

\$2,295,000 - 304 & 308 Shanty Bay Road, Barrie

MLS® #40754838

\$2,295,000

0 Bedroom, 0.00 Bathroom, 8,263 sqft

Other on 0.83 Acres

OR52 - Shanty Bay, Barrie, Ontario

Discover a unique chance to own a versatile income-generating property along the picturesque and prestigious Shanty Bay Road. This high-visibility corner lot features a 7-unit retail plaza with an upper-level apartment, offering consistent commercial and residential income. Also included is a detached single-family home - perfect for owner use or additional rental income. Looking to occupy a portion of the property for your business? Partial vacancy can be arranged to allow your business to situate itself just 300m from Barrie's City boundary and steps to the waterfront, while your onsite presence provides for convenient management of your investment. Whether you're a local business seeking to right-size your operation, an investor seeking an immediate income stream, or a visionary ready to enhance a landmark location, this meticulously cared for property offers an ideal blend of functionality, flexibility, and future growth. Clean ESA Phase I & II - May 2025 (id:6289)



Essential Information

Listing #	40754838
Price	\$2,295,000
Bathrooms	0.00
Square Footage	8,263
Acres	0.83
Type	Other

Sub-Type Freehold

Community Information

Address 304 & 308 Shanty Bay Road
Subdivision OR52 - Shanty Bay
City Barrie
Province Ontario
Postal Code L4M1E7

Amenities

Utilities Electricity, Natural Gas
Features Visual exposure
Parking Spaces 30

Interior

of Stories 1

Exterior

Exterior Concrete
Construction Concrete block, Concrete Walls

Listing Details

Listing Office Maven Commercial Real Estate Brokerage



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