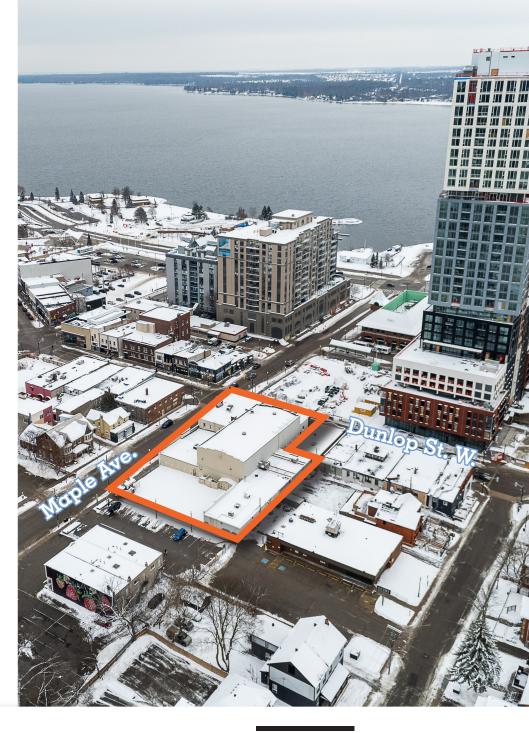
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Sest Managed Companies