

## LIGHT INDUSTRIAL / COMMERCIAL

ADDRESS	DETAILS	CONTACT
570 Ecclestone Drive	4750 sq ft M2 zoning Newer industrial space. Tenant must Operate a business that is relatively clean so as not to impact with neighboring clothing business.	Dave Kemp 705-645-5257 ext . 2236
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 <a href="mailto:Darryl@royallepagecommercial.com">Darryl@royallepagecommercial.com</a> 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 <a href="mailto:jmoore@muskoka.ambulance.ca">jmoore@muskoka.ambulance.ca</a>
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"> <li>• 2500 sq. ft. on front of building divided into office spaces</li> <li>• 2500 st on front of building with loading door at rear of space</li> </ul> <p>Both units are available</p>	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.	Jodi Hanrahan 705-640-0040

Highly visible building on one of main arteries into town.  
Lots of parking available.

34 E.P. Lee Drive

- 2000 sq ft unit
  - 3520 sq ft unit
- \$7.00/sq. ft. + \$4.98 sq. ft. (taxes, maintenance, insurance)  
Features drive in doors, HVAC, ample parking. 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
77 Manitoba Street MIDTOWN	1150 sq ft of retail space Great visibility Available February 2019	Sandy Sellens 705-644-9071
113 Manitoba Street MIDTOWN	1500 sq ft on main floor Street parking in front of Memorial Park Parking spaces at rear of building for staff	Lori Lynn Giaschi-Pacini 705-646-8122
193 Manitoba Street UPTOWN	Highly visible retail space 1120 sq ft Available January 2019	Deb King 705-646-6281
49 Manitoba Street DOWNTOWN	Iconic Clock Tower in heart of downtown has various size spaces available for retail and professional services <i>Ask about the Town's Signage Improvement Grant</i>	<a href="mailto:inquiries@theclocktowercentre.ca">inquiries@theclocktowercentre.ca</a>
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"> <li>• 4,500 sq.ft.</li> <li>• 1,855 sq. ft.</li> <li>• .</li> </ul> <i>Ask about the Town's Signage Improvement Grant</i>	Todd Willford 705-644-5257
200 Manitoba Street UPTOWN	2 units, approximately 1000 sq. ft. 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. SmartCentres Janice Lucarelli 905-326-6400 ext 7667
505 Muskoka Road 118 West FLATS	Extensive parking available. High visibility. <ul style="list-style-type: none"> <li>• Approximately 3900 sq. ft.</li> </ul> <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>	Dev Patel <a href="mailto:dev@fourpointsbarrie.com">dev@fourpointsbarrie.com</a>

## COMMERCIAL OFFICE

ADDRESS	DETAILS	CONTACT
268 Manitoba Street UPTOWN	1500 sq ft currently operating as a hair salon Private parking lot that can accommodate a minimum of 10 vehicles Space currently divided up but can be opened up 1 washroom, kitchenette in place Available spring of 2019	Lori-Lynn Giaschi-Pacini 705-646-8122



## Available Lease Space January 11, 2019

98 Manitoba Street MIDTOWN	1093 sq ft of finished office space on second floor Fully accessible building with elevator to second floor Rental rate includes utilities and janitorial services Tons of natural light Additional basement storage available	Kate Zidarova 416-580-8951 <a href="mailto:Kate.zidarova@bgis.com">Kate.zidarova@bgis.com</a>
230 Manitoba Street UPTOWN	A multitude of various office sizes in professional building: <ul style="list-style-type: none"> <li>• 264 sq ft divided into 2 separate rooms</li> <li>• 178 sq ft</li> <li>• 1091 sq ft with 6 offices, storage, kitchenette, and reception area</li> </ul> <p>Building is fully accessible with elevator. Two shared washrooms for the second floor.</p>	Jenni 705-646-1634 <a href="mailto:muskokaclinic@hotmail.com">muskokaclinic@hotmail.com</a>
122 Kimberley Ave MIDTOWN	150 sq. ft. furnished office in Large bright setting High speed Fibre Lots of parking	Paul Brunskill <a href="mailto:ges@muskoka.com">ges@muskoka.com</a>
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 <a href="mailto:kismuskoka@outlook.com">kismuskoka@outlook.com</a>
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	<a href="mailto:dr.danyal@ccdentistry.ca">dr.danyal@ccdentistry.ca</a>
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 <a href="mailto:kismuskoka@outlook.com">kismuskoka@outlook.com</a>
109 Kimberly Street	800 sq. ft. on main floor Reception area, 2 offices, kitchenette, washroom and storage area. Ample parking at Library Lot	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



## Available Lease Space January 11, 2019

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
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
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

## VACANT LAND

ADDRESS	DETAILS	CONTACT
518 Muskoka Road 188 W	.9 of an acre Zoned C4 Near new arena/library site	Dave Kemp 705-645-5257 ext 2236
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 <a href="mailto:sjacobs1@hotmail.com">sjacobs1@hotmail.com</a>