



For Sale: Self Storage Facility

1063 Snow Valley Road,
Barrie, Ontario

Lennard:

The Property

1063 Snow Valley Road is located in Springwater, adjacent to the busy commercial district on Bayfield Street in Barrie.

A new municipal facility is being built across the road, including a Recreation Centre, Arena, Library, and Fire & EMS stations.

There are existing mature neighbourhoods housing 12,135 residents within 5 km, and the property is located in the centre of the Midhurst Secondary Plan which has been approved for 20,000 new residents. The first of 9,000 new homes are being developed in a subdivision to the west on Snow Valley Road.

Property Highlights

- Expansion area for additional pods
- Existing open storage area provides income from 65 outdoor storage spaces
- Approximately 4 acres undeveloped land

 Address
1063 Snow Valley Road, Barrie, ON

 Major Intersection
Snow Valley Road & Bayfield Street N

 Zoning
MO - General Industrial with Outside Storage

 Sale Price
\$6,850,000

 Lot Size
7.83 acres

 Possession
Immediate

Unit Mix & Rent Overview

Type	Size	Area	# Units	Total Area	Current Rate / Month	Potential Annual Gross Income	Potential Rate / Month
Drive-Up	5' x 10'	50 SF	20	1,000 SF	\$110	\$36,000	\$150.00
Drive-Up	10' x 10'	100 SF	70	7,000 SF	\$150	\$155,400	\$185.00
Drive-Up	10' x 20'	200 SF	30	6,000 SF	\$250	\$106,200	\$295.00
Outdoor Parking	Single			65	\$100		\$117,000
				14,000 SF	\$414,600		



Local Amenities

To downtown Barrie
15 min | 7 km

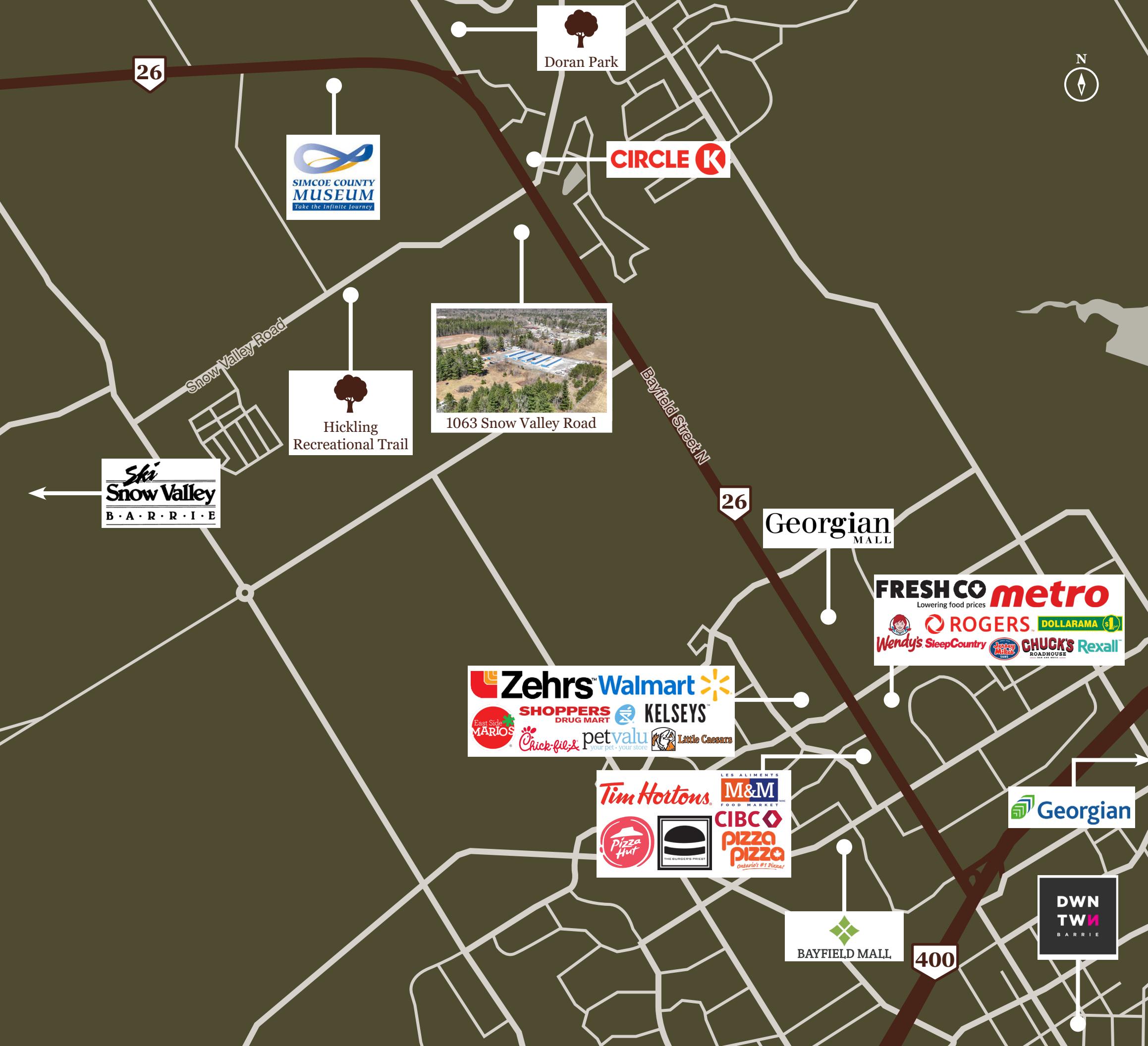
To downtown Orillia
40 min | 40 km

To downtown Toronto
1 hr 43 min | 119 km

What's Near By

Amenities in the area include shopping centers such as the Georgian Mall & Bayfield Mall, which offers a variety of stores and services, including grocery stores, restaurants, and specialty shops. There are also several parks and natural areas nearby, such as Doran Park, which offer opportunities for outdoor recreation and exploration.

Traveling from this intersection is convenient, as Bayfield Street is a major north-south artery that connects the area to other parts of the city, including the downtown core, as well as to major highways such as Highway 400. The Barrie Transit bus service also runs along Bayfield Street, providing easy access to public transportation for those who need it.





Highway 400

Bayfield Street

Snow Valley Road

New Community Under
Development



1063 Snow Valley Road



Gallery





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