



For Lease

Prime Retail Opportunity

72/76 Bowes Street,
Parry Sound, ON
P2A 2L7

Property Overview

Net Rent	Please call the listing agent
Additional Rent	PSF [2026 estimate]
(i) Property tax	\$3.25 PSF
(ii) Operating Costs/Insurance	\$4.00 PSF
(iii) Property Management Fee	Five (5%) of net rent
Building/Land Area	2 buildings totalling 9,463 SF on ~ 1.86 acres
Leasable Area	(i) an end cap unit of 655 SF abutting Mr. Lube; and a (ii) 2,056 SF end cap with a potential drive-thru (iii) 6,752 SF (divisible) with an end cap drive-thru
Parking	66 parking spaces
Zoning	Commercial C3



Visual renderings, digital layouts, AI-staged elements, and specifications are subject to change without notice at the absolute discretion of the developer. All materials, finishes, dimensions, and floor plans are approximate and subject to variance from the final completed structure.

For Lease Highlights



The Property's strategic location and buoyant all-season market creates a prime retail opportunity as the summertime population swells from ~6,500 to ~19,000 full time residents with an additional ~80,000 part-time residents and cottagers.



The Property is strategically located on Bowes Street just west of Hwy 400 and the main “retail/commercial” node anchored by Walmart, Home Depot, Sobey’s, Canadian Tire and Rona.



The Property fronts on the north side of Bowes Street at the non-lighted 3-way intersection of Bowes Street and Edward Street, across from the main access to the West Parry Sound Health Centre.

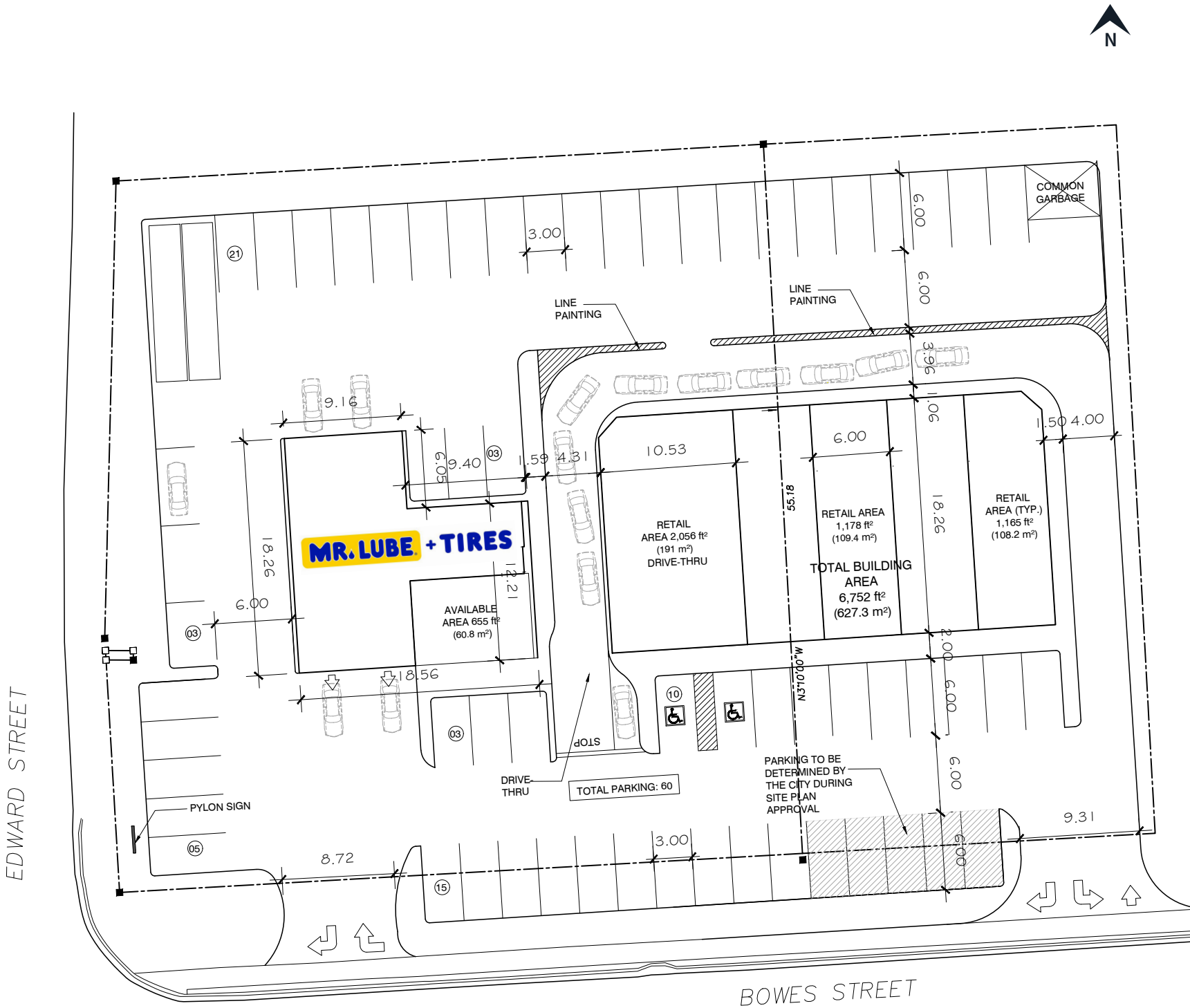


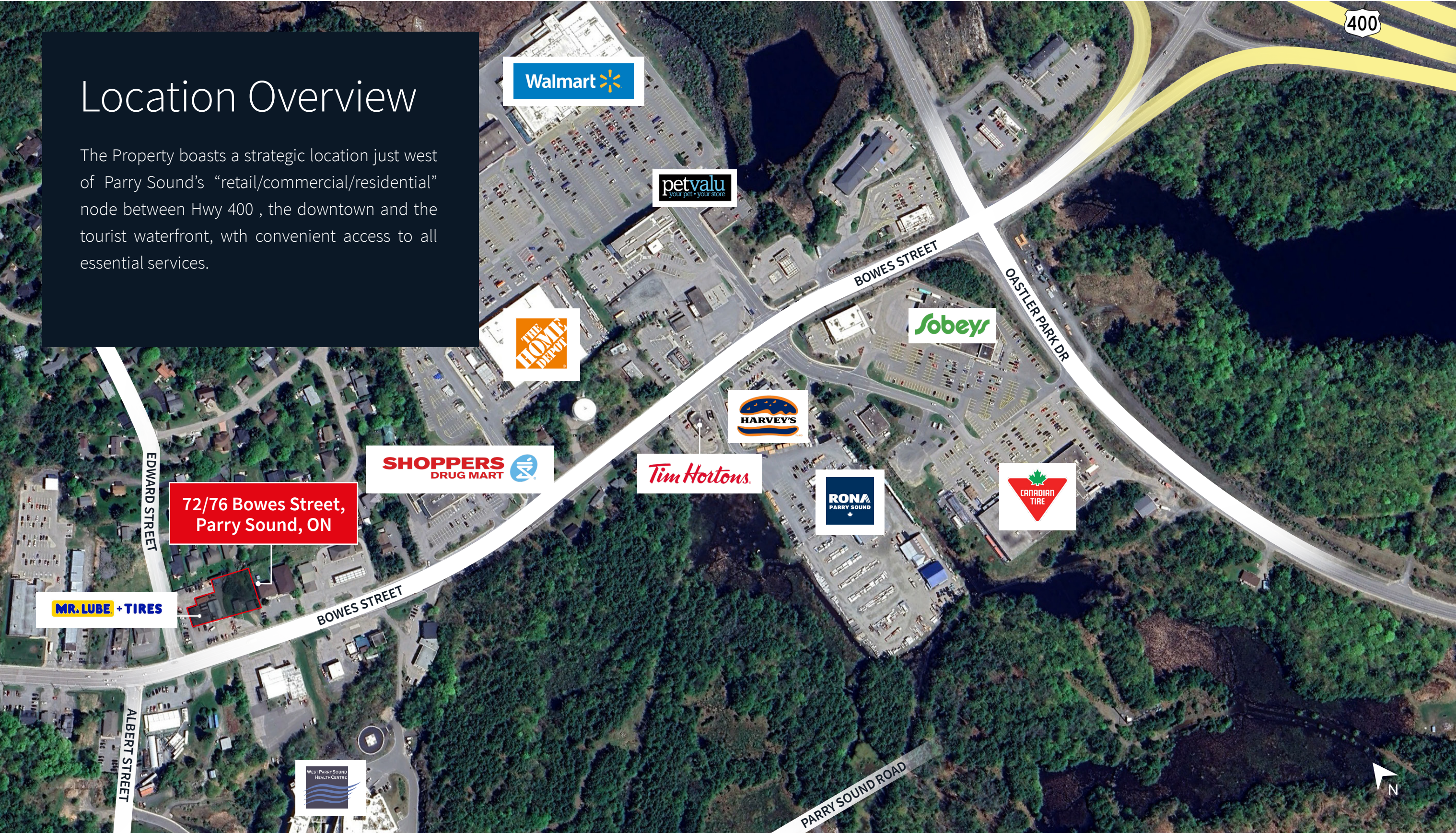
The site is complimented by Mr. Lube on the west end cap with an inline and east end cap drive-thru opportunity for lease, complete with dedicated parking and pylon signage.



The Commercial C3 zoning link below provides for a variety of retail and commercial uses.

[Click here to view zoning](#)





Location Overview

The Property boasts a strategic location just west of Parry Sound’s “retail/commercial/residential” node between Hwy 400 , the downtown and the tourist waterfront, wth convenient access to all essential services.

About Parry Sound

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

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

See and experience of exceptional natural beauty of eastern Georgian Bay. Learn about its unique environment and cultural history, which tells a story about the ecology and cultures of its region.

DEMOGRAPHICS - 10 KMS



Total Population
10,735



Daytime Population
12,659



Total Households
4,810



Avg Household Income
\$98,774



Median Age
50.6

Source: Statistics 2026





Offering Process

- Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained by the Landlord to lease the Property.
- The Property will be offered for lease on an “as is basis”.
- Offers of will be reviewed by Landlord on an “as received basis”.

FOR MORE INFORMATION, PLEASE CONTACT:

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