



\$1,300,000

240 TIFFIN STREET, BARRIE

3,600 ft² Building on Quarter Acre for Sale in Central Barrie

**JOANNA
SMITH**

Joanna Smith
Sales Representative
705 229 8711
js@phillipmoore.ca

Sutton
Independent Member Broker

Sutton Group Incentive Realty
241 Minet's Point Road
Barrie, ON L4N 4C4
705 739 1300

Price	\$1,300,000
Lot Size	0.25 Acres
Lot Dimensions	62×183 Feet
Building Size	3,600 ft ²
Property Type	Commercial Industrial
Taxes	\$5901.09 Annually
MLS#	S7050660
Zoning	GI/ General Industrial
Ceiling Height	14'
Utilities	Municipal
Heat	Gas Forced Air Open
Air Conditioning	Partial (Offices)
Drive In Doors	2

PROPERTY OVERVIEW

BUYER IS RESPONSIBLE TO VERIFY ALL MEASUREMENTS. BROKERAGE NOT LIABLE FOR DISCREPANCIES

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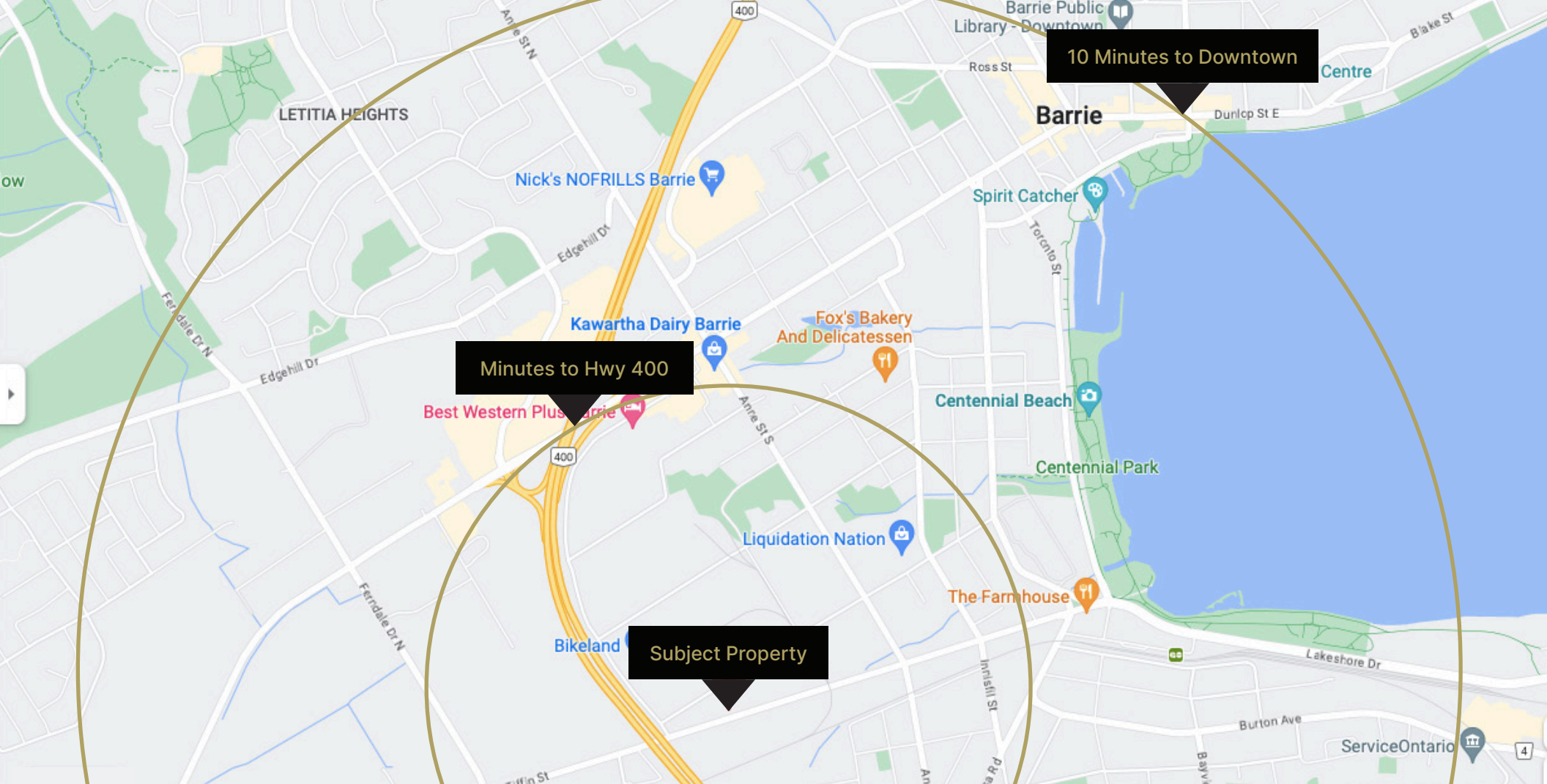
LOCATION PHOTOGRAPHY

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LOCATED IN SOUTH BARRIE MINUTES FROM HWY 400 10 MINUTES FROM DOWNTOWN

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INDUSTRIAL

Animal Shelter
Bakery
Concrete Product Manufacturing
Foundry
Manufacturing and Processing
in
Wholly Enclosed Buildings
Material Recovery Facility
Cannabis Production Facility
Outdoor Storage
Printing and Publishing
Rail Transfer Facility
Recyclable Materials Transfer
Station
Rental Store Excluding Video
and Electronic Rentals
Research/Development Facility
Self Storage
Truck Terminal
Warehousing in wholly
enclosed buildings
Wholesale Establishment

COMMERCIAL

Accessory Employee Use
Accessory Retail
Adult Entertainment Parlour
Automotive Repair Establishment
Building Supply Centre
Car Wash
Conference Centre
Custom Workshop
Data Processing Centre
Drive Through Facility
Dry Cleaning Establishment
Golf Driving Range (outdoor)
Hotel, Motel
Nursery
Garden Supply Centre
Office
Outdoor Display and Sales Area
Restaurant
Service Store
Transmission establishment,
Cellular and Electronic
Veterinary Clinic

AGRICULTURAL

Heavy Equipment Dealer
Kennel

INSTITUTIONAL

Industrial School

APPENDIX: TABLE OF USES – GENERAL INDUSTRIAL (GI)