

RETAIL PROPERTY

FOR LEASE

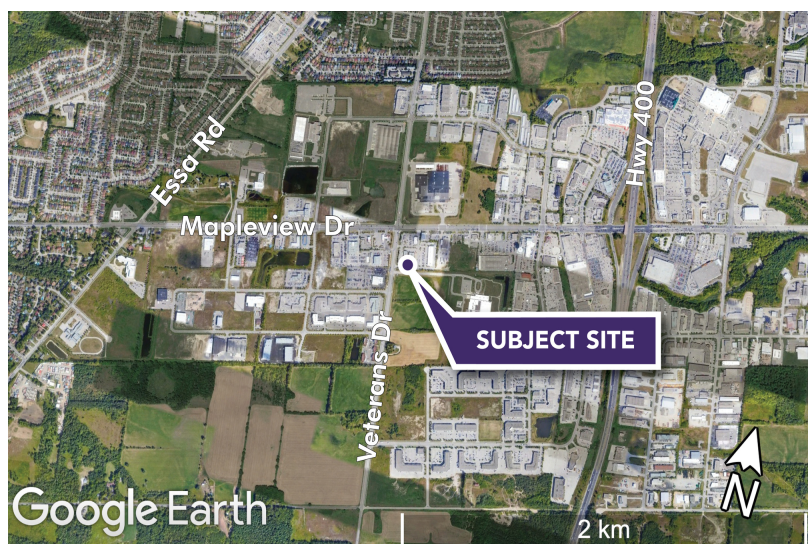


147 Maplevue Drive West, Barrie, ON, L4N 9H7



Newly renovated retail/office space with great exposure onto Veterans Drive and Maplevue Drive West.

- Units can be combined with one another for a total of 9800 SF.
- Ample parking on-site.
- Residential neighbourhoods nearby.



JAY RICHMOND

Senior Director, Retail | Sales Representative

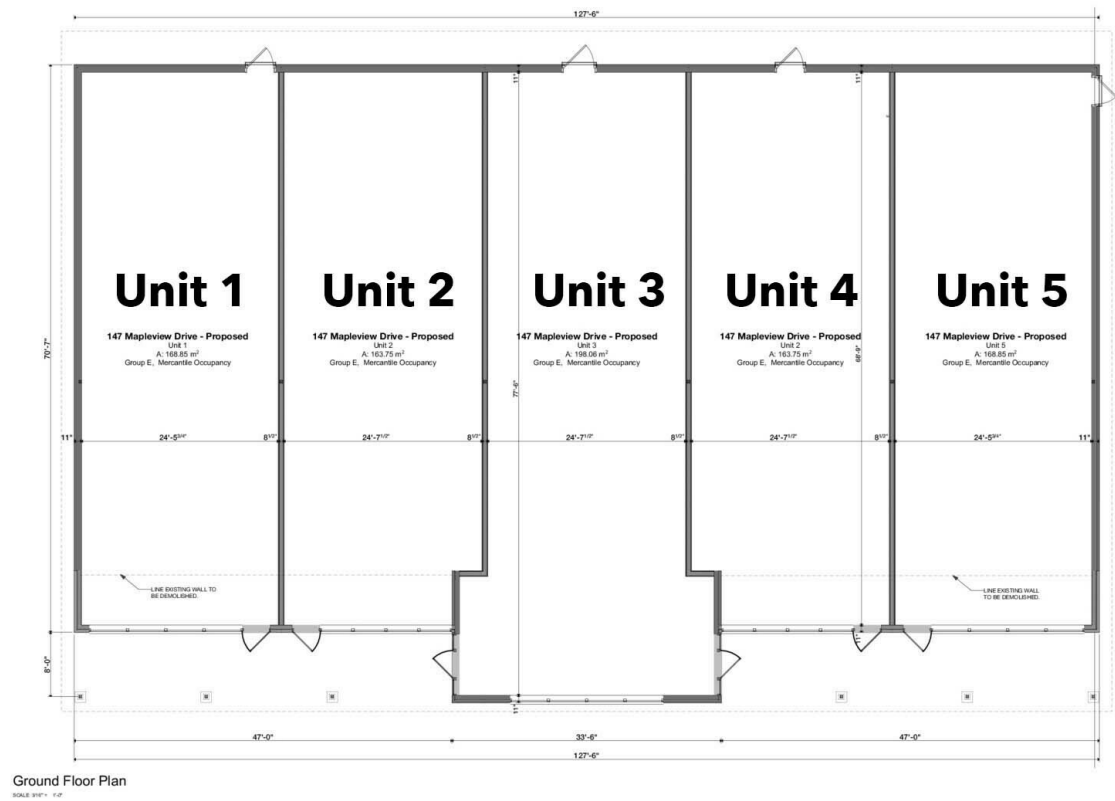
O: 416.636.8898 EXT. 260

C: 416.565.4889

jayrichmond@thebehargroup.com



The Behar Group Realty Inc., Brokerage



PROPERTY DETAILS

Lease Rate:	\$25.00 SF/yr (NNN)
Additional Rent:	\$9.00
Availability:	Immediate

SPACES	SPACE SIZE
Unit 1	1,817 SF
Unit 2	1,762 SF
Unit 3	2,131 SF
Unit 4	1,762 SF
Unit 5	1,817 SF
Unit 1 - 3	5,711 SF
Unit 1 - 4	7,474 SF
Unit 1 - 5	9,292 SF

JAY RICHMOND
Senior Director, Retail | Sales Representative
O: 416.636.8898 EXT. 260
C: 416.565.4889
jayrichmond@thebehargroup.com





DEMOGRAPHICS	2 KM	3 KM	5 KM
Total Population	12,723	28,270	63,930
Daytime Population	16,787	26,256	64,684
Total Households	3,942	9,020	20,835
Household Average Income	\$113,557	\$118,751	\$118,062
Data Source: Environics Estimates 2022			

JAY RICHMOND
Senior Director, Retail | Sales Representative
O: 416.636.8898 EXT. 260
C: 416.565.4889
jayrichmond@thebehargroup.com





THE BEHAR GROUP™

**BROKERAGE & COMMERCIAL
REAL ESTATE SERVICES**

**LANDLORD
SERVICES**



**TENANT
SERVICES**



**CAPITAL
MARKETS**



**ADVISORY
SERVICES**

Head Office (Mailing Address)

1170 Sheppard Avenue West, Suite 24,
Toronto, ON, M3K 2A3

Downtown Office

30 Duncan Street, Suite 201
Toronto, ON, M5V 2A3

The Behar Group Realty Inc., Brokerage

Tel: 416.636.8898

Fax: 416.636.8890

www.TheBeharGroup.com

All information is from sources deemed reliable and is subject to errors and omissions about which The Behar Group Realty Inc., Brokerage, is unaware, and we assume no responsibility. There may be changes of price, a prior sale, or withdrawal, all without notice. People are not to construe this information as legal or tax advice. You should consult your legal counsel, accountant, or other advisors about matters of external expertise relating to this presentation.

Brokerage Duties and Representation Disclosure:

A) If you are represented by another Brokerage under a Tenant or Buyer Representation Agreement, please have your representative contact us on your behalf. B) This marketing material is not intended to solicit clients who are represented by another brokerage. If you are not represented by another brokerage, please contact us for details on our Landlord, Tenant, Advisory and Capital Markets Services. C) This property is a Listing of The Behar Group Realty Inc. ("TBG") The Landlord or Seller is our Client, to whom we owe Fiduciary Duties to, including confidentiality, full disclosure and more. Unless you are also a Client of TBG (Multiple Representation), then you are a Customer of TBG and our Representative owes you Customer Duties of Fairness, and Honesty. For more information about Working With a Commercial Realtor, please [CLICK HERE](#). D) At the earliest possible opportunity, you will be asked to acknowledge that you understand the different types of available representation and confirm said representation to all parties prior to any negotiations.

Photo/Renderings Disclosure: Any photos used in this listing may have been digitally manipulated for illustrative purposes, and the actual property's appearance may differ; please verify details independently. Any property renderings used are artist's concepts only and may not reflect the final build of the project.