

RETAIL INVESTMENT FOR SALE



**53 BAYFIELD STREET,
BARRIE, ON**



THE OPPORTUNITY

Located in Simcoe County less than an hour north of Toronto, the vibrant city of Barrie is known for its fourseason lifestyle and central location in Ontario. JLL is pleased to offer for sale a 100% freehold interest in 53 Bayfield Street (the “Property”) which is situated on 0.256 acres in the heart of downtown Barrie.

Comprised of 4,900 SF, the site is fully occupied by the Royal Bank of Canada, a proven “AAA” covenant, which occupies one storey inclusive of a basement and has term until October 31st, 2027 with 1 x 3-year option to extend.

Royal Bank of Canada has been a long-standing tenant at the site since the early 1970’s with traditional retail banking services.

INVESTMENT DETAILS

ADDRESS:	53 Bayfield Street, Barrie [does not include 22 Clapperton Street]
INTERSECTION:	Bayfield Street & Colliers Street
TENANT:	Royal Bank of Canada
BUILDING (GLA):	4,900 SF with full basement (single storey)
PARKING:	Dedicated parking lot from Bayfield Street through to Clapperton Street with 16 spaces.
LAND:	0.256 acres (irregular)
FRONTAGE:	approximately 127 SF on Bayfield Street, approximately 116 SF on Colliers Street
AVAILABLE:	Immediately
PURCHASE PRICE:	\$3,000,000.00



MID-MARKET AERIAL



INVESTMENT HIGHLIGHTS

EXCELLENT LOCATION

The property is in downtown Barrie, Ontario, a picturesque, year-round recreational destination on Kempenfelt Bay just off Lake Simcoe. It is famous for its stunning waterfront, active arts, and culture scene (including Kempenfest). It acts as a major gateway to ski resorts and cottage country while being a growing commuter city on Hwy 400 just an hour north of Toronto.

PREMIUM FRONTAGE

The premium .256-acre property has excellent corner frontage in downtown Barrie, at the 3-way intersection of Bayfield Street and Colliers Street inclusive of their own dedicated dual access parking lot from Bayfield Street through to Clapperton Street.

LOCATION OVERVIEW

Barrie’s downtown City Centre, featuring specialty shops and boutiques, unique dining experiences, parks, beaches and more — all surrounded by beautiful historic buildings and more than five kilometres of waterside scenery. Major destinations nearby include Barrie City Hall, Barrie Courthouse, MacLaren Art Centre, Heritage Park, Barrie Bus Terminal, City of Barrie Marina, Centennial Park, and many more.

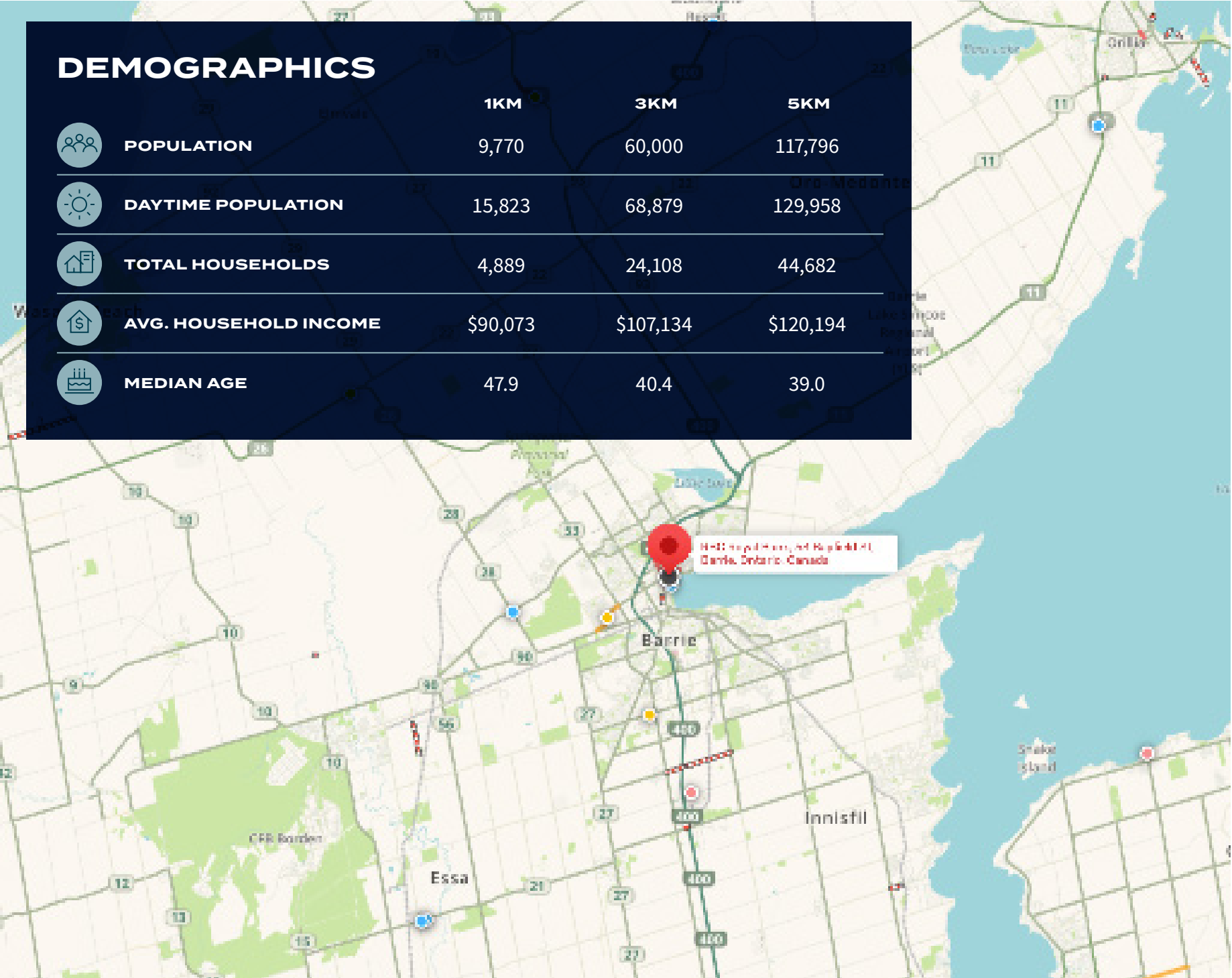
Barrie is home to a quickly growing population, one of the fastest in Canada. Over 56,000 residents live within a 3 km radius of the site. This population has an average household income of \$101,966. There are two large condominium developments in preconstruction both less than 400 metres away which will further increase this population, along with an abundance of planned developments in close proximity.

TENANT

Royal Bank of Canada [RBC] was founded in 1865 in Halifax. RBC is the #1 bank in Canada www.rbcroyalbank.com, and has been a longstanding tenant since 1971 with a remaining term until October 31, 2027, plus 1 x 3-year option. It is consistently ranked among the top 10-25 largest banks globally by assets and trades as TSX:RY and NYSE:RY.

URBAN GROWTH CENTRE

Barrie is in the Growth Plan for the Greater Golden Horseshoe, as a Simcoe Sub-area. Barrie is identified as a principal primary settlement area with Downtown Barrie as the only Urban Growth Centre. The Growth Plan forecasts a population of 253,000 by the year 2041.



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FREE & CLEAR OFFERING PROCESS

- Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained by the Vendor to seek proposals to sell the Property.
- The Property will be offered for sale free and clear of existing financing on an “as is basis”.
- Interested parties will be required to execute and submit the Seller’s Confidentiality Agreement prior to receiving the Property Evaluation Material.
- Three (3) business days’ notice is required by RBC for a property tour during business hours.
- Offers of purchase and sale will be reviewed on an “as received basis”.
- The Seller reserves the right to set a market date to review offers.

For more information, please contact:

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