

FOR SALE

1033-1035 Mississauga

Street West



Marcus & Millichap
VIRK APARTMENT GROUP

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Location Overview

Why Invest in Orillia?

1033-1035 Mississauga Street West offers a prime development opportunity in the rapidly growing town of Orillia. Located on a high-traffic street with easy access to downtown and major highways, it provides excellent visibility for retail or professional use.

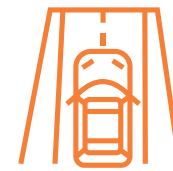
Orillia's population is projected to grow by over 40% by 2051, with steady annual increases, and the mean household income is above \$85,000. The town is also undergoing a waterfront revitalization, adding even more potential for growth. With strong recent development activity—including over \$60 million in construction value in 2022—this property is ideally positioned for long-term investment.



Highways and Landmarks

Highway 11
2 min / 1.0 km

Lake Couchiching
8 min / 8.4 km



Major Roads

Highway 400
22 min / 22.3 km

Lacile Street
9 min / 4.3 km



Nearby Transit

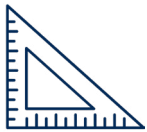
Karen Crescent Bus
Stop
3 min / 150 m

Downtown Terminal Bus
Station
5 min / 2.5 km

1033-1035 Mississaga St W Property Details



\$3,700,000



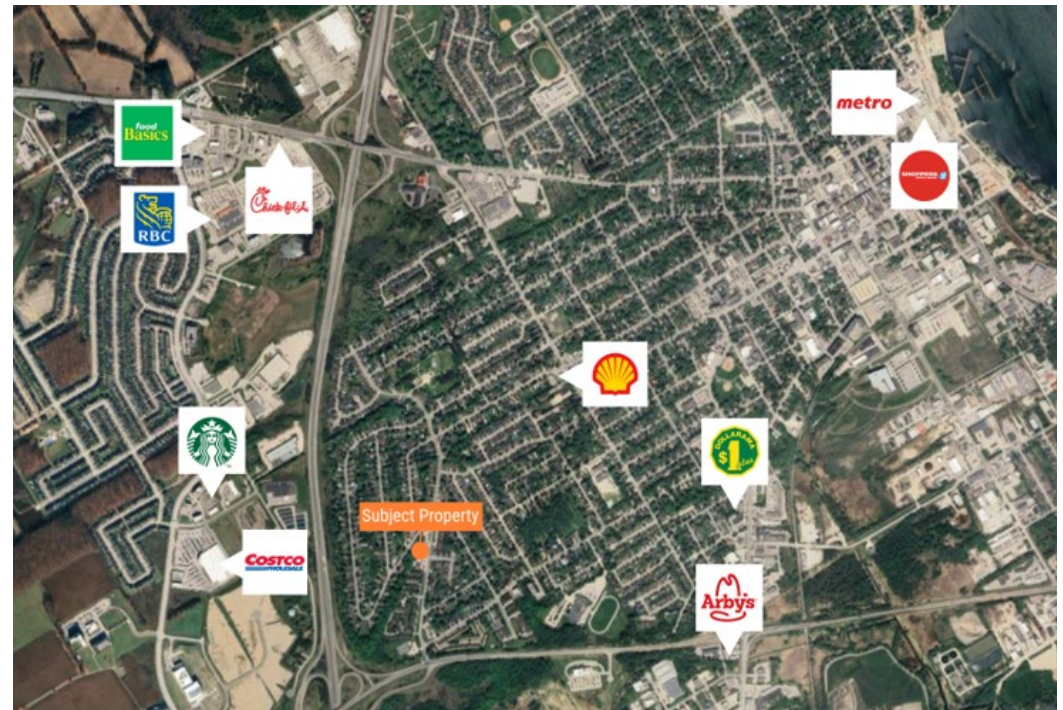
11,000 SF (Divisible)



Development opportunity - shovel ready, reports and studies completed



Located minutes from Orillia's charming downtown streetscape on Mississaga Street, highlighted by more than 150 shops and 30-plus restaurants





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