

**505 - 533 Yonge St, Barrie**  
**DEVELOPMENT SITE FOR SALE**



BEING SOLD UNDER POWER OF SALE



# THE OFFERING



CB Metropolitan Commercial has been exclusively retained by the mortgagee to offer 505 - 533 Yonge St for sale.

The development application proposes 3 multi-residential buildings with a total of 383 residential units and 469 parking spaces. The application is under review with a second submission filed in September 2023.

## SALES PROCESS

Being sold under power of sale.

## PROPOSED GFA

523,578 SF

## PRICE GFA

\$19

## LAND AREA

6.63 Acres

## ASKING PRICE

**\$9,850,000**

## FINANCING

Financing available.

# PROPERTY OVERVIEW



## PROPERTY NOTES

The property is located on the north-east side of Yonge St in the Painswick North neighborhood of Barrie ON, 4.6 km (8 min) from the nearest Highway 400 entrance ramp.

505-533 Yonge St is a three property residential development assembly with a combined lot size of 288,636.41 square feet. A development application has been submitted to the City of Barrie with a proposed GFA of 523,578 square feet. Application 2 Status Proposed, Under Review.

The site area is 288,636 square feet with 550 feet of frontage on the north-east side of Yonge St with depths of 700 feet on the north border and 314 feet on the south border.

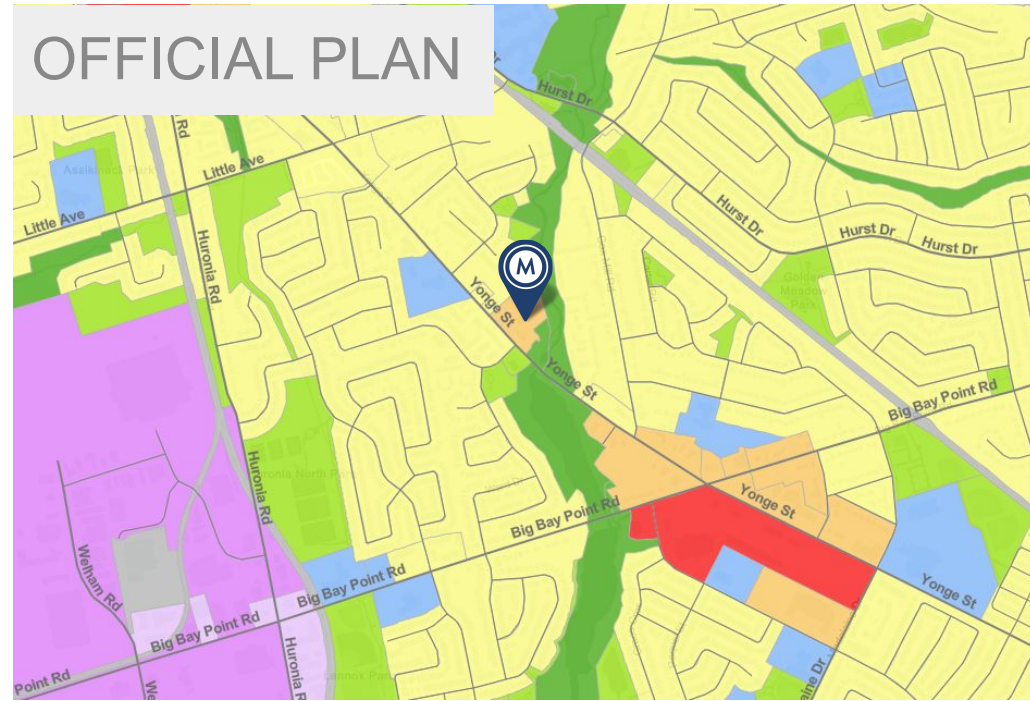
## PROPERTY OVERVIEW

<b>ADDRESS</b>	505 - 533 Yonge St
<b>PINS</b>	589030012, 589030020, 589030021, 589030212
<b>LEGAL DESCRIPTIONS</b>	<p><b>505 Yonge St:</b> PT BLK C PL 885 INNISFIL PTS 1, 2, 3 &amp; 4, 51R19631; S/T RO1109578; BARRIE</p> <p><b>511 Yonge St:</b> LT 38 PL 885 INNISFIL; BARRIE</p> <p><b>515 Yonge St:</b> LOT 39 PLAN 885 INNISFIL CITY OF BARRIE</p> <p><b>533 Yonge St:</b> PT BLK C &amp; LOT 40 PL 885 PTS 1 &amp; 2 51R31208; BARRIE</p>
<b>DEVELOPMENT TYPE</b>	Residential/Commercial
<b>LAND AREA</b>	6.63 Acres
<b>PROPOSED GFA</b>	523,578 Square Feet
<b>PARKING</b>	469
<b>STOREYS</b>	8, 10, 12
<b>TOTAL UNITS (Res)</b>	384
<b>ZONING</b>	Residential Single Detached Dwelling First Density (R1) / Residential Multiple Dwelling Second Density (RM2)
<b>OFFICIAL PLAN</b>	Medium Density
<b>CITY WARD</b>	8

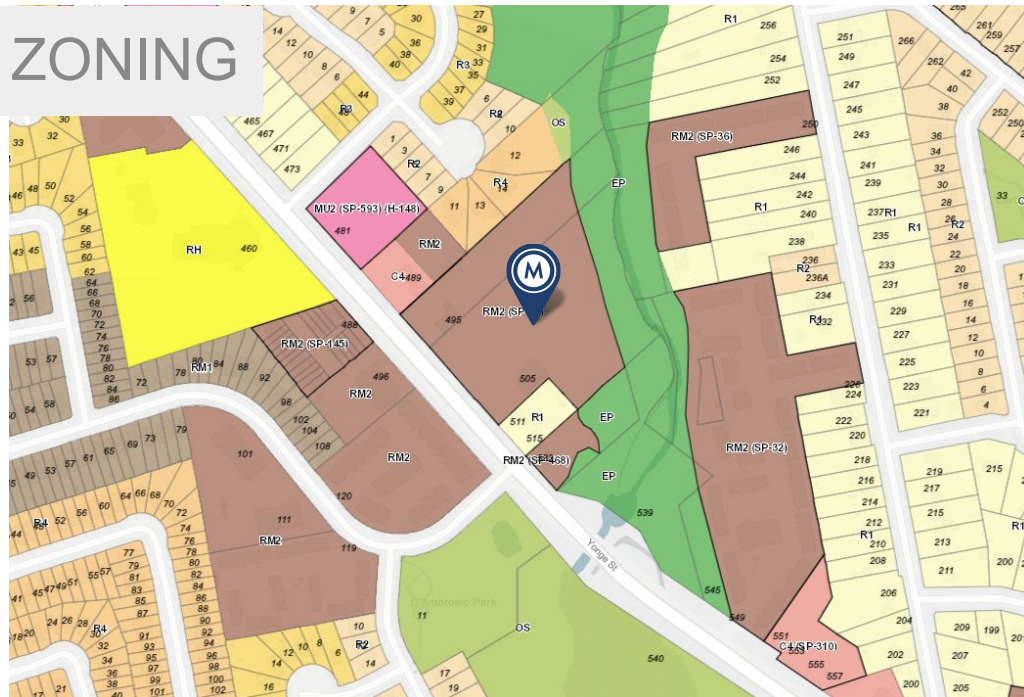
# PLANNING/LAND USE



## OFFICIAL PLAN



## ZONING

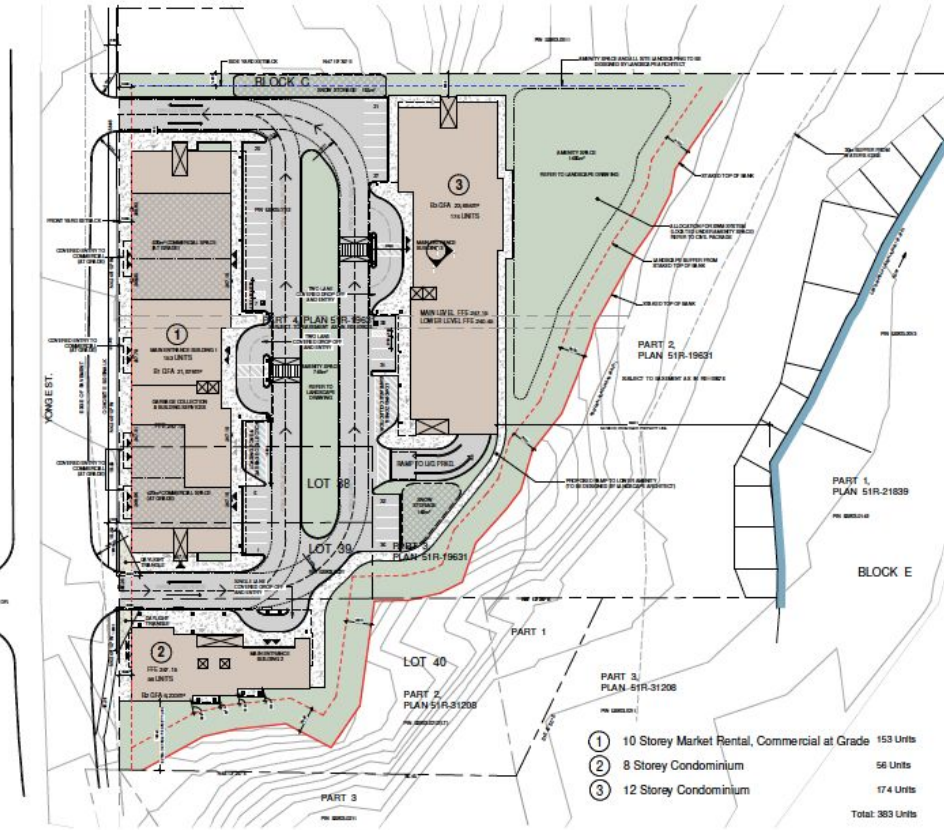


- Convenience Commercial (C5)
- Mixed Use Node (MU1)
- Mixed Use Corridor (MU2)
- Neighbourhood Mixed Use (NMU)
- Residential Hold (RH)
- Residential Single Detached Dwelling First Density (R1)
- Residential Single Detached Dwelling Second Density (R2, R2-WS)
- Residential Single Detached Dwelling Third Density (R3, R3-WS)
- Residential Single Detached Dwelling Fourth Density (R4, R4-WS)
- Neighbourhood Residential (R5)
- Residential Apartment Dwelling First Density (RA1, RA1-1, RA1-2, RA1-3)
- Residential Apartment Dwelling Second Density (RA2, RA2-1, RA2-2)
- Residential Multiple Dwelling First Density (RM1, RM1-SS, RM1-WS)
- Residential Multiple Dwelling Second Density (RM2, RM2-TH, RM2-TH-WS)
- Neighbourhood Multiple Residential (RM3)
- Institutional (I)
- Educational Institutional (I-E, I-E-1)
- Major Institutional (I-M, I-M-1)
- Open Space (OS)
- Environmental Protection Area (EP)

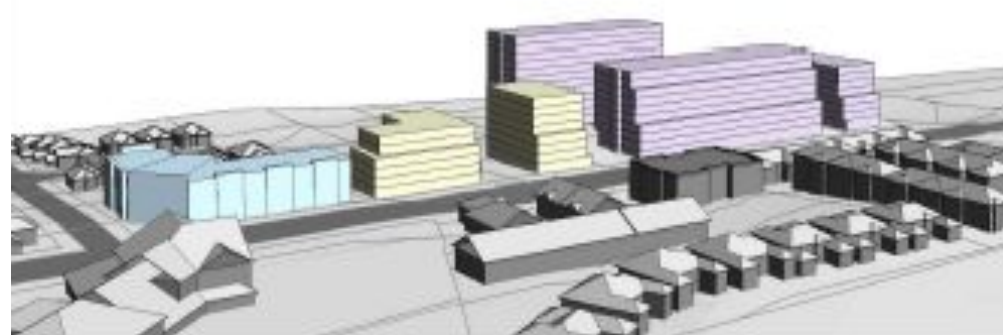
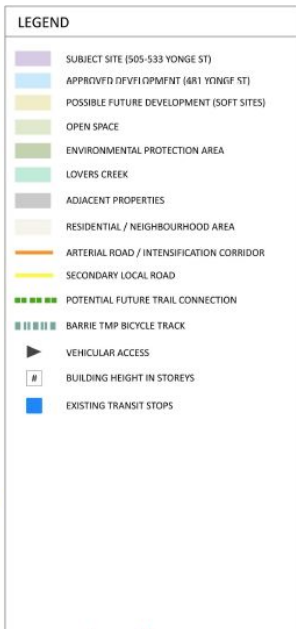
## Official Plan - Land Use

- Neighbourhood Area
- Medium Density
- High Density
- Strategic Employment and Economic District (SEED)
- Commercial District
- Community Hub
- Employment Area - Non Industrial
- Employment Area - Industrial
- Employment Area - Restrictive Industrial
- Natural Heritage System
- Greenspace
- Infrastructure and Utility

# LOCATION



Site Plan  
1:400





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