

## LIGHT INDUSTRIAL / COMMERCIAL

ADDRESS	DETAILS	CONTACT
440 Ecclestone Drive	5000 sq ft available 3 large overhead doors 3 phase electrical is available	Danielle Morgan 705-645-7532
685 Ecclestone Drive	20,000 sq ft industrial space 24 ft. clear height 2400 amp service 10 ft. dock level door 14 ft. grade level door	Dave Kemp 705-349-3283 <a href="mailto:davekemp@royalpage.ca">davekemp@royalpage.ca</a>
345 Ecclestone Drive	A variety 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	<ul style="list-style-type: none"> <li>• 2000 sq ft unit</li> </ul> Plenty of parking M1 (business park) Zoning 15' ceilings Phase 3 Electrical available	John Barrie 905-717-7240

## COMMERCIAL RETAIL

ADDRESS	DETAILS	CONTACT
12 Taylor Road DOWNTOWN	2300 sq ft of highly visible retail space Front and rear entrance Immediately adjacent to BIA parking lot Comes with one dedicated parking space	Murray MacDonald 705-646-2321 <a href="mailto:bmacdonald34@cogeco.ca">bmacdonald34@cogeco.ca</a>
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 <a href="mailto:richardkimto@gmail.com">richardkimto@gmail.com</a>



## Available Lease Space August 6, 2021

Highway #11 & Taylor Rd. <b>POWERCENTRE</b>	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
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505 Highway 118 West <b>FLATS</b>	35,000 sq. ft. Former Zellers location  Also 2249 sq ft suitable for retail or office <i>Ask about the Town's Signage Improvement Grant</i>	Goldmanco Inc. Zach Wood 416-445-1107
510 Highway 118 West <b>FLATS</b>	2500 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.patel@fourpointsbarrie.com">dev.patel@fourpointsbarrie.com</a>

## COMMERCIAL OFFICE

ADDRESS	DETAILS	CONTACT
193 Dominion Street	3000 sq ft of premier, second floor office space, Complete with super-fast fibre (Lakeland), all utilities, phone lines, , and security alarm Reception area, 2 board rooms, fully equipped kitchen, up to ten offices and spacious basement storage Offices are largely furnished  Lots of free parking at adjacent arena lot. Suitable for insurance, real estate, financial, legal and other professional business operations	Randy Cooper <a href="mailto:rcooper@envirologics.ca">rcooper@envirologics.ca</a> 705-641-8103
32 Rober Boyer Lane (above 32 Manitoba Street)	720 sq ft space divided into lobby, 1 office, 1 boardroom, 1 storage room and 1 washroom 2 parking spaces Snow removal, utilities and internet extra Available July 1, 2021	Nermina Harambasic <a href="mailto:nermina@rogers.com">nermina@rogers.com</a>
532 Industrial Mall 440 Ecclestone Drive	4000-4500 sq ft of office space 3 large boardrooms plus 6-8 smaller offices Space could be divided	Danielle Morgan 705-645-7532

117 Wellington Street	400 sq ft space with in a fitness facility complete with windows, overhead door, wooden floors	Fyonna <a href="mailto:fyonna@hivemuskoka.ca">fyonna@hivemuskoka.ca</a>
117 Wellington Street	150 sq ft with a fitness facility perfect for a massage therapist Available immediately	Fyonna <a href="mailto:fyonna@hivemuskoka.ca">fyonna@hivemuskoka.ca</a>
29 Manitoba Street	Large office set up with 5 offices + large boardroom Totalling approximately 1320 sq ft Overlooks Manitoba Street Private washroom Available August 1, 2201 Accessible elevator available	Lori-Lynn Giaschi-Pacini 705-646-8122
16 Dominion Street	Muskoka Collective is a co-working space in downtown Bracebridge offering a variety of office-space solutions to its members for business use. Discover the flexible and affordable workspace solutions for short (monthly) or long-term use: <ul style="list-style-type: none"> <li>• Roaming Hot Desks</li> <li>• Dedicated Desks (your own desk, lockable cabinet and office chair)</li> <li>• Private offices</li> <li>• Bookable meeting rooms</li> </ul>	Kate Kerr 705-640-5115
50 Balls Drive	4570 sq ft of open office space Could be divided into two units Second floor with no elevator Plenty of parking	Marion Donaldson 705-644-1073
230 Manitoba Street UPTOWN	Various office sizes in professional building: <ul style="list-style-type: none"> <li>• 264 sq ft divided into 2 separate rooms</li> <li>• 700 sq ft coming available in May</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>
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:klsmuskoka@outlook.com">klsmuskoka@outlook.com</a>



## Available Lease Space August 6, 2021

345 Ecclestone Drive

Space available for small start-ups 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

440 Ecclestone Drive

- 1000 sq. ft. at front of building
- 1431 sq. ft.

Danielle Morgan  
705-645-7532

*Ask about the Town's Signage Improvement Grant*



## Available Lease Space August 6, 2021

27 Manitoba Street  
DOWNTOWN

all inclusive rents (GST extra)  
4 different offices (a variety of square  
footages and rents)  
Elevator on site  
*Ask about the Town's Signage Improvement Grant*

Lori-Lynn Giaschi-Pacini  
705-646-8122

## VACANT LAND

ADDRESS	DETAILS	CONTACT
518 Muskoka Road 118 W	.9 of an acre Zoned C4 Near new arena/library site	Dave Kemp 705-645-5257 ext 2236