

\$1,999,900 - 64 Front Street N, Orillia

MLS® #S12296469

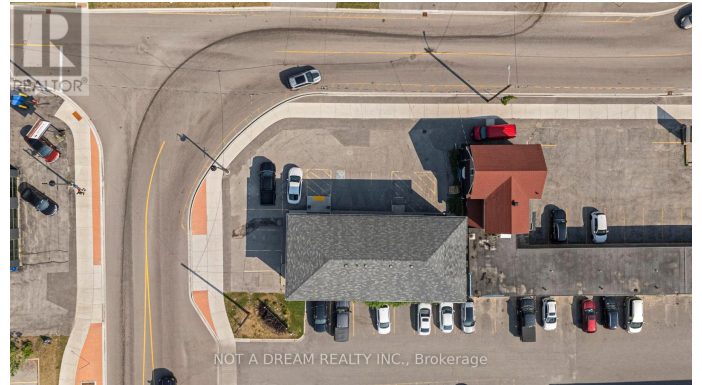
\$1,999,900

0 Bedroom, 0.00 Bathroom, 4,164 sqft

Retail on 0.00 Acres

Orillia, Orillia, Ontario

Prime mixed-use investment opportunity in Orillia's vibrant waterfront district! Discover the perfect blend of retail, warehouse, and office space at 64 Front Street North, ideally located in the heart of the city's rapidly evolving waterfront core. This versatile property offers excellent street frontage, flexible permitted uses (subject to municipal approvals), and strong potential to benefit from ongoing downtown and waterfront revitalization. Featuring a bright, updated retail showroom at street level with excellent foot traffic, a ground-level warehouse area with soaring 19 ft ceilings ideal for storage, fulfillment, or light industrial, plus two levels of functional office and employee space supporting corporate or creative operations. Situated near major redevelopment projects and surrounded by planned residential, retail, and civic spaces, this property offers visibility and growth potential in a high-demand corridor. Zoning (C4i(H1)) permits a variety of uses including retail, office, service commercial, fitness, brewery, and residential above the ground floor (with certain uses subject to municipal approvals and removal of the holding provision). With over 4,100 sq ft of interior space on a 7,198 sq ft lot, this property is an exceptional opportunity for owner-users, investors, or developers to secure a landmark property in one of Orillia's most exciting redevelopment areas. All information deemed reliable but not guaranteed; buyer to verify all details and intended uses with the City of



Essential Information

Listing #	S12296469
Price	\$1,999,900
Bathrooms	0.00
Square Footage	4,164
Acres	0.00
Type	Retail

Community Information

Address	64 Front Street N
Subdivision	Orillia
City	Orillia
Province	Ontario
Postal Code	L3V4R8

Amenities

Amenities	Public Transit
Features	Irregular lot size

Interior

Heating	Natural gas Other
Cooling	Fully air conditioned

Exterior

Lot Description	72.97 x 102.13 FT ; Cornet Unit
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Listing Details

Listing Office	NOT A DREAM REALTY INC.
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