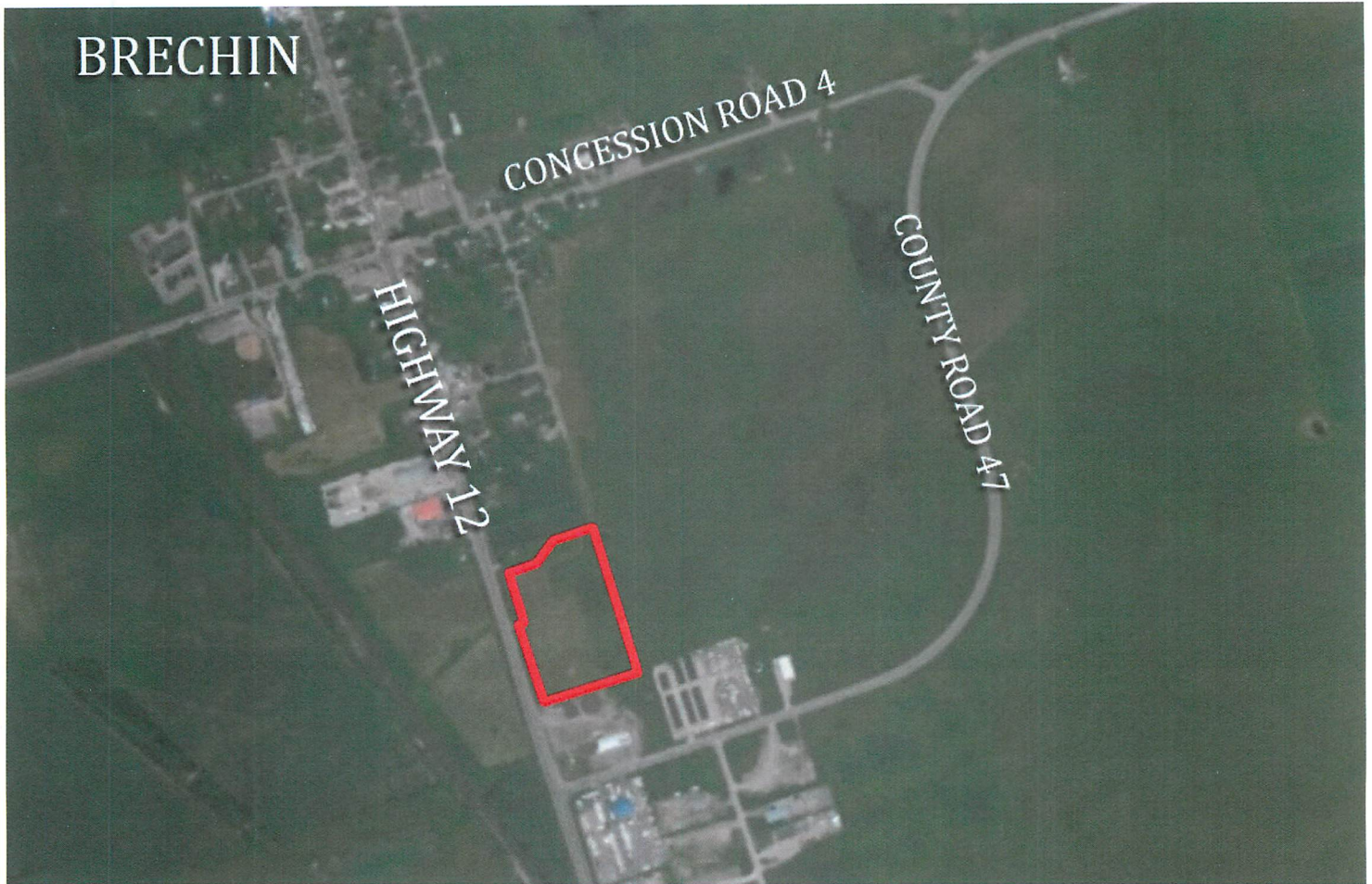


FOR SALE

**COMMERCIAL DEVELOPMENT OPPORTUNITY
BRECHIN, SIMCOE COUNTY**



**Simcoe County,
Commercial Redevelopment Land**

The subject property provides an excellent opportunity for a commercial developer/investor to acquire and develop a 6.5 acre parcel fronting on busy Highway 12 approved to permit a 54,000 sq ft retail commercial project in the Village of Brechin with proximity to Orillia, Lagoon City and cottage country.

ASKING PRICE: \$1,950,000

John Morrison, B.A. (Hons), PLE

Investment & Land Sales

416.921.1112

john.morrison@royallepage.ca

www.johnmorrisoncommercial.com



These statements are based upon the information furnished by the principle and sources, which we deem reliable – for which we assume no responsibility. This submission is made subject to prior sale, change in price or terms, or without notice. Prospective purchasers or tenants should not construe this information as legal or tax advice. Legal counsel, accountants or other advisors should be consulted, if desired, on matters related to this presentation.

COMMERCIAL DEVELOPMENT OPPORTUNITY BRECHIN, SIMCOE COUNTY

LOCATION/NEIGHBOURHOOD

The property fronts on Highway 12 between County Road 47 and Concession Road 4 in the Village of Brechin which is situated 14 miles south of Orillia and a few minutes east of Lagoon City on the eastern shore of Lake Simcoe. Brechin is the main population centre and business hub for Ramara Township in Simcoe County. The Ramara Municipal Office is located in the village along with the businesses and services that you would expect to find in a thriving community including two elementary schools, and churches, a Royal Canadian Legion Hall, the Roads Department, a Fire Hall, and more. The Brechin Industrial Park is home to various small industrial establishments.

PROPERTY DETAILS

The property totals 6.53 acres and is zoned and designated for the approved commercial development. The property is located just south of the main intersection and is convenient to the various businesses, churches, schools, and other village amenities. Frontage is on Highway 12, a busy thoroughfare to Orillia and cottage country. The owner has completed the required studies, drawings, and reports which will be made available to qualified buyers.

LEGAL DESCRIPTION

PCL 10-13 sec 51-Mara-3, Pt N ½ Lot 10 Con 3 Mara, Pt 1 51R 25525

ADDITIONAL MATERIALS

The owner has completed various studies and reports which are available for review to qualified buyers.

ABUTTING RESIDENTIAL DEVELOPMENT

An abutting 71.3 parcel of vacant land which is zoned and designated for residential development with Phase 1 being draft plan approved for 95 residential units is owned by the same company and is also being offered for sale.

