

# \$589,900 - 3 - 3 Progress Drive, Orillia

MLS® #S12100679

**\$589,900**

0 Bedroom, 2.00 Bathroom, 3,595 sqft  
Industrial

Orillia, Orillia, Ontario

Welcome to 3 Progress Drive #3, a remarkable commercial condo unit offering over 3,500 sqft, encompassing a warehouse, mezzanine, and retail area. This property is strategically positioned in a thriving commercial and retail hub, conveniently near Highways 11. The warehouse space features an impressive 19-foot ceiling, ideal for various storage and operational needs. Additionally, it includes a convenient truck-level shipping door for seamless logistics. The retail portion of the property offers an inviting space to showcase your products or services. The property benefits from M3 zoning, opening up a world of possibilities, including cannabis production a valuable option for entrepreneurs seeking diverse ventures. Take advantage of a seller willing to offer Vendor Take-Back (VTB) financing of up to 20%, complete with favorable terms, making this investment even more accessible and attractive. (id:6289)

## Essential Information

|                |            |
|----------------|------------|
| Listing #      | S12100679  |
| Price          | \$589,900  |
| Bathrooms      | 2.00       |
| Square Footage | 3,595      |
| Type           | Industrial |

## Community Information

Address 3 - 3 Progress Drive



|             |         |
|-------------|---------|
| Subdivision | Orillia |
| City        | Orillia |
| Province    | Ontario |
| Postal Code | L3V0T7  |

### Interior

|         |                       |
|---------|-----------------------|
| Heating | Natural gas Other     |
| Cooling | Fully air conditioned |

### Listing Details

Listing Office REAL BROKER ONTARIO LTD.



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Listing information last updated on October 13th, 2025 at 5:16am PDT