

# \$1,099,000 - 169 Bayfield Street, Barrie (city Centre)

MLS® #S12313858

**\$1,099,000**

6 Bedroom, 3.00 Bathroom, 9,786 sqft

Retail on 0.00 Acres

City Centre, Barrie (city Centre), Ontario

Prime Mixed-Use Investment in Barrie's Best Location! High-traffic, high-visibility location just 2 km from the GO Station. This fully occupied, mixed-use property features 3,240 sq ft of commercial space, a 660 sq ft 2-bedroom loft apartment (currently rented for \$1,900/month), full basement, 400 sq ft garage, and parking for 15 cars. Zoned for both commercial and residential use, with strong future development potential including possible condo projects. Includes an 85 ft Samsung communications tower currently providing internet to rural Central Ontario. Ideal for professional offices, medical or veterinary clinics, and more. Well-maintained with major upgrades: new furnace (2019), roof (2018), and Unilock walkway (2017). Long-time owner (28 years) wishes to retire but is open to transitional arrangements. Vendor Take-Back (VTB) financing available. (id:6289)



## Essential Information

|                |             |
|----------------|-------------|
| Listing #      | S12313858   |
| Price          | \$1,099,000 |
| Bedrooms       | 6           |
| Bathrooms      | 3.00        |
| Square Footage | 9,786       |
| Acres          | 0.00        |
| Type           | Retail      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 169 Bayfield Street  |
| Subdivision | City Centre          |
| City        | Barrie (city Centre) |
| Province    | Ontario              |
| Postal Code | L4M3B4               |

## Amenities

|                |    |
|----------------|----|
| Parking Spaces | 15 |
|----------------|----|

## Interior

|            |                        |
|------------|------------------------|
| Appliances | All, Window Coverings  |
| Heating    | Natural gas Forced air |
| Cooling    | Fully air conditioned  |

## Exterior

|                 |                        |
|-----------------|------------------------|
| Lot Description | Bldg=63.29 x 154.62 FT |
|-----------------|------------------------|

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | RE/MAX WEST REALTY INC. |
|----------------|-------------------------|



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Listing information last updated on October 28th, 2025 at 6:46pm PDT