



Premier
Parry Sound
Waterfront

Georgian Bay

Investment
Opportunity

Lennard: Dan Hunt**, Founding Partner
416.649.5955 • dhunt@lennard.com

**Broker

lennard.com

Premier Waterfront Site About

Anchoring Parry Sound's beautiful downtown waterfront in the Heart of the 30,000 Islands, this unique waterfront development, tenanted with a popular restaurant, float plane charter operator and seasonal ice cream parlour, is available for sale.

The Premier Waterfront Site



Premier Restaurant

Tailwinds is Parry Sound's premier year around waterfront restaurant and the only one with waterfront patio and boat parking!



Close Proximity

Service Ontario, Parry Sound Marine, Big Sound Marina, Georgian Bay, Killbear Provincial Park



Flying Services

This location is a registered water aerodrome



Town of Parry Sound

This community provides a diversity of living that is not experienced in many places. Summers are busy, as the population swells with visitors that come from all over the world, creating a broad range of nationalities and traditions changing demographics have made this a popular retirement destination.

Parry Sound is rich in arts, culture and heritage. The Charles W. Stockey Centre for Performing Arts and Bobby Orr Hall of Fame are home to the international summer music festival, the Festival of Sound.

The town of Parry Sound welcomes businesses with Town staff that is eager to work with business start-up, relocation or expansion.

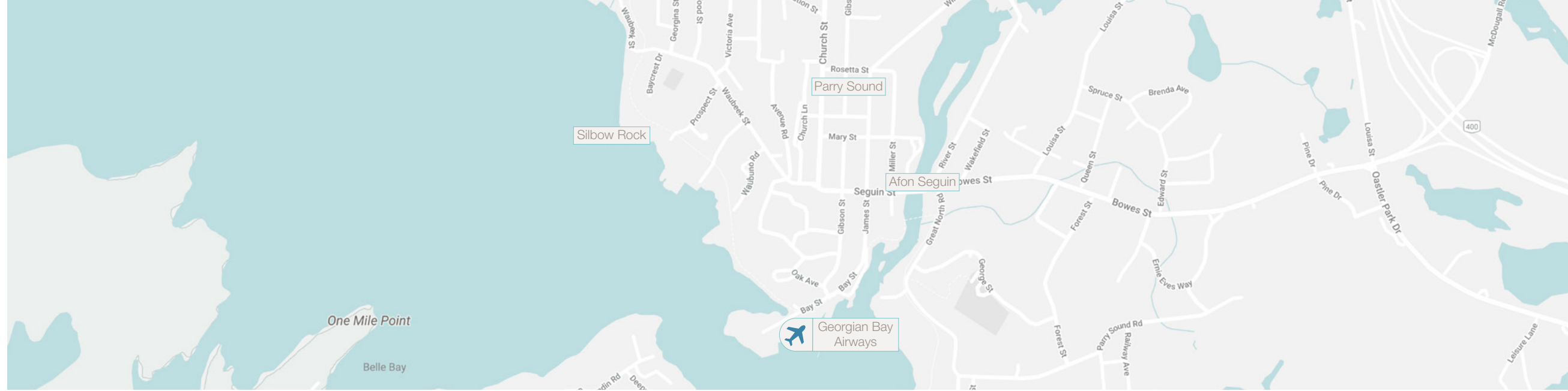
Parry Sound's competitive advantages include location on Highway 400 with proximity to the GTA and the City of Greater Sudbury.

If you're looking for an outstanding location for your business, you will find it in Parry Sound!

Offering

This gateway to the Parry Sound waterfront is available for sale as a tenanted investment property, or the restaurant lease could be surrendered as part of the sale.

Premier Waterfront Site Property Overview



Municipal Address

11A Bay Street, Parry Sound

Municipality

Town of Parry Sound

PINs

Parcel 1: 521090244 • Parcel 2: 521090179



Site Area

Parcel 1: Approximately 0.182 acres
Parcel 2: Approximately 0.217 acres

Available Space

Restaurant: 4,373 SF Plus Sizeable Patio
(Includes Tailwinds Bar & Grill and Ice Cream Parlour)
Aviation Area: 485 SF



Rental Income

Rental Income and Terms Available With an Executed NDA



Water Type

Municipal

Sanitation Type

Municipal



Official Plans

The official plan of the Town of Parry Sound is designated as Waterfront Commercial.

The Waterfront Commercial area is located along portions of the Georgian Bay and Seguin River shoreline and is dedicated to the provision of goods and services to the tourist and cultural service market. The major function of this area will be as a tourism generator and cultural centre in order that it may provide economic stimulation to the Town.



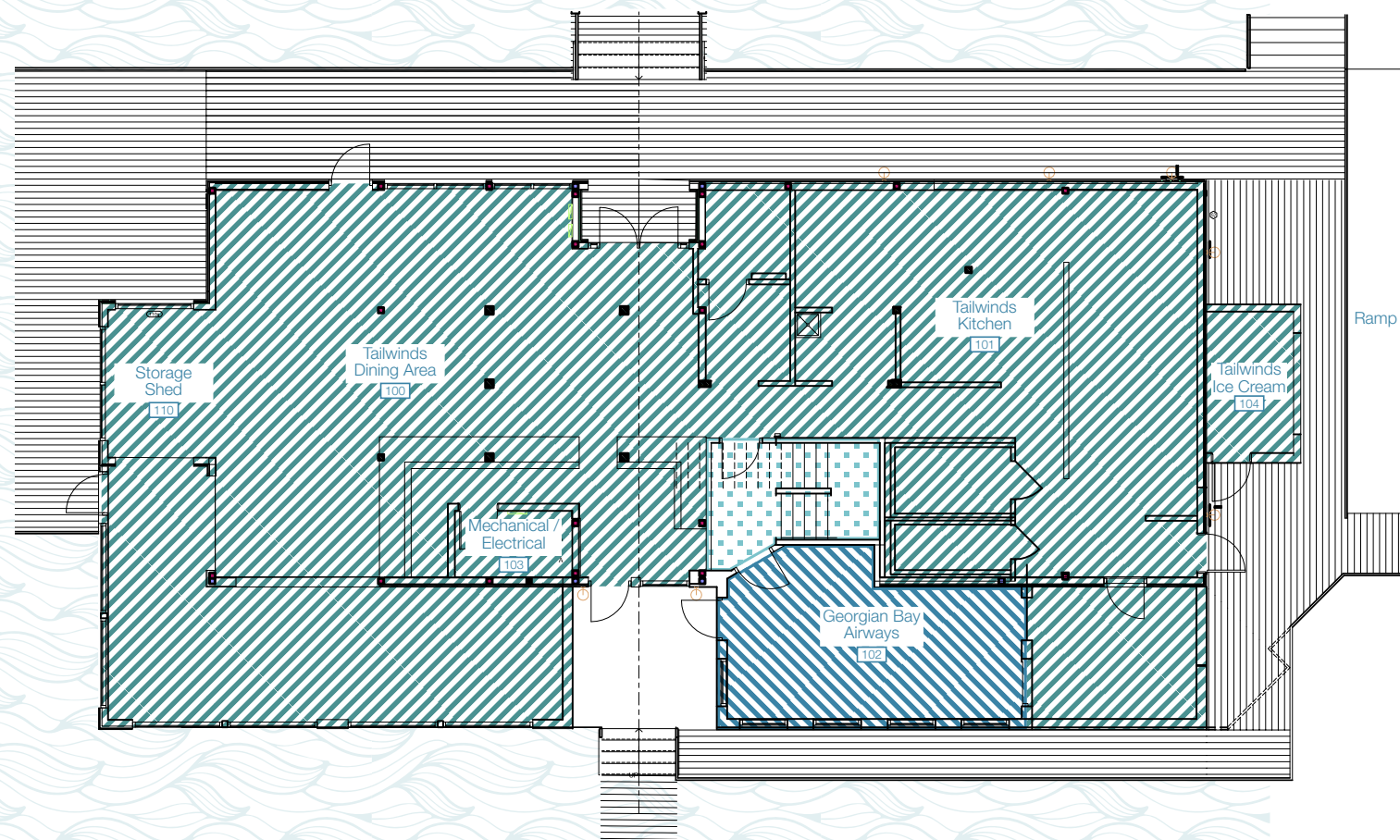
Zoning

Tourist Commercial

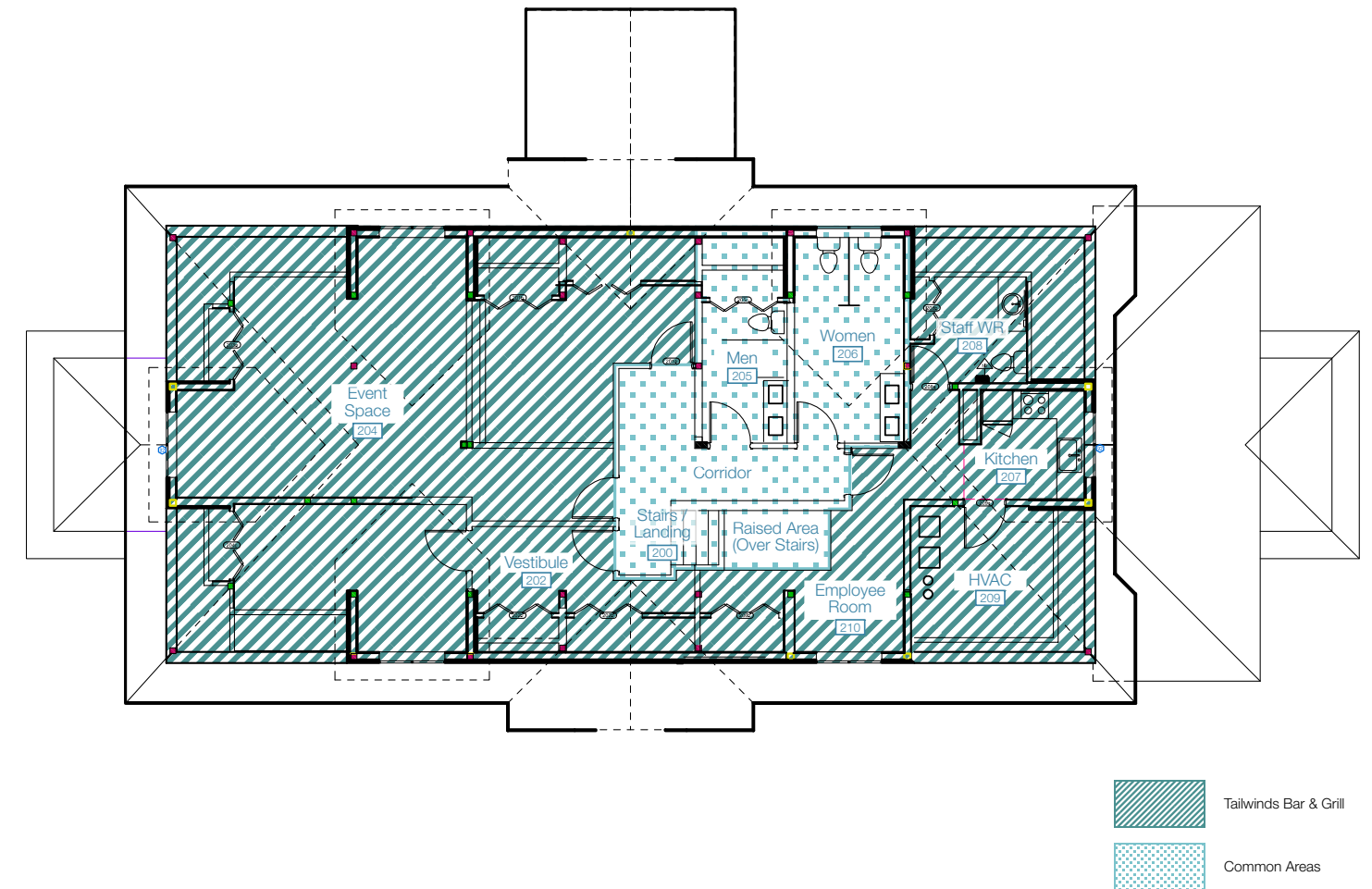






Premier Waterfront Site *Floor Plans*

Ground Floor*



Second Floor*



-  Georgian Bay Airways
-  Tailwinds Bar & Grill
-  Common Areas
-  Water

-  Tailwinds Bar & Grill
-  Common Areas

*Drawings not exact. Improvements and expansions are not shown. Buyer to verify.

Premier Waterfront Site *Demographics*

Town of Parry Sound



Population, 2021
6,879



Unemployment Rate
9.5



Average Age
49.4

The Town of Parry Sound is the world-renowned jewel of the 30,000 Islands on Georgian Bay. Located on Highway 400 approximately 2 hours north of Toronto, and 2 hours south of Sudbury, Parry Sound hugs the shores of the world's largest freshwater archipelago, known as the 30,000 Islands.



Total Private Dwellings
6,879



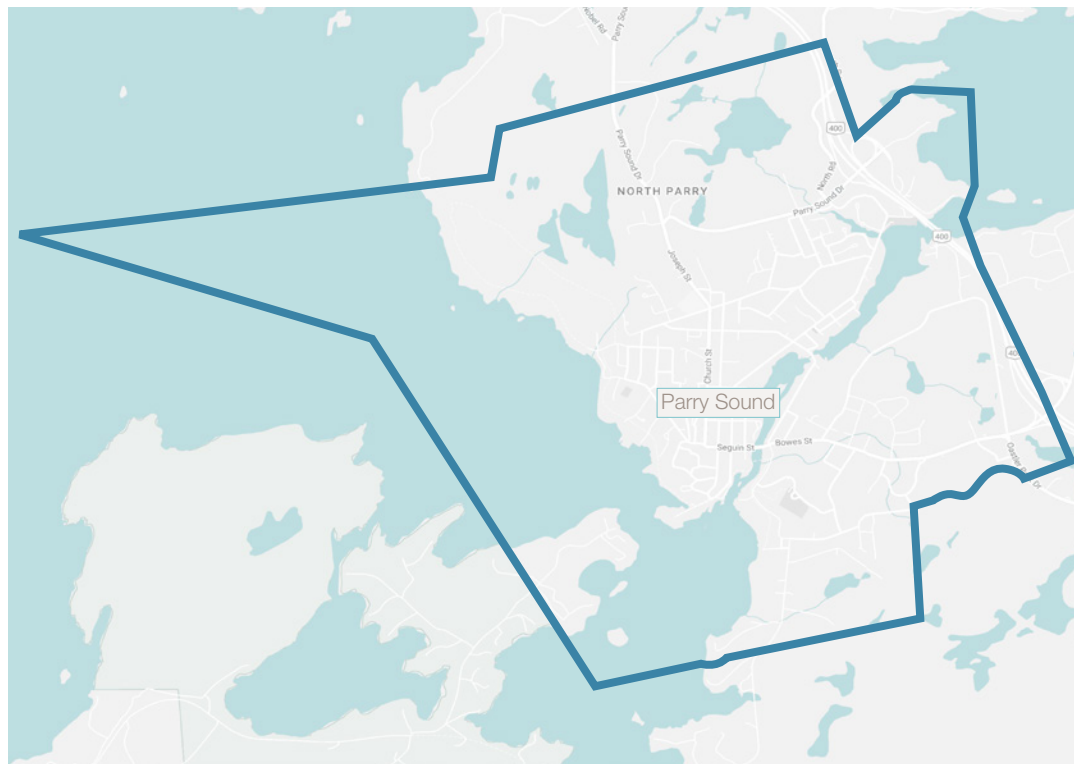
Median Household Income, 2020
\$62,000



Land Area in KM²
13.10



Avg. Household Size
2.0



— Parry Sound Outline



Thank you
for your time.

Lennard Commercial Real Estate

200-55 University Avenue
Toronto, ON M5H 3S5
416-649-5920

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.

