



Huntsville District  
Memorial Hospital

 **JLL** SEE A BRIGHTER WAY

# For Sale

348 Muskoka Road 3 North, Huntsville, ON  
Healthcare Real Estate Investment

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# The Offering

The JLL Private Capital Group (“JLL” or the “Advisor”) is pleased to offer for sale 348 Muskoka Road 3 North (the “Property” or “Site”), a 17,266 square foot (“sf”) medical office building in Huntsville, one of the largest and most established townships in the Muskoka region. The Property offers essential medical functions that support both Huntsville District Memorial Hospital - the region's primary healthcare facility - and the future Bob Hutcheson Hospital. Current tenants include specialized medical practices in pharmacology, dental care, and cardiology that provide vital services to complement the area's growing healthcare infrastructure.



Site Area  
1.10 AC



Gross Leasable Area  
17,266 SF



Storeys  
2



# of Units  
13



Tenants  
9



WALT  
2.47 Years



Occupancy  
69%



Zoning  
MU 2



Official Plan  
Mixed Use Area



Parking  
163 Stalls\*

*\*Includes 78 stalls on land lease*





# Investment Highlights



## Demographic Drivers

The Muskoka region's aging permanent resident base has created expanded demand for specialized medical services, while substantial seasonal population influx generates additional healthcare utilization throughout peak months.



## Limited Supply

Purpose-built medical facilities remain limited throughout the region, positioning this asset as a scarce commodity in an underserved market.



## New Hospital Development

The planned Bob Hutcheson Hospital development adjacent to the existing hospital will create new opportunities for complementary medical services.



## Stable Tenant Base

Medical tenants provide exceptional lease stability with long-term occupancy commitments and significantly lower turnover.



## Value-Add Potential

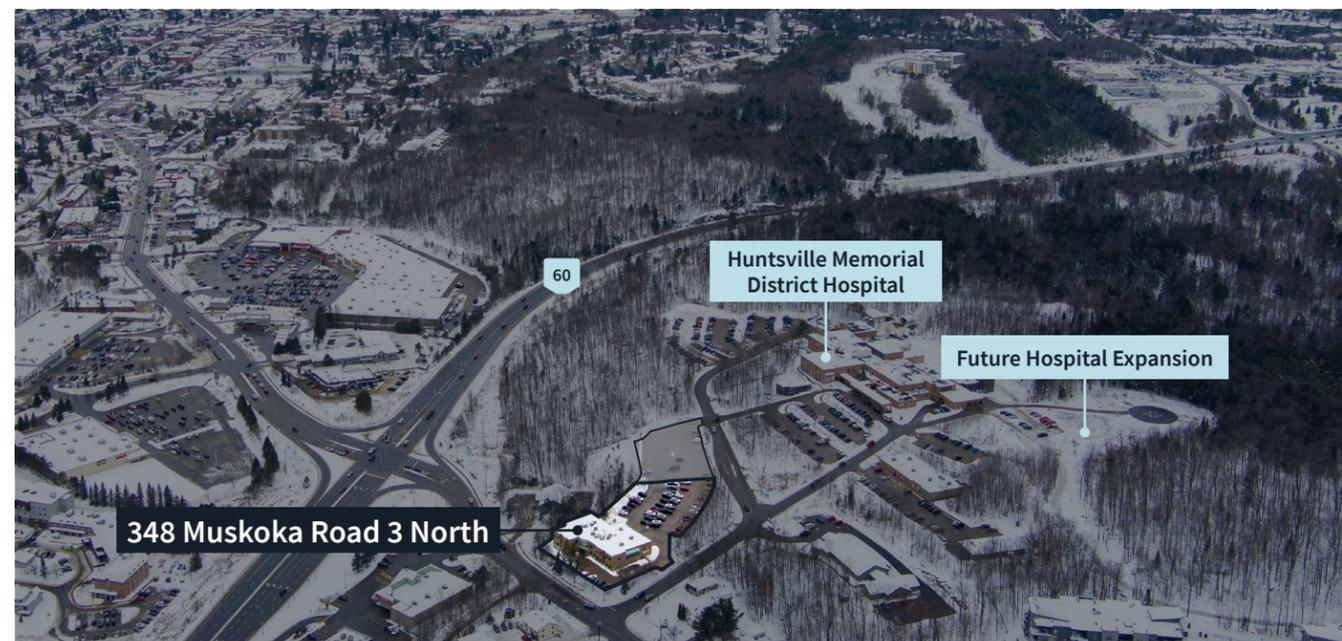
Opportunity to unlock significant value through strategic lease-up of existing vacancies.

# Location Overview

Huntsville, Ontario is a picturesque town located in the heart of Muskoka, approximately 215 kilometers north of Toronto. Known as the "Gateway to Algonquin Park," this charming community sits along the shores of Fairy Lake and the Muskoka River, surrounded by the rugged beauty of the Canadian Shield. With a permanent population of around ~20,000 residents that swells significantly during summer months, Huntsville serves as both a year-round residential community and a premier cottage country destination. The town's strategic location at the intersection of Highway 11 and Highway 60 makes it easily accessible from major urban centers while maintaining its small-town character and natural appeal.

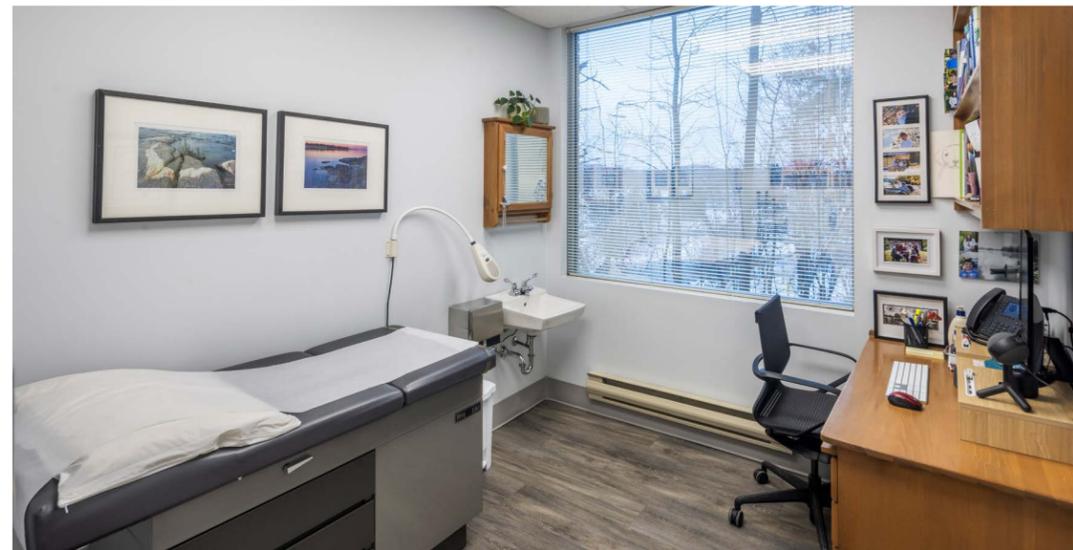
## Huntsville Hospital Network

Opened in 1978, the existing Huntsville Memorial District Hospital is a 56-bed facility offering in-patient and outpatient services with a 24/7 Emergency Department. In 2022, the Ontario government announced support for two new hospitals in the Muskoka region, including a new expanded hospital on the existing site in Huntsville. In honor of longtime Muskoka resident Bob Hutcheson, ten families have made a record-setting \$20 million donation to support the new hospital that will bear his name. Construction of the new hospital is estimated to commence in 2029. The new hospital is in a community that features an aging population and attracts a significant number of retirees, resulting in heightened demand for specialty healthcare providers and ancillary medical services.



## Distance

Town / City	Distance	Drive Time
Bracebridge	40 km	25 m
Gravenhurst	55 km	35 m
Parry Sound	78 km	1 hr
Orillia	94 km	1 hr
North Bay	126 km	1 hr 15 m
Barrie	128 km	1 hr 20 m
Toronto	215 km	2 h 20 m
Sudbury	240 km	2 h 45 m
Ottawa	340 km	4 h



# Financing and Offering Process

## ***Free and Clear***

The Property will be offered for sale free and clear of existing financing.

## ***Offering Process***

Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained to seek proposals to acquire the Property. Interested parties will be requested to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property.

All inquiries regarding the Property should be directed to the under-noted on behalf of the Vendor.

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