

FOR SALE

~2.5 ACRES OF VACANT LAND



44 HOOPER ROAD

BARRIE, ONTARIO

LESS THAN 2 KMS TO HWY 400

 CUSHMAN &
WAKEFIELD

PROPERTY HIGHLIGHTS

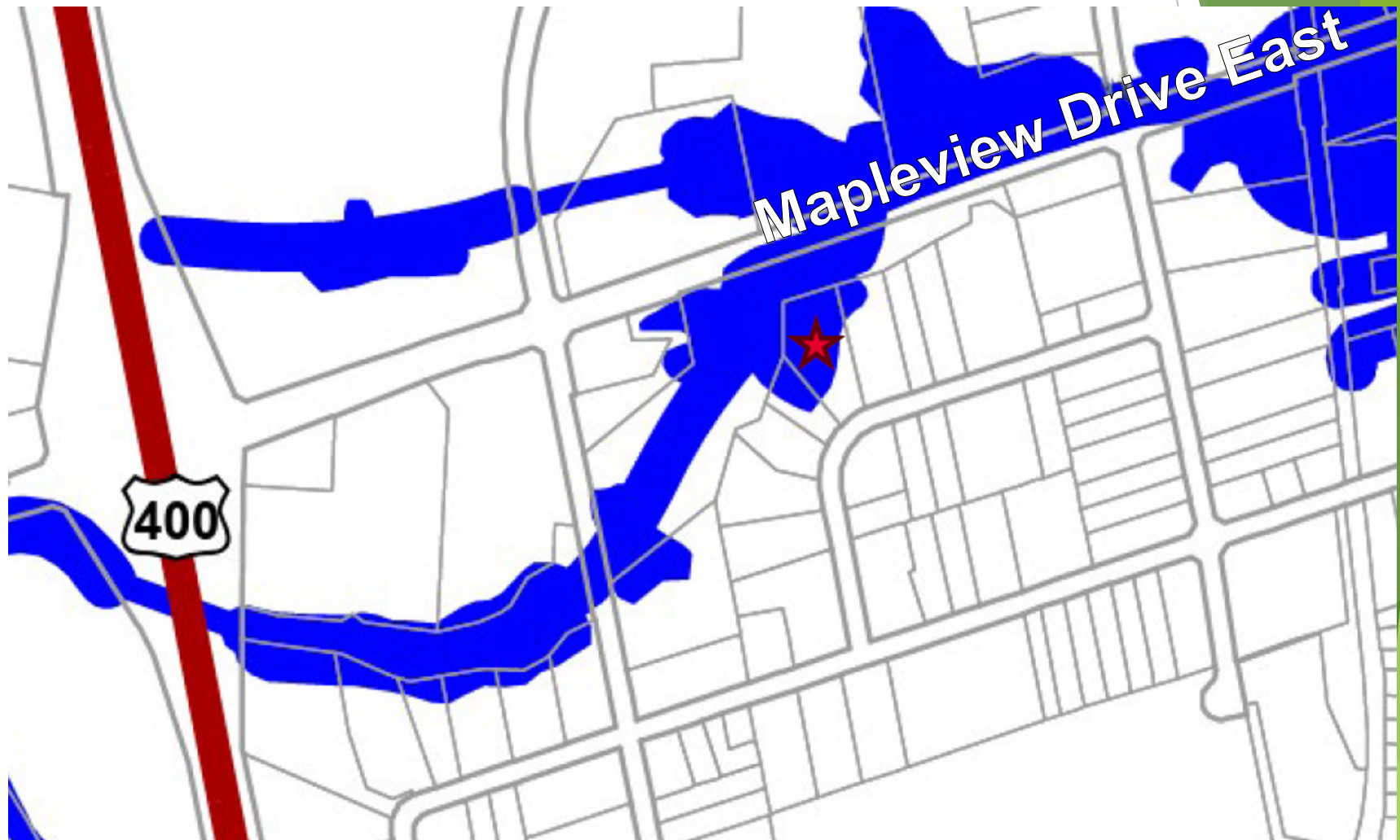
Prime industrial land opportunity in Barrie's rapidly growing south end business corridor with immediate access to Highway 400 and Maplevue Drive East. Surrounded by established commercial and industrial uses, this opportunity offers excellent connectivity, nearby amenities and access to a growing regional workforce.

Legal Description	PCL PLAN-1 SEC 51M378; LT 5 PL 51M378 ; BARRIE
PIN	587280194
Lot Size	2.5 acres
Developable Size	To be determined based on development
Frontage/Depth	98.40 feet x 509 feet (irregular)
Utilities Available	Full municipal services
Additional Details	LSRCA setbacks apply to a portion of the site
Zoning	GI – General Industrial
Annual Taxes	\$14,138.62 (2026)
Asking Price	\$1,350,000

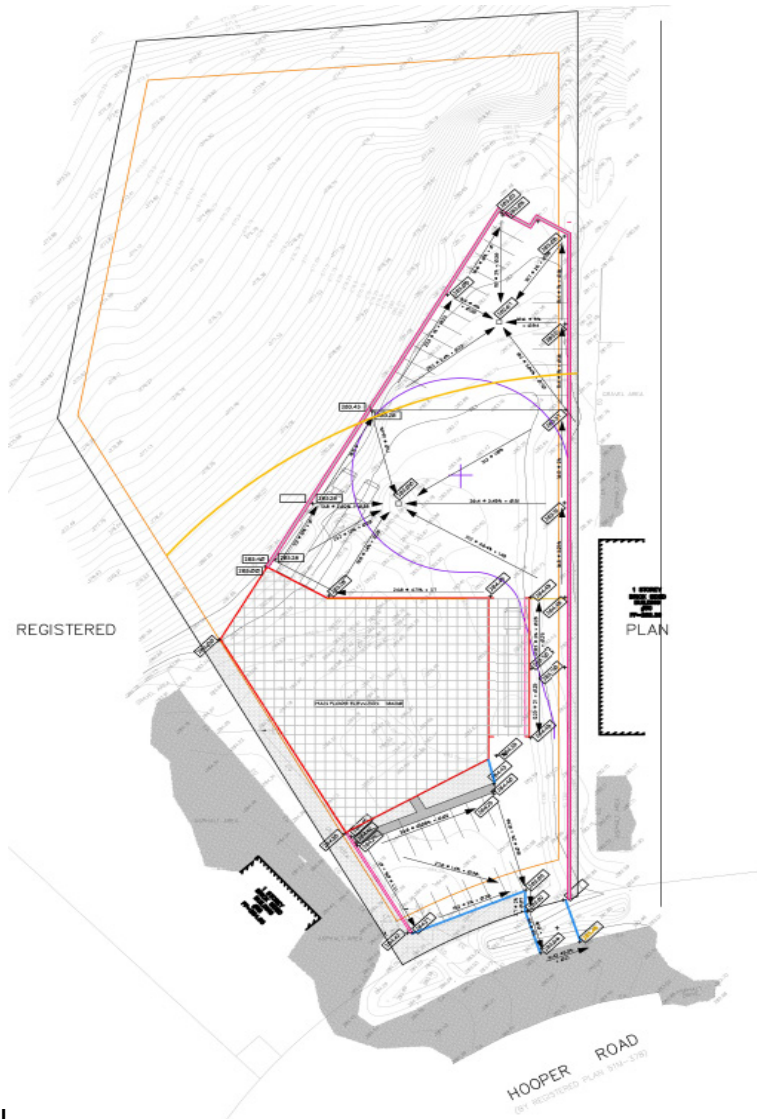


The property is vacant, partially forested land located in an established industrial park. Access within minutes to Highway 400. General Industrial, (GI) zoning allows for multiple uses.

The property consists of 2.5 acres but is located in the Lake Simcoe Region Conservation Authority (LSRCA). The LSRCA typically enforces a 30-metre setback from wetlands and a 15-metre setback from shoreline hazards, watercourses, and ravines. This establishes that the site has approximately 1 to 1.5 acres of buildable land. This is to be determined.



**~15,500 SF INDUSTRIAL BUILDING
WITH 2 LOADING DOCKS**



[LINK TO SITE SURVEY](#)

**~14,800 SF COMMERCIAL BUILDING
WITH SEVERAL COMMERCIAL UNITS**



CONCEPT DESIGNS

INDUSTRIAL & COMMERCIAL EXAMPLES



~2 KM

TO HIGHWAY 400

~3 KM

TO ESSA ROAD

~2 KM

TO PARK PLACE
SHOPPING DISTRICT

~5 KM

TO GO TRAIN STATION

~4 KM

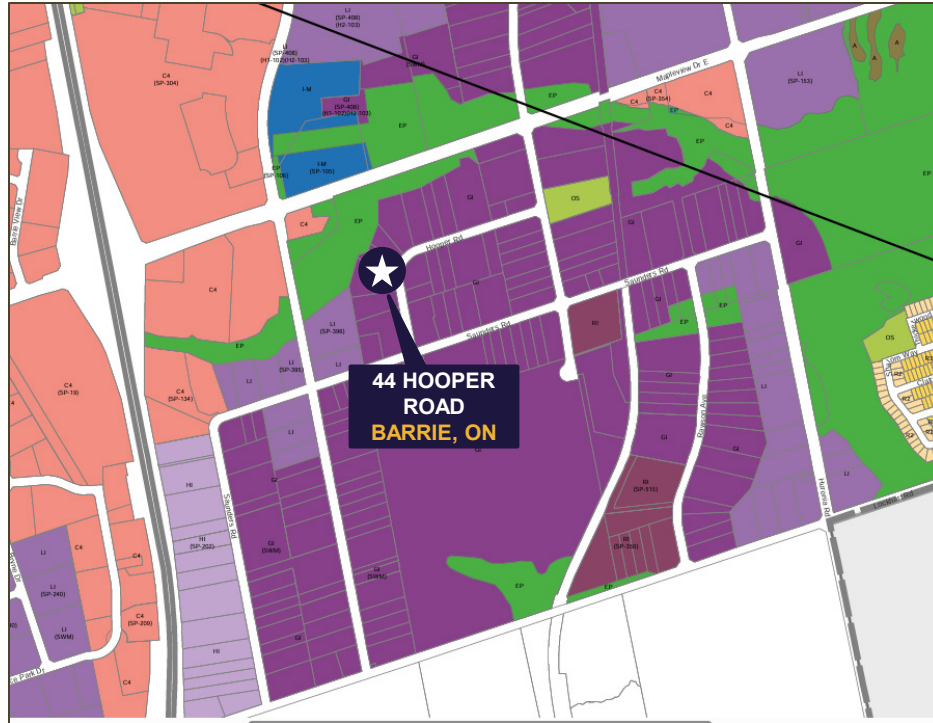
TO YONGE STREET

~80 KM

TO TORONTO PEARSON
INTERNATIONAL AIRPORT

-  GO Transit
-  Public Transit
-  Highway 400

ZONING GI



Information contained herein has been obtained from sources believed to be reliable, including the City of Barrie, however, no representation or warranty is made as to its accuracy or completeness. Buyers are encouraged to conduct their own due diligence. City of Barrie Planning Services planneroftheday@barrie.ca +1 705 726 4242

City Centre Revitalization Area	City Boundary
Application Currently Before the Local Planning Appeal Tribunal (LPAT)	Parcels
Central Area Commercial (C1, C1-1, C1-2)	Residential Apartment Dwelling Second Density (RA2, RA2-1, RA2-2)
Transition Centre Commercial (C2, C2-1, C2-2)	Residential Multiple Dwelling First Density (RM1, RM1-SS, RM1-WS)
Shopping Centre Commercial (C3)	Residential Multiple Dwelling Second Density (RM2, RM2-TH, RM2-TH WS)
General Commercial (C4)	RM3, Neighbourhood Multiple
Convenience Commercial (C5)	Institutional (I)
Mixed Use Node (MU1)	Educational Institutional (I-E)
Mixed Use Corridor (MU2)	Major Institutional (I-M, I-M-1)
Neighbourhood Mixed Use (NMU)	Open Space (OS)
Residential Hold (RH)	Environmental Protection Area
Residential Single Detached Dwelling First Density (R1)	Agriculture (A)
Residential Single Detached Dwelling Second Density (R2, R2-WS)	Business Park (BP)
Residential Single Detached Dwelling Third Density (R3, R3-WS)	Highway Industrial (HI)
Residential Single Detached Dwelling Fourth Density (R4, R4-WS)	Light Industrial (LI)
Neighbourhood Residential (R5)	General Industrial (GI)
Residential Apartment Dwelling First Density (RA1, RA1-1, RA1-2, RA1-3)	Restrictive Industrial (RI)
	Municipal Services and Utilities (MSU)
	Refer to Zoning By-law 054-04

The City of Barrie does not warrant the accuracy, completeness, content, or currency of the information provided.

This is not a legal Plan of Survey

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ZONING BY-LAW 2009-141

Office Consolidation
January 2022

GENERAL INDUSTRIAL (GI) PERMITTED USES

Industrial Uses

- Animal Shelter
- Bakery
- Concrete Product Manufacturing
- Foundry
- Manufacturing and Processing in Wholly Enclosed Buildings
- Material Recovery Facility (1)
- Cannabis Production Facility (By-law 2019-086)
- Outdoor Storage
- Printing and Publishing
- Rail Transfer Facility
- Recyclable Materials (1) Transfer Station
- Rental Store Excluding Video and Electronic Rentals
- Research/Development Facility
- Self Storage
- Truck Terminal
- Warehousing in wholly enclosed buildings excluding self storage
- Wholesale Establishment

Commercial Uses

- Accessory Employee Use
- Accessory Retail
- Adult Entertainment Parlour
- Automotive Repair Establishment
- Building Supply Centre (2) (By-law 2019-115)
- Car Wash
- Custom Workshop
- Data Processing Centre
- Drive Through Facility
- Dry Cleaning Establishment
- Golf Driving Range (Outdoor)
- Nursery or Garden Supply Centre
- Office
- Outdoor Display and Sales Area
- Restaurant (3) (By-law 2019-115)
- Service Store
- Transmission Establishment, Cellular and Electronic
- Veterinary Clinic

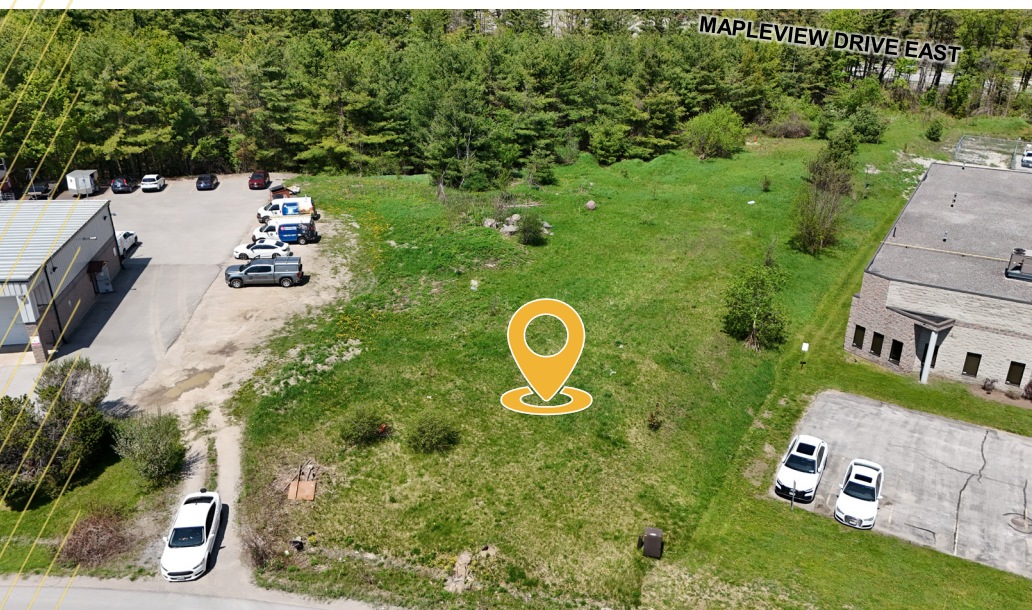
Agricultural Uses

- Heavy Equipment Dealer
- Kennel

Institutional Uses

- Industrial School

PROPERTY PHOTOS





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