



For sale

325 West St. S, Orillia
9.93 Acres Available



Property Overview

Excellent industrial development lot available in central Orillia, located at the end of a private industrial cul-de-sac. This 9.93 acre development site is currently approved for a 101,197 SF industrial development.

Location	West St. S/Hwy-12 Orillia
Size	9.93 Acres
Lot Size	400' x 1074'
Asking Price	\$4,250,000
Possession	Immediate
Zoning	M3 - General Industrial



33,411
Current Population

45.8
Median Age

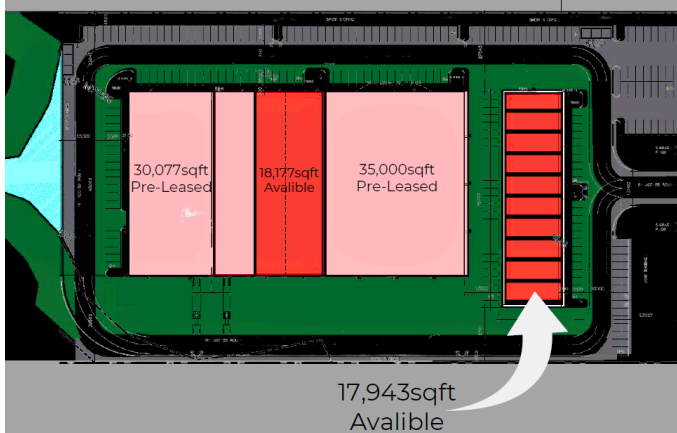
\$72,000
Average Household Income

21km
From Lake Simcoe Regional Airport

800m
To Highway-12



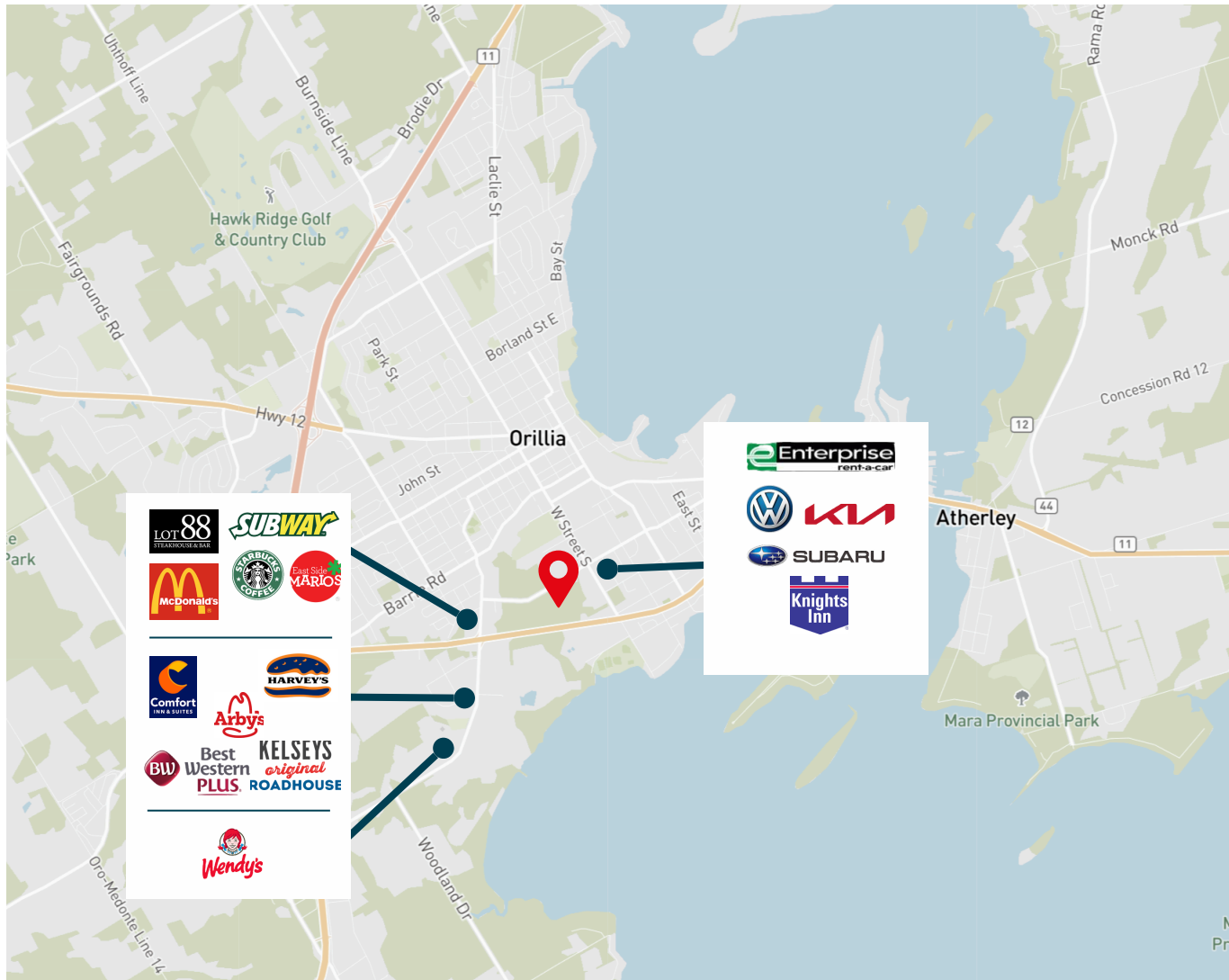
101,197sqft Approved
Industrial space



Zoning Allowances

- Building supply and equipment depots and sales
- Contractor's yard
- Dry-land marina
- Factory outlet
- Medium industry
- Mini storage units
- Warehousing
- Outside storage and accessory to a permitted use
- Garden centre
- Motor vehicle parts or accessories sales establishment
- Motor vehicle sales establishment
- Heavy Industry
- Outside storage
- Salvage yard
- Transport terminal





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