

FOR SALE

Prime Commercial Opportunity In Brock Township (Beaverton)



RETAIL COMMERCIAL BUILDING SITUATED ON 1/2 ACRE OF COMMERCIAL LAND OFFERED AT: \$1,100,000.00

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**383 Simcoe Street, Beaverton Ontario
8578 ft Building on 1/2 acres of commercial land
FOR SALE**



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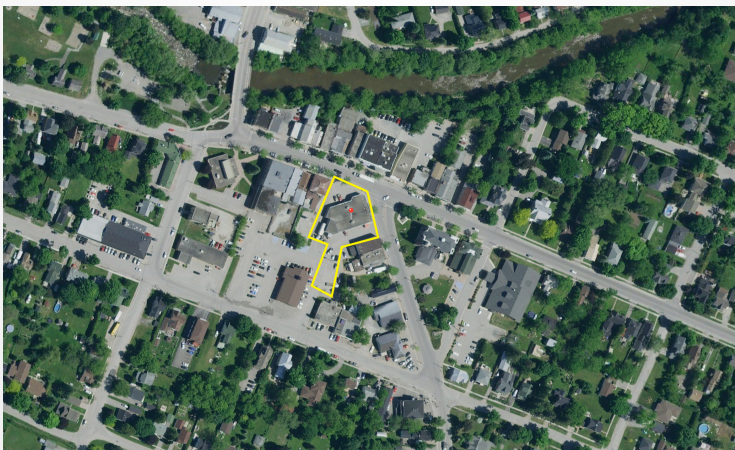
BEAVERTON

Beaverton is the largest community in Brock Township, Durham Region's most northerly municipality. It is situated on the eastern shore of Lake Simcoe, approximately an hour north of Toronto and half an hour south of Orillia. Highway 12 runs along the eastern edge of Beaverton. Highway 404's current terminus is Ravenshoe Road, approx. 30 minutes sw of Beaverton. The Province has plans to extend Highway 404 to run just south of Beaverton with the final terminus of the highway being Highway 12/48. The community is growing with a large residential subdivision scheduled to be completed in 2020. In addition, other subdivisions are in various stages of development. The area attracts cottagers and the Trent- Severn waterway connects with Lake Simcoe a few miles north of the community. Beaverton is an established, conveniently located community that will undoubtedly quickly flourish in the near term given its location and continued future growth of the GTA.

OVERVIEW

An amazing flagship anchor opportunity located in downtown Beaverton in the Township of Brock. Supported by a township population base of over 12,000 permanent year-round residents plus summer transient residents/tourists coupled with a strong labour force and access to major highways, this location is ideal for establishing a new business. With 8,758 sq ft of rentable space situated on over ½ acre of commercially zoned land (C1 zoning) the possibilities for this location and building are endless. A new food store, bakery, restaurant, discount retailer or professional offices are examples of uses that would thrive in this location.

Location Map



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PROPERTY DETAILS

Location: Downtown Beaverton

Site: 1/2 acres of flat commercial land with easy roadside entrance and great exposure

Zoning: C1 Commercial (numerous permitted uses)

Floor Sizes: 1st Floor 7869 sq ft; 2nd Floor: 708 sq ft



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BUILDING DETAILS

An open concept floor plan with ultra high ceilings, dual entrances, ample onsite parking make this building ideal for many retail and commercial uses. Previously designed and used as a food store the current layout has an open space plan with centre support columns, rear area storage with walk-in coolers, rear truck level dock with leveler and 2nd floor staff area with washrooms. The centre column design offers the flexibility to easily split the building for two tenants.

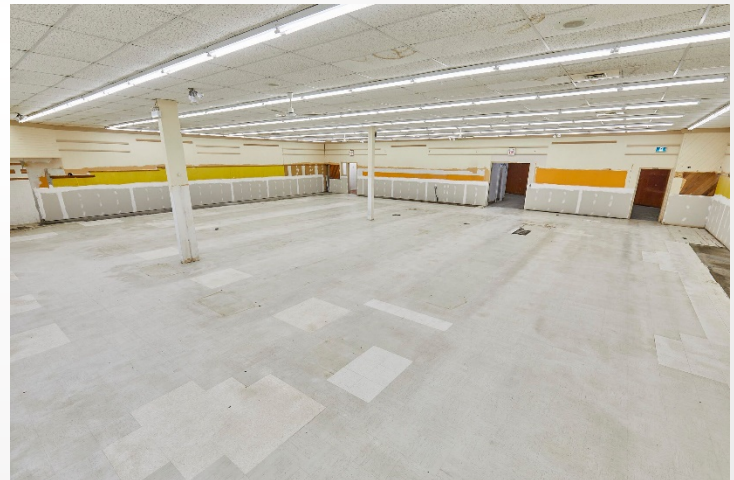
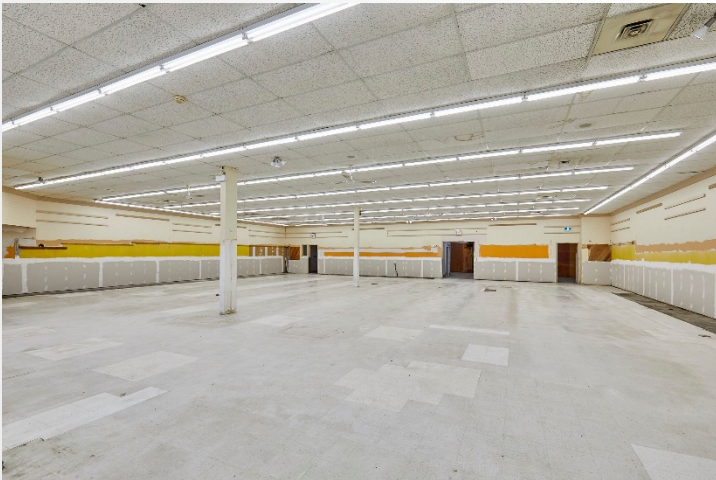


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RETAIL AREA WITH UPPER MEZZANINE



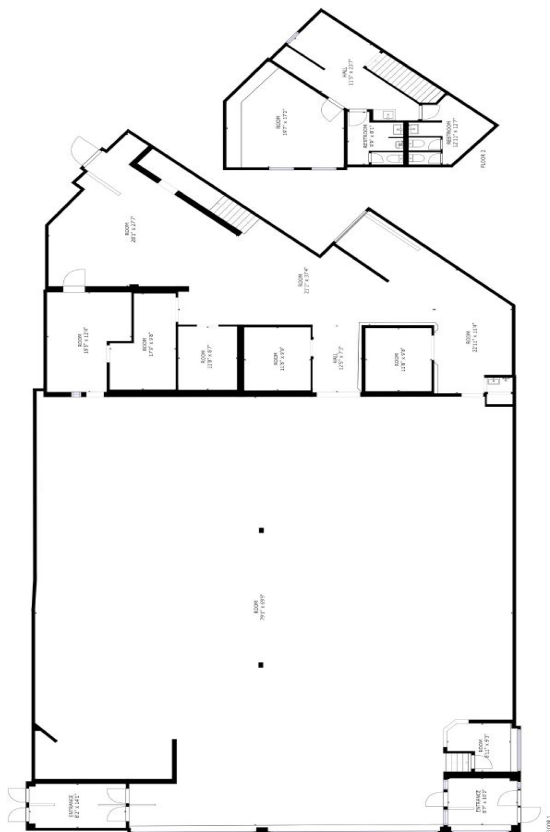
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BUILDING FLOOR PLANS AND DETAILS

BUILDING 8578 SQ FT



POWERED BY
matterport

NET AREA
GROSS INTERNAL AREA
FLOOR 1: 7869 SQ. FT. FLOOR 2: 708 SQ. FT.
TOTAL: 8578 SQ. FT.
NET AND GROSS AREAS ARE APPROXIMATE. ACTUAL MAY VARY.

Main Level Retail

- Excellent road side exposure
- Ample parking available
- Bright exposure with large front windows
- Large open concept space
- Good mechanicals
- Truck level dock
- Upper mezzanine area
- Dual entrances
- Centre design columns
- Two washrooms
- Flexible design to accommodate single or dual user

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BROCK TOWNSHIP STATISTICS

The Township of Brock is one of eight municipalities located in the Region of Durham, the largest geographic region in the Greater Golden Horseshoe, and it is situated on the southeast shore of Lake Simcoe. Within the municipality there is a vast array of landscapes including small urban areas, hamlets, shoreline residential areas, and countryside. The local economy consists of agricultural, commercial, and industrial businesses that are located throughout the municipality. The Township has a population of approximately 12,000 and offers a high quality of life and a safe place to live and work. The Township's demographic profile represents a significant labour force prospect for businesses and potential investors. Conveniently located less than 1.5 hours from the City of Toronto, and with easy access to major highways (404, 407, 12, 48, 7) and CN rail, the Township of Brock is an excellent location for business relocation and expansion.

Demographics

	2011	2016	2021	2026	2031	% change 2011-2031
Total Population	12,385	12,650	12,810	13,325	14,015	13%
Total Employment	4,025	4,265	4,555	4,670	5,005	24%

Source: Durham Region Planning, ROPA 128 (annotated) 2009

	Brock (Census subdivision) GNR=46.9		Durham (Census division) GNR=28.4		Ontario (Province) GNR=27.1	
	Total	%	Total	%	Total	%
Household total income in 2010 of private households	4,335		213,745		4,886,655	
Under \$5,000	60	1%	3,865	2%	123,775	3%
\$5,000 to \$9,999	65	1%	2,395	1%	78,005	2%
\$10,000 to \$14,999	55	1%	4,190	2%	143,390	3%
\$15,000 to \$19,999	230	5%	6,190	3%	211,140	4%
\$20,000 to \$29,999	435	10%	12,815	6%	405,725	8%
\$30,000 to \$39,999	375	9%	13,630	6%	425,410	9%
\$40,000 to \$49,999	270	6%	15,710	7%	425,720	9%
\$50,000 to \$59,999	460	11%	16,680	8%	398,705	8%
\$60,000 to \$79,999	640	15%	29,850	14%	680,850	14%
\$80,000 to \$99,999	615	14%	27,495	13%	552,660	11%
\$100,000 to \$124,999	500	12%	26,745	13%	497,970	10%
\$125,000 to \$149,999	325	7%	19,215	9%	331,460	7%
\$150,000 and over	305	7%	34,960	16%	611,840	13%
Median household total income (\$)	\$67,352		\$81,119		\$66,358	
Average household total income (\$)	\$76,454		\$95,567		\$85,772	
Median after-tax household income (\$)	\$60,625		\$70,060		\$58,717	
Average after-tax household income (\$)	\$65,246		\$79,391		\$71,523	

Source: Statistics Canada, 2011 Census of Population.

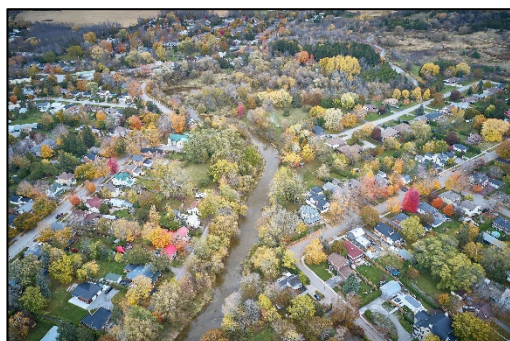
Community Improvement Plans and Financial Incentives Options

- Commercial Facade Improvement Program: up to \$4000 per property
- Planning and Building Permit Fees Refund Program: rebates for the cost of permit fees, development charges
- Project Feasibility Studies Grant Program: up to \$1000 per application
- Feasibility Study Grant Program (Brownfields): up to \$5000 per study
- Brownfield Tax Assistance Program: related to properties that require remediation

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BEAVERTON AND BROCK TOWNSHIP



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Asking Price \$1,100,000.00

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