



For Lease: Office/Retail

1595 Highway 7A

2,182 SF Freestanding Commercial Building with
Exceptional Exposure & Signage

Lennard:

PUCKRIN & LATREILLE
RE/MAX
All-Stars Realty Inc., Brokerage
REAL ESTATE TEAM Each Office Independently Owned and Operated

1595 Highway 7A



Available Space

2,182 SF



Asking Rate

\$24.00 Net PSF

Taxes

\$14,390.27 (2024)

Insurance

\$2,974.32 (2024)



Zoning

C4 (Highway Commercial)



Availability

January 1, 2025

(potential for earlier occupancy)



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Property Highlights

- Boutique style single tenant office building.
- Nicely finished and updated space with a mix of private offices and open area on 3 levels.
- Basement level has full height and windows.
- Well maintained building with many improvements and updates including: windows, siding, bathrooms, flooring, roof and deck with wheelchair accessible ramp.
- Ample parking with 2 entrances from Scugog Line 6 with light-controlled access at the corner.
- Exceptional exposure at the corner of Highway 7A, Scugog Street and Queen Street.
- Proximity to local amenities including Walmart, LCBO and The Beer Store.
- Western gateway approach to the town of Port Perry, a quintessential Victorian downtown with a vibrant community adjacent to Lake Scugog offering residence and tourist draws.
- Traffic count at Highway 7A/ Scugog Line 6/ Queen Street: 14,000 AADT (MTO-2019).

1595 Highway 7A

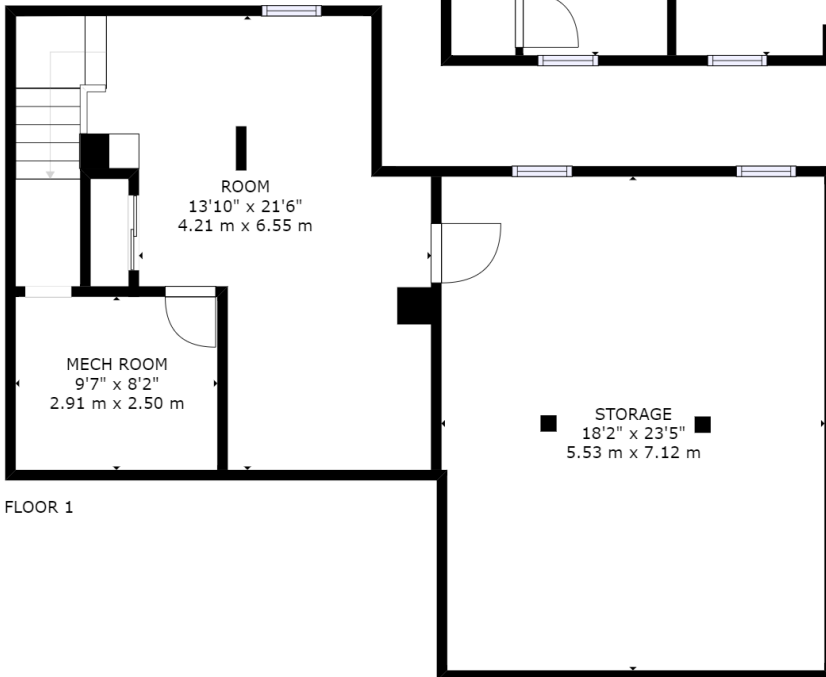
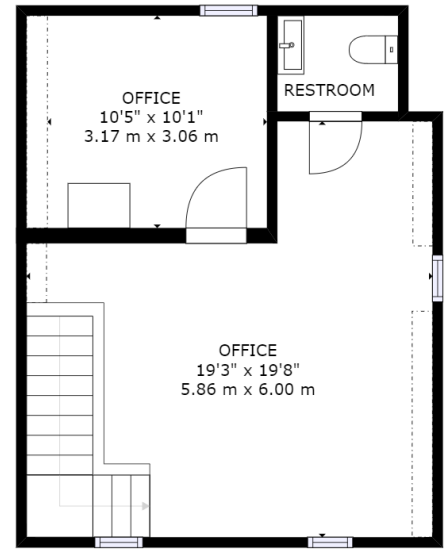
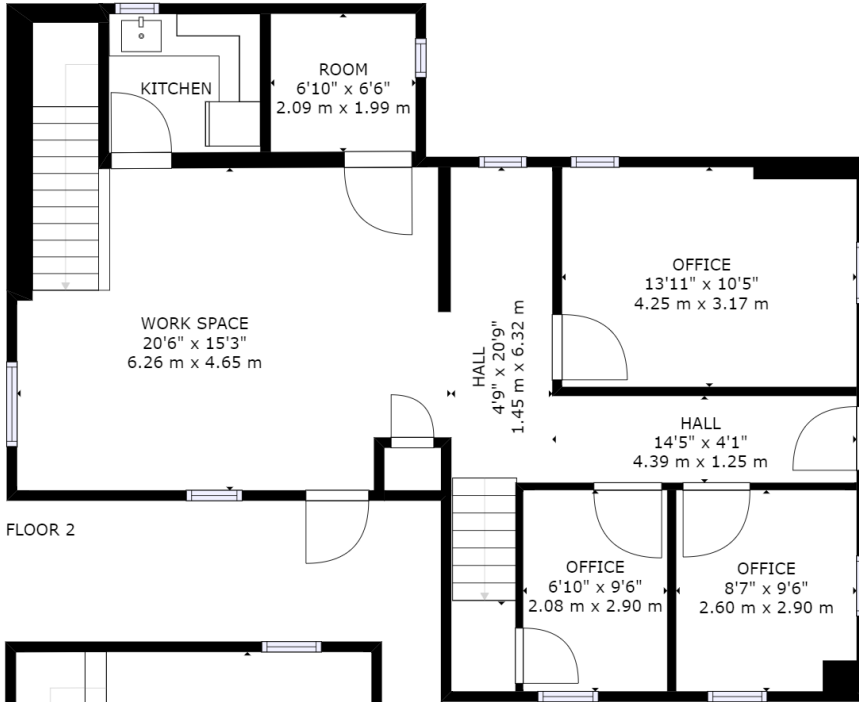
Nestled in the heart of the picturesque Durham Region, Port Perry stands as a beacon of economic vitality and entrepreneurial spirit. With its strategic location along Highway 7A, and boasting a rich tapestry of natural beauty, historical significance, and a burgeoning business landscape, Port Perry offers a prime opportunity for new and established businesses alike.

Port Perry's economy is dynamic and diverse, driven by a mix of industries ranging from manufacturing to tourism. The town serves as a commercial hub for the surrounding agricultural region, with thriving businesses in food processing, distribution, and agribusiness. Additionally, its proximity to the Greater Toronto Area (GTA) positions it as an attractive commuter town, drawing in professionals seeking a blend of urban convenience and rural charm.



1595 Highway 7A

Floor Plan



1595 Highway 7A

Zoning

Under the Township of Scugog Zoning By-Law, the property is zoned C4 - Highway Commercial.

Permitted Uses

- Banquet Hall
- Brewery/Winery
- Building Supply Outlet
- Convenience Store
- Dwelling Units⁽¹⁾
- Emergency Service Facilities
- Equipment Sales, Service and Rental, Light
- Garden Centre
- Hotel
- Landscaping Operation
- Marina
- Mobile Home Sales and Service Establishment
- Motel
- Motor Vehicle Gasoline Station
- Motor Vehicle Repair Shop
- Motor Vehicle Sales and Service Establishment
- Motor Vehicle Service Station
- Motor Vehicle Wash
- Office, Business, Professional or Administrative
- Place of Entertainment
- Public Utility
- Recreational Vehicle Sales and Service Establishment
- Restaurant
- Restaurant, Drive-Through
- Restaurant, Take-out
- Retail Store
- Service Shop, Personal
- Service Shop, Trade
- Shopping Centre, Neighbourhood Commercial
- Workshop

⁽¹⁾ Permitted within a portion of a Non-Residential Building permitted within the Commercial Zones.
For full zoning information, please visit www.scugog.ca/building-development/planning-and-development/zoning/

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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.