

# FOR SALE



USER /  
INVESTOR  
OPPORTUNITY



## 7869-7871 YONGE ST.

Innisfil, Ontario

- Entire building available July 1, 2019
- Approx. 4,747 SF of office space
- CN ZONING
- 1 Apartments: 1 - 1 Bedroom and 1 - 2 Bedroom

[www.mcommercialrealty.com](http://www.mcommercialrealty.com)



# Property Information

**Building Area:** 5,000 SF

**Office Area:** 4,747 SF

**Apartments:** 1 - 1BD, 1 - 2BD

**Net Operating Income:** \$122,724 (until July 2019)

**Taxes:** \$21,343.76 (2018)

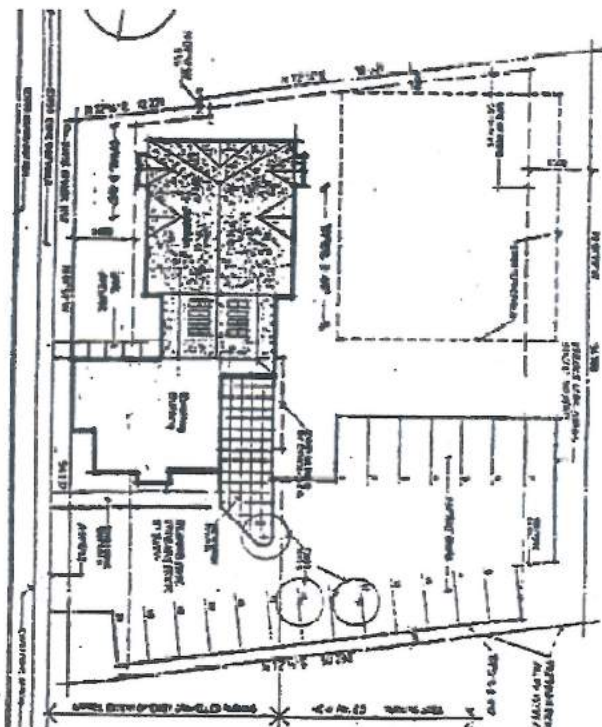
**Lot Size:** 177' X 164' - Approx. 0.67 acres

## Asking Price: \$1,595,000

# Comments

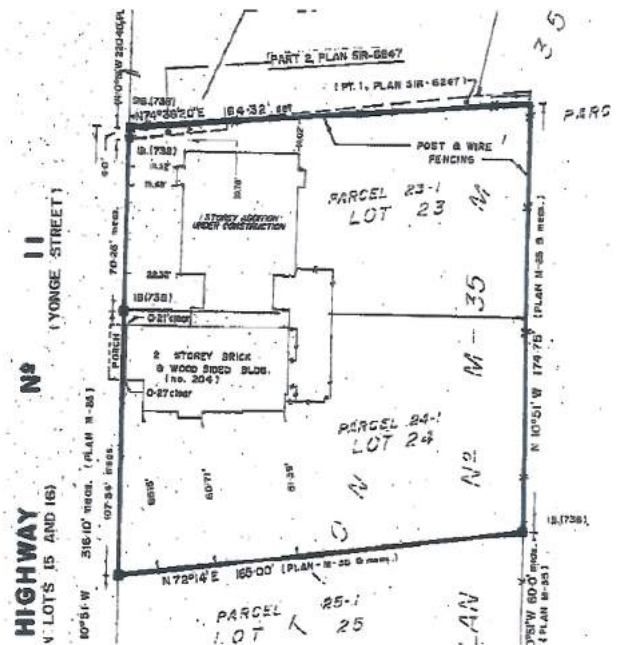
- Potential to add third apartment
- Well maintained property
- Vacant - possession of building July 2019
- CN Zone - permitted uses:
  - Day Nursery
  - Fitness
  - Commercial Schools
  - Veterinary Clinic
  - Places of Worship
  - Medical
  - Other - see below

Site Plan



Survey and Source:

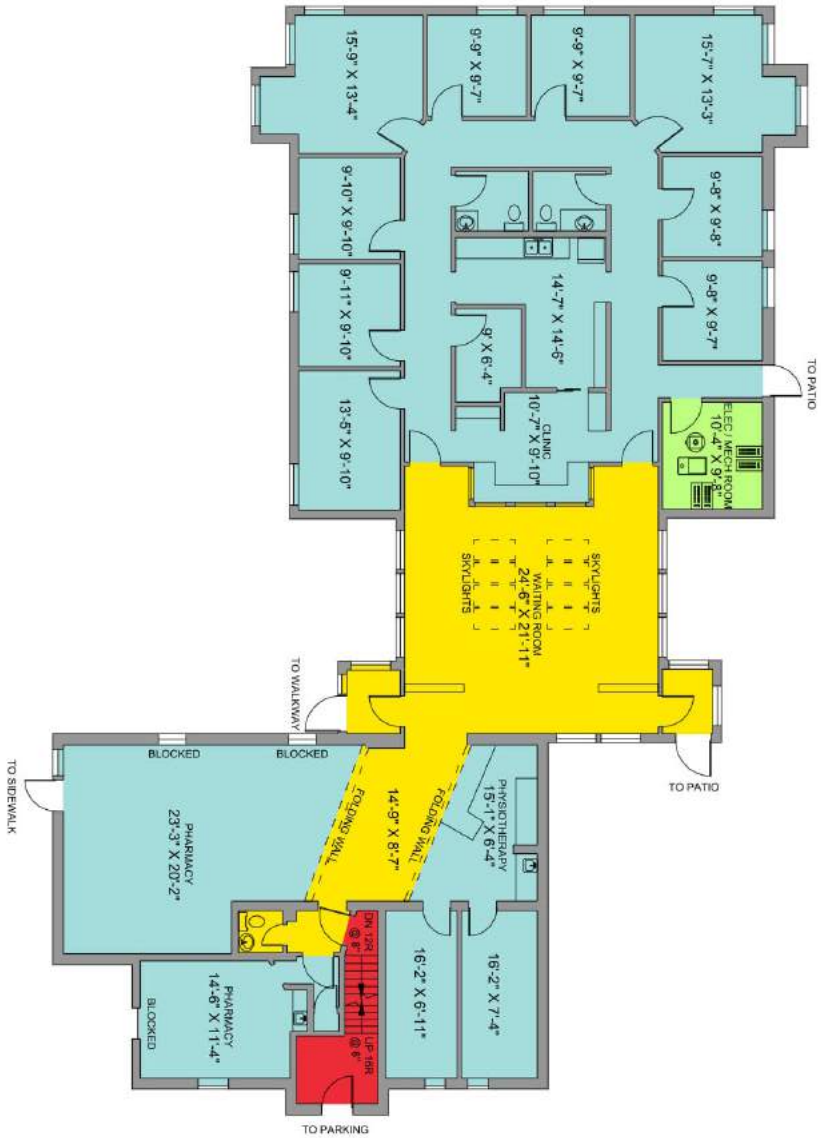
The following survey was prepared by Rudy Mak Surveying Ltd. Dated July 24, 1987.







# 1st Floor



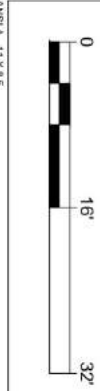
**Professional Engineers**  
 MEMBERS OF THE ASSOCIATION OF PROFESSIONAL ENGINEERS OF ONTARIO

OCCUPANT & AMENITIES
MAJOR VERTICAL PENETRATIONS
BUILDING COMMON AREA
FLOOR COMMON AREA

ADDRESS:	7869 YONGE STREET, INNISFIL, ON
DRAWING TITLE:	1ST FLOOR PLAN
PREPARED FOR:	LBL CONTRACTING INC.
MEASURED ACCORDING TO:	BOMA ANSIBOMA Z65.1 - 1996
USABLE AREA:	3,210 SQ.FT.
RENTABLE AREA:	4,747 SQ.FT.
FLOOR RU RATIO:	1.2838
BUILDING RU RATIO:	1.1919

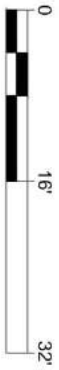
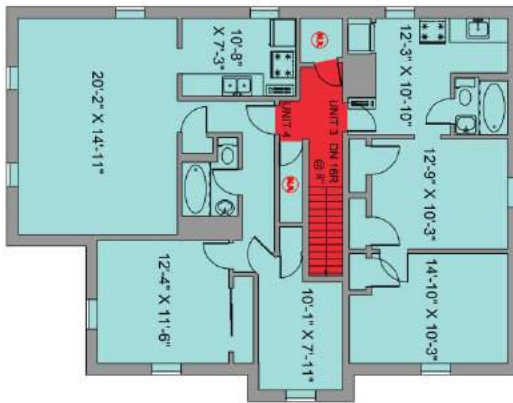
LOCATION PLAN:	VICTORIA ST YONGE ST
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SCALE:	1/16" = 1'-0"
DRAWING DATE:	November 28, 2017
DATE MEASURED:	November 24, 2017
DRAWN BY:	CHKD BY:
PREPARED BY:	IF
PLANNING MEASURING®	1-800-533-5138
info@planningmeasuring.com	



ANSI A-1.11 X 8.5

# 2nd Floor



ANSI/A-11 X 8.5

**Professional Engineers**  
REGISTERED PROFESSIONAL ENGINEERS  
 IN THE PROVINCE OF ONTARIO  
 1000 SHEPPARD AVENUE EAST, SUITE 100  
 SCARBOROUGH, ONTARIO M1S 1T5

ADDRESS:	7869 YONGE STREET, INNISFIL, ON
DRAWING TITLE:	2ND FLOOR PLAN
PREPARED FOR:	LBL CONTRACTING INC.
MEASURED ACCORDING TO:	ANSI/BOMA Z85.1 - 1996

USABLE AREA:	1,321 SQ. FT.
RENTABLE AREA:	1,574 SQ. FT.
FLOOR R/U RATIO:	1.0000
BUILDING R/U RATIO:	1.1919

**LEGEND**

- OCCUPANT & AMENITIES
- MAJOR VERTICAL PENETRATIONS
- BUILDING COMMON AREA
- FLOOR COMMON AREA

LOCATION PLAN:	VICTORIA ST YONGE ST
----------------	-------------------------

DRAWING DATE:	November 28, 2017	DATE MEASURED:	November 24, 2017
SCALE:	1/16" = 1'-0"	DRAWN BY:	CHKD BY:
PREPARED BY:	PLANT MEASURING@	PLANT MEASURING@	
1-800-933-5136	info@plantmeasuring.com		

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## CONTACT US



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\*Sales Representative

**SECTION 5  
COMMERCIAL AND MIXED USE ZONES**

The Commercial and Mixed Use Zones consist of the following zones:

<b>Commercial Zones</b>	
<b>ZONE</b>	<b>SYMBOL</b>
Commercial Neighbourhood Zone	CN
Commercial Village Zone	CV
Commercial Highway Zone	CH
Commercial Tourist Zone	CT
Commercial Business Park	CBP
<b>Mixed Use Zones</b>	
<b>ZONE</b>	<b>SYMBOL</b>
Mixed Use 1 (Alcona) Zone	MU1
Mixed Use 2 (Alcona) Zone	MU2
Mixed Use 4 (Lefroy) Zone	MU4
Mixed Use 5 (Cookstown) Zone	MU5

**5.1 Permitted Uses**

Uses permitted in the Commercial and Mixed Use Zones are identified with a “●” in the column applicable to that zone and corresponding with the row for a specific permitted use in Table 5.1 – Permitted Uses. Where an “E” is identified in the column, only uses which legally existed on the date of passing of this By-law shall be permitted. All permitted uses shall be subject to the applicable zone regulations provided in Section 5.2 and the General Provisions provided in Section 3.0, where applicable.

**Table 5.1 – Permitted Uses**

	<b>CN</b>	<b>CV</b>	<b>CH</b>	<b>CT</b>	<b>CBP</b>	<b>MU1</b>	<b>MU2</b>	<b>MU4</b>	<b>MU5</b>
<i>Principal Use</i>									
<b>Residential Uses</b>									
<b>Apartment dwelling</b>						●	● (2)	● (2)	● (2)
<b>Duplex dwelling</b>						●			
<b>Group home (1)</b>						●			
<b>Single detached dwelling</b>						●			

	CN	CV	CH	CT	CBP	MU1	MU2	MU4	MU5
Semi detached dwelling						•			
Townhouse dwelling						•			
<b>Commercial Uses</b>									
Auction establishment	•	•	•		•				
Bake shop	•	•		•	•	•	•	•	•
Banquet hall	•	•	•	•		•	•	•	•
Building supply outlet			•		•				
Campground (1)				•					
Commercial school	•	•	•	•		•	•	•	•
Convenience store	•	•	•	•	•	•	•	•	•
Custom workshop	•	•	•		•	•	•	•	•
Day nursery	•	•				•	•	•	•
Equipment sales, rental and servicing			•		•				
Farm implement dealer			•						
Financial institution	•	•			•	•	•	•	•
Fitness centre	•		•		•	•	•	•	•
Fruit and vegetable produce market	•	•	•	•	•	•	•	•	•
Funeral home		•			•	•	•	•	•
Garden centre or nursery			•						
Golf course				•					
Grocery store	•					•	•	•	
Hotel, motel	•	•	•	•	•	•	•	•	•
Indoor Recreational Centre			•			•	•	•	•
Laundry and dry cleaning depot	•	•	•		•	•	•	•	•
Marina				•					
Medical office	•	•				•	•	•	•
Motor vehicle dealership			•		•				
Motor vehicle gas bar		•	•		•				E
Motor vehicle repair garage	E	•	•		•				E
Motor vehicle service station (1)		•	•		•				E
Motor vehicle washing			•		•				



	CN	CV	CH	CT	CBP	MU1	MU2	MU4	MU5
<b>establishment</b>									
<b>Personal service establishment</b>	•	•				•	•	•	•
<b>Pet day care establishment</b>	•	•		•		•	•	•	•
<b>Photography or artist's studio</b>	•	•				•	•	•	•
<b>Place of entertainment</b>			•	•	•	•	•	•	•
<b>Prefabricated home sales establishment or modular home sales and display</b>			•		•				
<b>Printing and publishing establishment</b>	•				•	•	•	•	•
<b>Professional office</b>	•	•			•	•	•	•	•
<b>Recreational vehicle sales establishment</b>			•		•				
<b>Restaurant</b>	•	•	•	•	•	•	•	•	•
<b>Restaurant, take-out</b>	•	•	•	•	•	•	•	•	•
<b>Retail store</b>	•	•		•		•	•	•	•
<b>Self storage units</b>					•				
<b>Service and repair establishment</b>	•	•	•			•	•	•	•
<b>Shopping centre</b>	•					•	•	•	
<b>Taxi stand or dispatch office</b>	•		•		•	•	•	•	•
<b>Tourist cabin establishment</b>				•					
<b>Tourist commercial establishment</b>			•	•	•				
<b>Tourist information centre</b>			•	•	•				
<b>Veterinary clinic</b>	•	•				•	•	•	•
<b>Warehouse retail</b>			•						
<b>Institutional Uses</b>									
<b>Government facility</b>	•	•	•	•	•	•	•	•	•
<b>Long term care home or nursing home</b>						•	•	•	•
<b>Park</b>				•		•	•	•	•
<b>Place of worship</b>	•	•	•	•	•	•	•	•	•
<b>Public parking lot or structure</b>						•	•	•	•
<b>Public uses</b>	•	•	•	•	•	•	•	•	•

	CN	CV	CH	CT	CBP	MU1	MU2	MU4	MU5
Retirement home						•	•	•	•
School						•	•	•	•
University or college						•	•	•	•
<b><i>Accessory Uses, Buildings and Structures</i></b>									
Accessory buildings and structures (1)	•	•	•	•	•	•	•	•	•
Accessory dwelling unit (1)	•	•	•	•	•	•	•	•	•
Drive-through facility (1)	•	•	•	•	•	• (4)	• (3)	• (3) (4)	• (3)
Garden suite dwelling (1)						•			
Outdoor patio	•		•(6)			• (5)	• (5)	• (5)	•
Outdoor rooftop patio (accessory use)							• (6)		
Restaurant or private club that is accessory to a golf course, marina or other use permitted in the Commercial Tourist zone				•					

Notes:

- (1) Subject to specific use provisions contained in the General Provisions of this By-law.
- (2) Residential dwelling units are only permitted as part of a building containing at least 50% non-residential uses on the ground floor. Residential dwelling units are not permitted in the basement or on the main floor level if they front Innisfil Beach Road or Killarney Beach Road (i.e. in the first storey). Residential dwelling units are permitted to maintain frontage along side streets.
- (3) The establishment of a drive-through service facility on a lot fronting on Innisfil Beach Road, Killarney Beach Road, Queen Street or Church Street is not permitted.
- (4) A stacking lane for a drive-through facility shall not be located between the building face and Innisfil Beach Road and/or Killarney Beach Road, or between the building face and the exterior side yard, and shall be setback a minimum of 20 m from any type of residential zone. The required setback may be reduced to a minimum of 7.5 m, provided that a noise wall, certified by a professional engineer no taller than 1.8 m, exclusive of decorative elements is installed prior to occupancy of the drive-through facility. The noise levels will not exceed the maximum levels specified by the Ministry of Environment's noise levels for stationary sources of noise.
- (5) Patios are only permitted in the MU1, MU2, MU4 and MU5 zones.
- (6) Commercial outdoor rooftop patios are to be situated within the front half of a building, oriented towards Innisfil Beach Road and are not permitted within buildings containing