

LIGHT INDUSTRIAL / COMMERCIAL

ADDRESS	DETAILS	CONTACT
685 Ecclestone Drive	34,000 sq ft M2 Zoning 24 ft clear height 2400 amp service 1 man door 3-10 ft dock level doors 1-14 ft grade level door	Darryl McCullough Darryl@royallepagecommercial.com 705-641-8052
911 Cedar Lane	Former Muskoka Medical Services Bldg 2675 sq ft that includes a 1500 sq ft garage bay On site generator Circular paved driveway Heating is gas fired hot water Three offices, open area, kitchen and two washrooms Basement under south end of building	Judi Moore jmoore@muskoka.ambulance.ca
Grey Road	600 sq ft available March 1 10 ceilings 1 overhead door and 1 man door	Stoyan 705-706-7508
Kirk Line & Rosewarne Drive (Phase 3)	9000 sq. ft. to be constructed 16 ft. ceilings Could be divided and finished to suit tenant Zoned Rural Industrial Approximately \$8.50/sq. ft. net net net depending upon tenant's needs.	Leon Braithwaite 705-783-3333
532 Industrial Mall	<ul style="list-style-type: none"> 2500 sq ft on front of building 	Danielle Morgan 705-645-7532
345 Ecclestone Drive	(former Dura Automotive Manufacturing Building) An extensive amount of space available for small startups or larger requirements. Highly visible building on one of main arteries into town. Lots of parking available.	Jodi Hanrahan 705-640-0040

34 E.P. Lee Drive	5000 sq. ft. \$7.00/sq. ft. + \$4.98 sq. ft. (taxes, maintenance, insurance) Features 2 drive in doors, HVAC, ample parking. Landlord will consider dividing the space into 2 spaces. Popular destination commercial area. M1 (business park) Zoning 15' ceilings	Phillip Moore 705-795-1190
49 EP Lee Drive	Approximately 3000 sq. ft. in new building available for lease Landlord will renovate to suit tenant's needs	Karen Acton Royal Lepage Lakes of Muskoka Realty 705-645-5257

COMMERCIAL RETAIL

ADDRESS	DETAILS	CONTACT
23 Manitoba Street DOWNTOWN	4000 sq ft Ideal for a family restaurant Roll up windows at front for nice weather <i>Ask about the Town's Signage Improvement Grant</i>	Lori-Lynn Giaschi-Pacini 705-646-8122
301 Ecclestone	1300 sq ft on main floor 1000 sq ft on second floor Includes docks on the Muskoka River	Bill 801-5792
233 Manitoba Street UPTOWN	8000 sq ft Highly visible space Space could be divided Accessible building with private rear parking lot and entrance	Ken Banks 705-645-6589
8 Taylor Road DOWNTOWN	The Armoury Building 600 sq ft divided into 4 rooms Private kitchen and washroom 2 private parking spaces New HVAC system <i>Ask about the Town's Signage Improvement Grant</i>	inquiries@theclocktowercentre.ca
49 Manitoba Street DOWNTOWN	Iconic Clock Tower in heart of downtown has various size spaces available for retail and professional services <ul style="list-style-type: none"> 900 sq ft space on ground floor available in June <i>Ask about the Town's Signage Improvement Grant</i>	inquiries@theclocktowercentre.ca

11 Taylor Road DOWNTOWN	A variety of retail and office space on busy corner in Downtown Bracebridge <i>Ask about the Town's Signage Improvement Grant</i>	Richard Kim richardkimto@gmail.com
36 Manitoba Street DOWNTOWN	900 sq. ft. Landlord will renovate to suit tenant <i>Ask about the Town's Signage Improvement Grant</i>	David Rodie 647-567-7187
295 Wellington Street Bracebridge Square	High traffic plaza with plenty of parking <ul style="list-style-type: none"> • 4,500 sq.ft. • 1,855 sq. ft. • 1,100 sq. ft. • 961 sq. ft. <i>Ask about the Town's Signage Improvement Grant</i>	Todd Willford 705-644-5257
200 Manitoba Street UPTOWN	3 units, approximately 1000 sq. ft. each High visibility location Dedicated parking lot in front of plaza Rent includes TMI <i>Ask about the Town's Signage Improvement Grant</i>	Jane or Zoe Theodoropolus 705-645-0056
Highway #11 & Taylor Rd. POWERCENTRE	Special Purpose Commercial Bracebridge Power Centre North & Bracebridge Power Centre South Medium & Large Format Retail Services for the traveling public	Bracebridge Power Centre Inc. 905-760-6200
505 Muskoka Road 118 West FLATS	Extensive parking available. High visibility. <ul style="list-style-type: none"> • Approximately 3200 sq. ft. <i>Ask about the Town's Signage Improvement Grant</i>	Goldmanco Inc. Zach Wood 416-445-1107
505 Highway 118 West FLATS	35,000 sq. ft. Former Zellers location <i>Ask about the Town's Signage Improvement Grant</i>	Goldmanco Inc. Zach Wood 416-445-1107
510 Highway 118 West FLATS	5000 sq. ft. in prime location Former Kelsey's location <i>Ask about the Town's Signage Improvement Grant</i>	Michael Webster 905-607-1324 ext 20 mike@websterretail.com

COMMERCIAL OFFICE

ADDRESS	DETAILS	CONTACT
122 Kimberley Ave MIDTOWN	150 sq ft furnished office in Large bright setting High speed Fibre Lots of parking	Paul Brunskill ges@muskoka.com
95 Manitoba Street MIDTOWN	550 sq ft. Parking space at rear of building Shared washroom with other tenants Small kitchenette	Kim Gronfors 705-645-0248 klsmuskoka@outlook.com
195 Ecclestone Drive	1200 sq. ft. in with view of Muskoka River 2 offices, reception area, 1 washroom Spacious and bright office 1000 sq ft on lower level with access to parking lot behind building Suitable for professional services	dr.danyal@ccdentistry.ca
205 Hiram Street	1795 sq. ft. offices specifically for health care practitioner or health care services Fully accessible building Currently divided in large waiting /reception area + 2-3 treatment rooms Can be customized to suit practise	Kim Gronfors 705-645-0248 klsmuskoka@outlook.com
532 Industrial Mall	3 offices in shared space 300-600 sq. ft. each Shared common area, kitchen washrooms	Danielle Morgan 705-645-7532
109 Kimberly Street	800 sq. ft. on main floor Reception area, 2 offices, kitchenette, washroom and storage area. Ample parking at Library Lot <i>Ask about the Town's Signage Improvement Grant</i>	Lori Lynn Giaschi-Pacini 705-646-8122
26 Kimberley Street MIDTOWN	3 Offices in professional building 160 – 180 sq. ft. each 1 parking space/ office <i>Ask about the Town's Signage Improvement Grant</i>	Jamie Nairn 705-645-1050 x 23
49 E.P. Lee Drive	3000 sq. ft. in new building with up to 4 units. Landlord will finish to suit at negotiated rate. Ample parking, excellent visibility. \$9/sq. ft. net, net, net.	Karen Acton Royal Lepage Lakes of Muskoka Realty 705-645-5257



**Available Lease Space
May 4, 2018**

345 Ecclestone Drive	An extensive amount of space available for small startups or larger requirements. Offices can be rented furnished or unfurnished for short term or longer terms. Highly visible building on one of main arteries into town.	Jodi Hanrahan 705-640-0040
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29 Manitoba Street DOWNTOWN	all inclusive rents (GST extra) 4 different offices (a variety of square footages and rents) Elevator on site <i>Ask about the Town's Signage Improvement Grant</i>	Lori-Lynn Giaschi-Pacini 705-646-8122
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VACANT LAND

ADDRESS	DETAILS	CONTACT
Commercial Development Opportunity adjacent to Highway 11(Taylor Road exit)	10.93 acres adjacent to Smart Centre commercial hub that includes Walmart, Boston Pizza, Home Depot, Pet Value, Dollar Tree, A & W, and others. Zone: C2-1 Special Purpose Commercial Permitted Uses: most commercial, automotive retail/service, gas bar, service station, hotel/motel, restaurant. Location: close to downtown Bracebridge but with 1500 ft. frontage on Highway 11	Steve Jacobs 905-233-9992 sjacobs11@hotmail.com
Commercial Development Opportunity adjacent to Highway 11 (& MR 118 West)	22 acres at corner of Highway 11 and Muskoka Road 118 Zone: M2 Permitted Uses: audio visual studio, contractors yard, equipment sales and service, fuel storage tanks, indoor storage facilities, light manufacturing, manufacturing and processing facilities, mobile food service, motor vehicle dealership, motor vehicle parts establishment, motor vehicle rental agency, motor vehicle repair garage, passenger transportation depot, printing and publishing establishment, rental agency, repair shop, restaurant.	905-717-5234 Sean Herbinson Keller Williams Realty