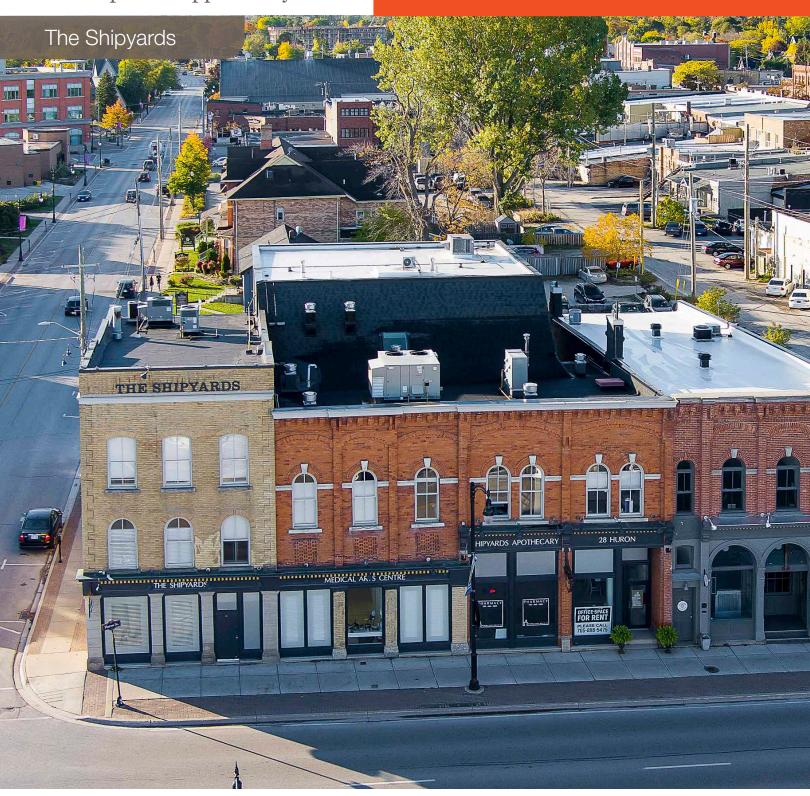
### For Sale

Investment Property & Boutique Development Opportunity

### 28 Huron Street & 34 Ste. Marie Street

Collingwood, Ontario



For more information please contact:

\*Broker

Dillon Stanway\*
Associate Vice President
416.649.5904
dstanway@lennard.com

Vincent King\* Senior Vice President 416.915.5130 vking@lennard.com

Lennard:

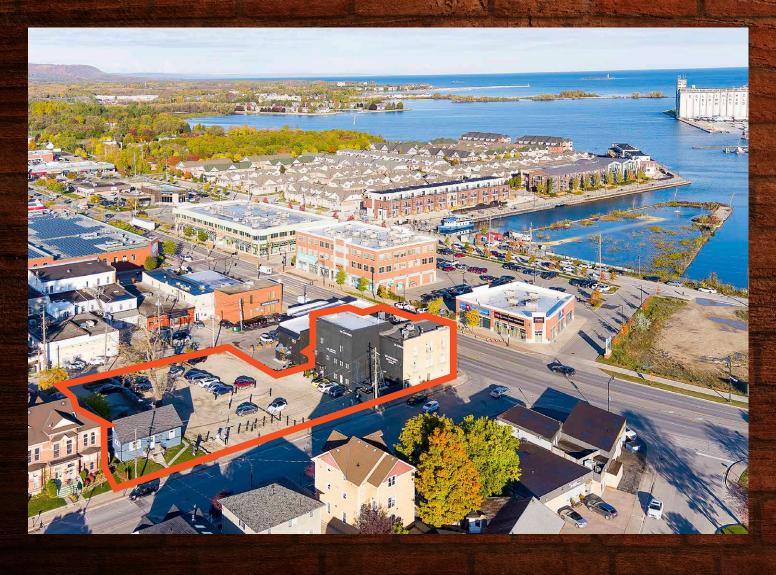
### Lennard:

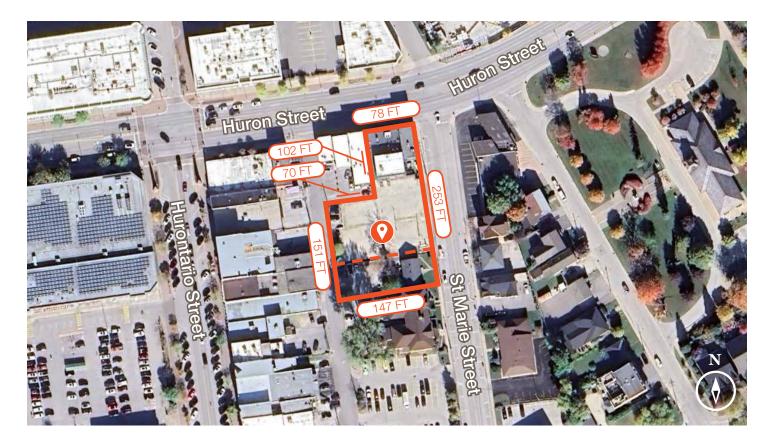
For Sale: Investment Property & Boutique Development Opportun

28 Huron Street & 34 Ste. Marie Street Collingwood, Ontario

# The Opportunity

Prime opportunity to acquire a fully leased investment property with boutique development potential in downtown Collingwood. 28 Huron Street is a well-maintained, fully accessible commercial building with a strong roster of medical and health service tenants, while 34 Ste. Marie Street is leased short-term with no renewal option, offering flexibility for future use. A large parking lot between the two buildings—unencumbered by any leases—further enhances the site's value. Just steps from Georgian Bay, the properties are located in the heart of Collingwood's historic downtown, known for its preserved 19th-century architecture and vibrant small-town charm.





### 28 Huron Street & 34 Ste. Marie Street

Collingwood, Ontario



∟ot Size

29,892 SF (approx.) | 0.68 AC Building Size

9,000 SF (approx.)



Zoning

C3 - Commercial Zoning



Asking Price

Please Contact Listing Agents

### Property Highlights

- Fully leased medical building in the heart of Downtown Collingwood (28 Huron St)
- Elevator service and handicap accessible
- Parking lot at rear
- Short term lease in place at 34 Ste. Marie Street
- Supplimentary holding income for developers looking to add density to the south end of property

### **Lennard:**

For Sale: Investment Property & Boutique Development Opportunity

28 Huron Street & 34 Ste. Marie Street Collingwood, Ontario

# Nearby Developments

**Grain Terminal Revitalization** 

**Address:** 45 Heritage Drive **Type:** Hotel, Condo, Retail & Public Space/Park

Storeys: 24

**Status:** Pre-Construction

Collingwood Quay

Address: Side Launch Way & Heritage Drive

**Type:** Condo, Commercial **GFA:** 2.7 AC | 117,946 SF

Storeys: 6 Units: 101

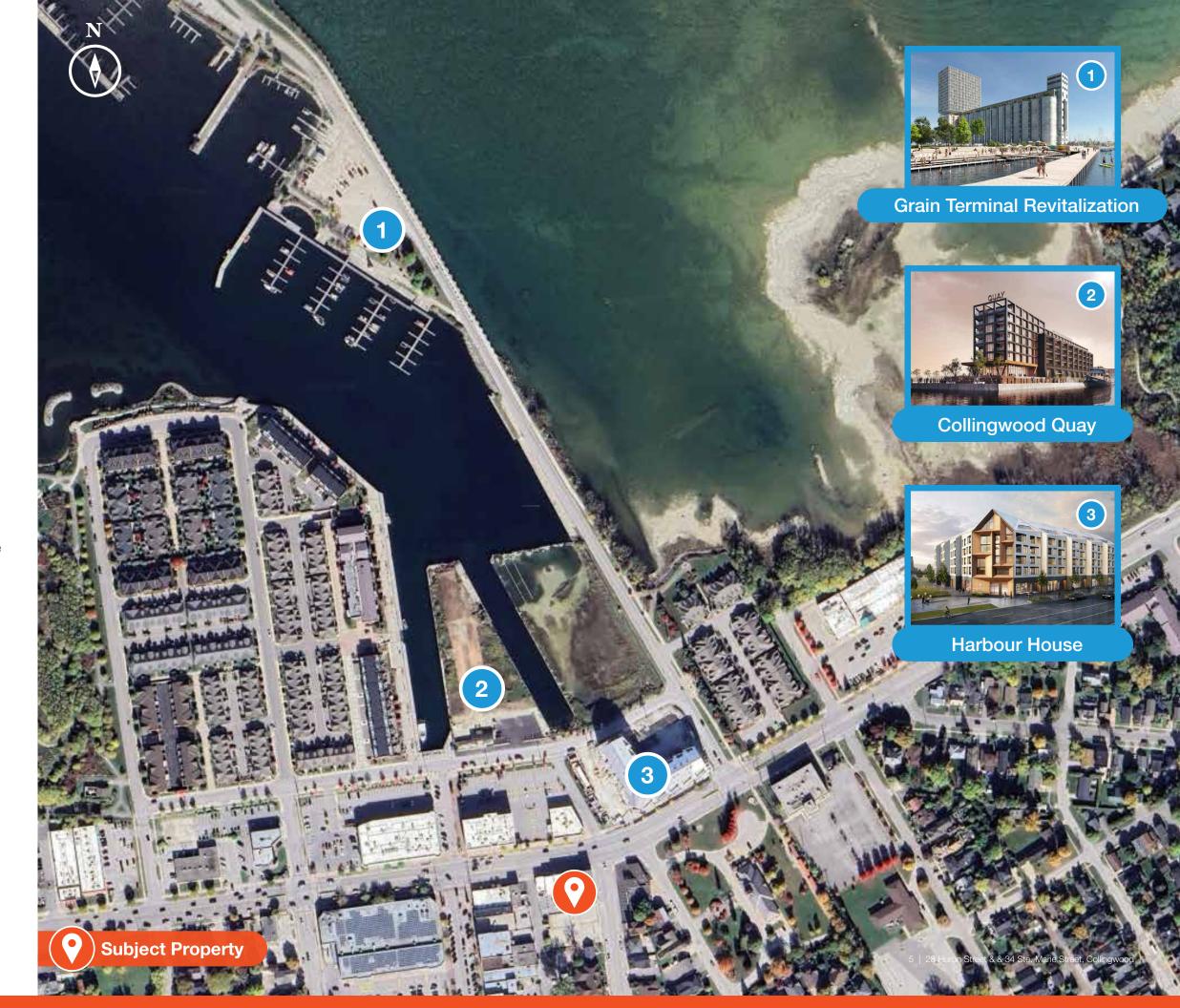
**Status:** Pre-Construction

Harbour House

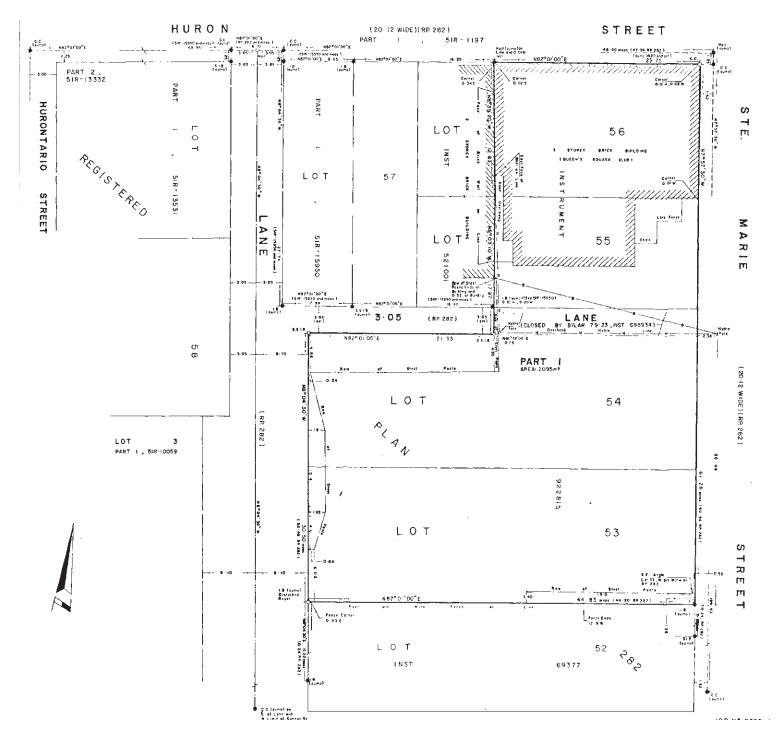
**Address:** 31 Huron Street **Type:** Condo, Commercial **GFA:** 3.7 AC | 159,898 SF

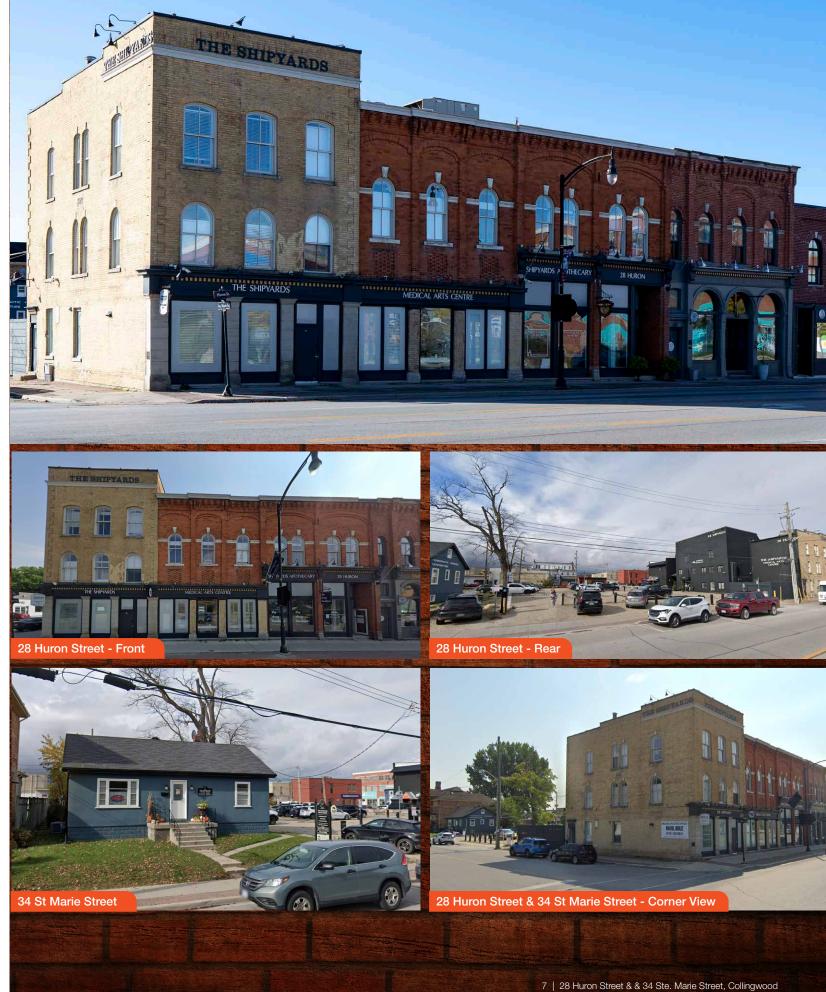
Storeys: 6 Units: 130

Status: Under Construction



# Survey





## Floor Plans

First Floor (28 Huron Street)



### Second Floor (28 Huron Street)



28 Huron Street & & 34 Ste. Marie Street, Collingwood | 8

## Floor Plans

Third Floor (28 Huron Street)





### Fourth Floor (28 Huron Street)



Note: No floor plans for 34 Ste Marie Street

28 Huron Street & & 34 Ste. Marie Street, Collingwood | 10

Property Photos













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