



31 Nelle Carter Court

For Sale: Land

# 31 Nelle Carter Court

Orillia, Ontario

Development lands near the intersection of University Avenue and Old Barrie Road E in Orillia, Ontario.

**Lennard:**

200-55 University Avenue, Toronto, ON  
416.649.5920

CO-BROKERED WITH

**LEATHERDALE REALTY LTD.,  
BROKERAGE**

91 Neywash Street, Orillia, Ontario  
705.325.0035

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Orillia, Ontario



Total Lot Size

2-11.8 acres (513,954.70 SF)

Perimeter

3261.15 ft



Zoning

M3-4, Business Park Industrial



Legal Description

PT LT 9 CON 2 SOUTH ORILLIA BEING PARTS 4,5,6,7,8,9,10,11,12,13,14,15,16,17,18 ON 51R43203 SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 5,8,11,14,17 ON 51R43203; CITY OF ORILLIA

Pin

585721470



Asking Price

\$6,440,500

## Property Overview



Listing Agents (Co-Brokered)

**Lennard:**

**Peter DeGuerre\***

Senior Vice President

416.649.5903 | [PDeGuerre@lennard.com](mailto:PDeGuerre@lennard.com)

**LEATHERDALE REALTY LTD.,  
BROKERAGE**

**Don Leatherdale\***

Broker of Record

705.323.7440 | [don@leatherdale.ca](mailto:don@leatherdale.ca)

**William J. Dempsey\*\***

Partner

416.649.5940 | [wdempsey@lennard.com](mailto:wdempsey@lennard.com)

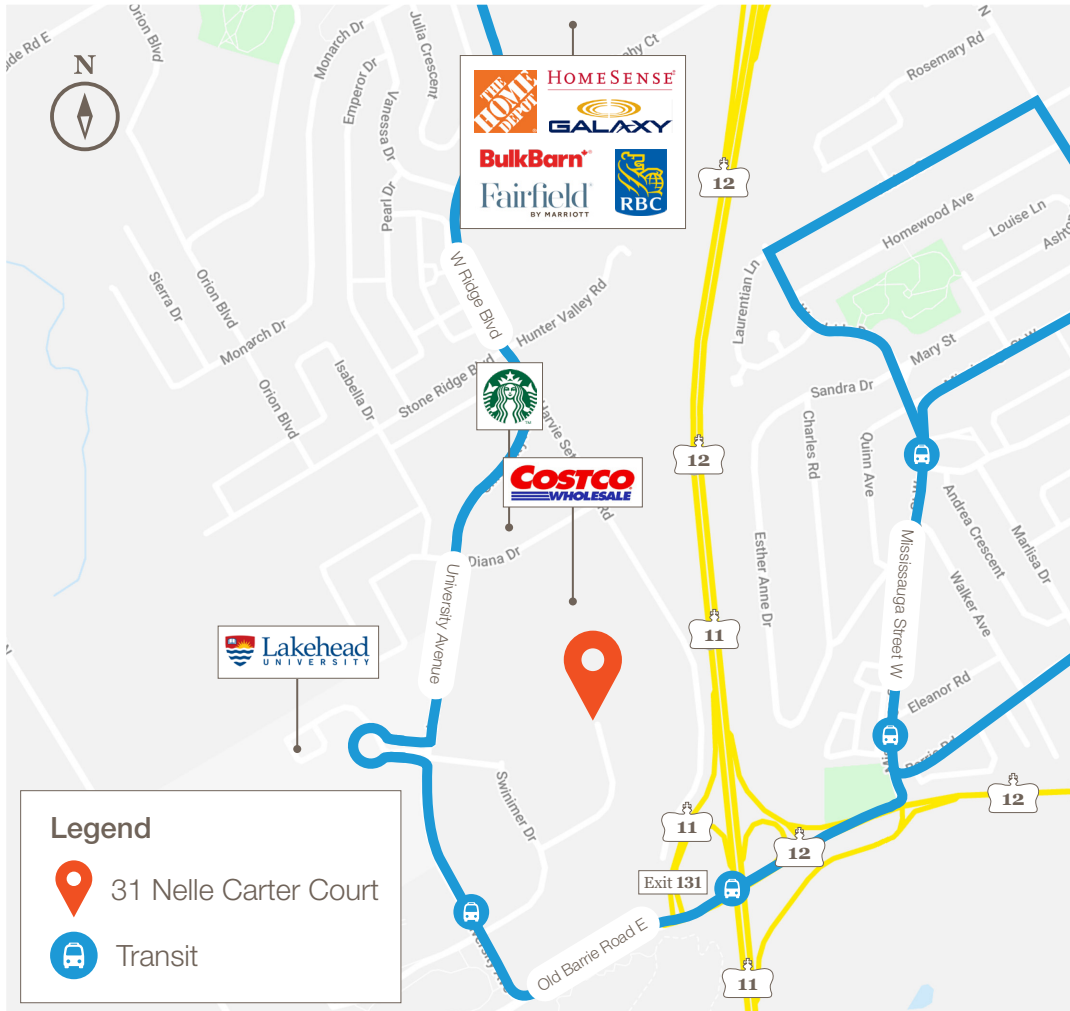
\*Sales Representative \*\*Broker

For Sale

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Orillia, Ontario

## Location Map & Overview



Located in the heart of Ontario's picturesque Lake Country, Orillia is a vibrant city with a rich history, natural beauty, and a flourishing economy. Offering a strategic location, exceptional amenities, and a welcoming community, Orillia presents an ideal opportunity for investors.

Nestled between Lake Simcoe and Lake Couchiching, Orillia's strategic location offers excellent connectivity. Positioned just off Highway 11, a major arterial route connecting Toronto to Northern Ontario, Orillia provides easy access to major markets. Its proximity to Highway 12 and the Trans-Canada Highway further enhances its regional connectivity, making it a prime hub for commerce and trade.

### Location Drive Times

#### Toronto (Union Station)

 3hr 5min     141 km | 1hr, 50min

#### Barrie (Downtown)

 1hr, 10min     38km | 25min     48km | 35min

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## Area Overview

### Thriving Economy

Orillia's diverse economy has been steadily growing, attracting businesses and investors from various sectors. The city's commercial landscape encompasses retail, healthcare, technology, tourism, and manufacturing industries, providing a stable foundation for businesses of all types. With a skilled workforce, supportive business incentives, and forward-thinking municipal policies, Orillia fosters an environment that nurtures entrepreneurial ventures and encourages economic prosperity.

### Community and Lifestyle

Orillia's warm and welcoming community offers an exceptional quality of life, making it an attractive destination for residents and visitors alike. Surrounded by stunning lakes and picturesque landscapes, the city provides an excellent work-life balance, making it an ideal location for businesses seeking to attract top talent. The vibrant arts and culture scene, recreational opportunities, and lively events throughout the year contribute to a fulfilling lifestyle for both employees and their families.



### Infrastructure and Services

Orillia boasts excellent infrastructure and essential services, making it an ideal place for commercial land development. The city offers reliable utilities, advanced telecommunication networks, and efficient public transportation systems. Business operations are well-supported by the city's modern amenities and well-maintained infrastructure.

### Tourism and Growth Potential

As a renowned tourist destination, Orillia attracts visitors from far and wide, offering a thriving tourism industry. With a growing population and a steady stream of tourists, your commercial land investment in Orillia has the potential to capitalize on this robust market, ensuring consistent foot traffic and customer base.

### Investment Opportunities

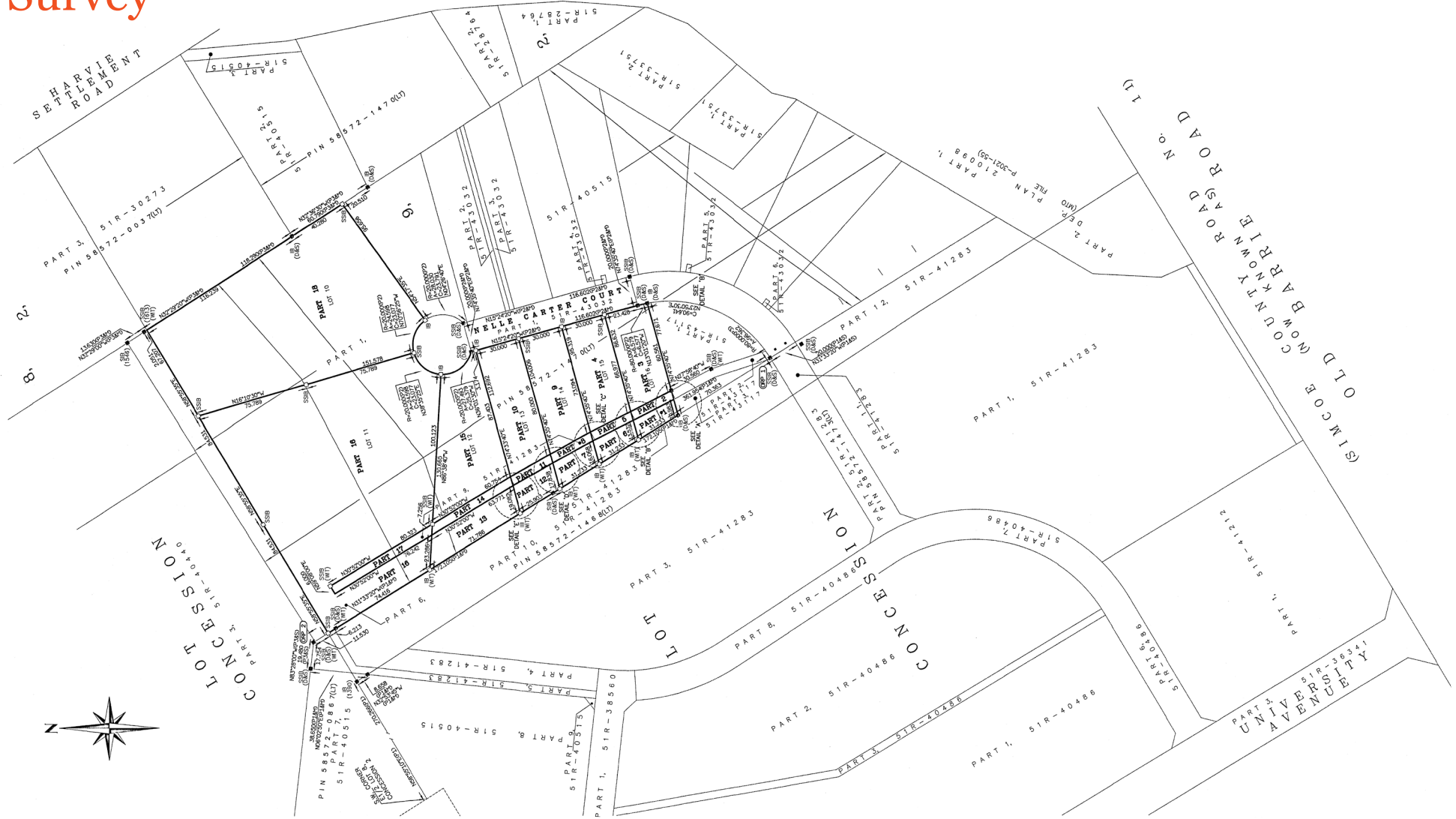
Orillia presents a wide range of commercial land investment opportunities to suit your specific requirements. Whether you're looking for parcels near major highways, scenic waterfront locations, or central downtown lots, there is a perfect piece of land waiting for you. The city's economic development office is ready to assist you throughout the process, ensuring a seamless investment experience.

For Sale

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Orillia, Ontario

Survey



For Sale

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Orillia, Ontario

Rendering



*\*Rendering for illustration purposes only*

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Orillia, Ontario

## Zoning

### M3-4, Business Park Industrial

#### Permitted Uses:

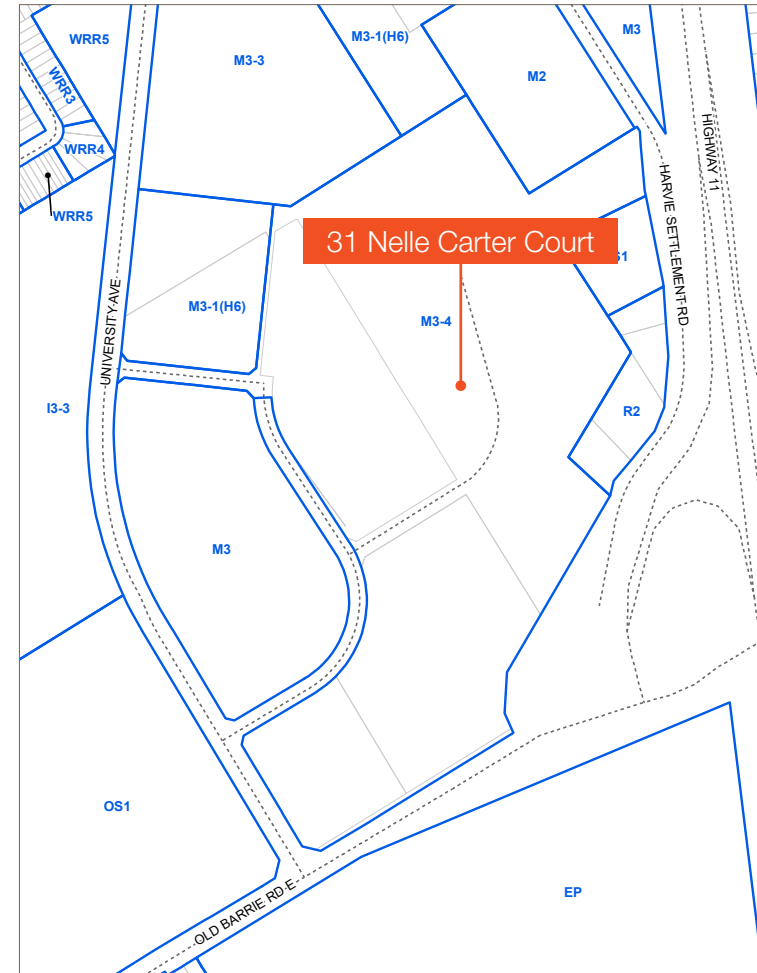
- Assembly Hall
- Bottling Plant
- Brewery or Winery
- Child Care Centre
- Existing Uses
- Fitness Centre or Club
- Heavy Equipment Repair Shop
- Heavy Equipment Sales and Rental
- Hotel
- Light Industry
- Medium Industry
- Motel
- Office, Business, Professional or Administrative
- Outdoor Storage Accessory to a Permitted Use
- Public Use
- Rental Store
- Research & Development Facility
- Retail Store, Accessory
- Retail Store
- Warehouse
- Wholesale Use

#### Additional Permitted Uses:

- Contractor's Yard
- Custom Workshop
- Dry Cleaning Establishment
- Food Processing Plant
- Landscaper's Yard
- A Motor Vehicle Use Ancillary to a Permitted Use in the M3 Zone
- Recreational Establishment
- Service or Repair Shop

#### Zone Provisions

- Lot Coverage (max.) - 60% (includes a combination of Buildings, Structures and Outdoor Storage)
- Parking Area(s) and Loading Space(s) may be located in a Front or Exterior Side Yard
- Loading Space(s) may be permitted adjacent to a Street without the requirement for a Landscaped Screening Strip between the door(s) and the Street line.





## Lennard:

Peter DeGuerre\*, Senior Vice President  
416.649.5903 | [PDeGuerre@lennard.com](mailto:PDeGuerre@lennard.com)

200-55 University Avenue, Toronto  
416.649.5920  
[lennard.com](http://lennard.com)

William J. Dempsey\*\*, Partner  
416.649.5940 | [wdempsey@lennard.com](mailto:wdempsey@lennard.com)

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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.