

# 310 Taylor Road

Well located Investment Property in Bracebridge, ON

For Sale: Investment



Jim McIntosh\*, Sr VP  
416.716.7779  
[JimMcintosh@lennard.com](mailto:JimMcintosh@lennard.com)

Parker Payette\*\*, VP  
905.917.2056  
[ppayette@lennard.com](mailto:ppayette@lennard.com)

Jay Finch\*\*, VP  
905.917.2037  
[jfinch@lennard.com](mailto:jfinch@lennard.com)

\*Sales Representative \*\*Broker

Here is where  
your business  
will *grow*.

# 310 Taylor Road

2,600 SF mixed use building, with retail/office units in front, and 3 apartments in Bracebridge, in the heart of Ontario's cottage country.



Size\*

2,600 SF

Lot

0.232 acres



Retail/Office Space

1,000 SF

Residential Space

1,600 SF



Asking

\$1,050,000

Taxes

\$4,000.00

## Property Highlights

- Very well located Investment Property offering 3 two bedroom apartments, 2 offices and a retail unit currently occupied by a custom bakery
- Excellent opportunity for various rental opportunities including a work / live strategy
- Each unit is separately metered and have separate entrances
- The owner currently occupies one apartment, the offices and the bakery (can provide vacant possession on closing or can negotiate to stay)
- 2 apartments are newly renovated and ready for occupancy
- C5 zoning
- Area is busy with redevelopment including the new Hilton Hotel just 2 doors over.



\* Measurements subject to confirmation

# 310 Taylor Road





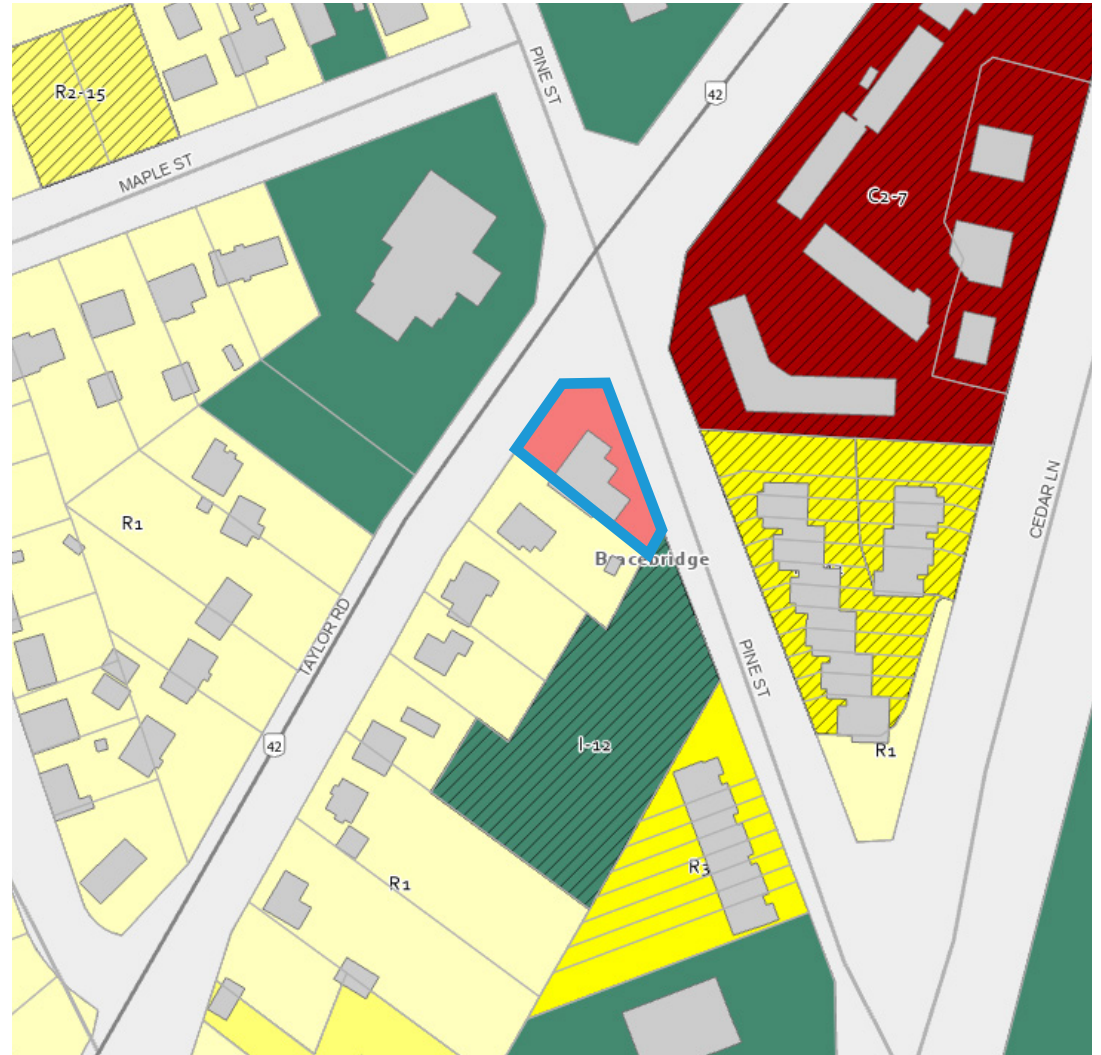
# 310 Taylor Road

## Zoning

According to the Town of Bracebridge Zoning by-law, the zoning designation of 310 Taylor Road is "C5 - Convenience Zone"

The following are permitted uses in the C5 - Convenience Zone:

- Accessory Apartment Dwelling Unit
- Convenience Store <sup>(1)</sup>
- Motor Vehicle Gasoline Bar
- Personal Service Shop



### Notes:

1. A Convenience Store is permitted up to a maximum gross floor area of 350 m<sup>2</sup> and the total floor area for all Convenience Stores in all C6 Zones must not exceed 1,000 m<sup>2</sup>. For more information, please refer to Town of Bracebridge's zoning at <https://www.bracebridge.ca/town-services/planning-services/zoning/>

# 310 Taylor Road





# 310 Taylor Road



# Lennard:

Jim McIntosh\*, Senior Vice President

416.716.7779

[JimMcIntosh@lennard.com](mailto:JimMcIntosh@lennard.com)

Parker Payette\*\*, Vice President

905.917.2056

[ppayette@lennard.com](mailto:ppayette@lennard.com)

Jay Finch\*\*, Vice President

905.917.2037

[jfinch@lennard.com](mailto:jfinch@lennard.com)

201-60 Columbia Way, Markham

905.752.2220

[lennard.com](http://lennard.com)

\*Sales Representative \*\*Broker

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.