

FOR SALE OR LEASE

ORILLIA, ONTARIO

DRIVE-THRU OPPORTUNITY

FREESTANDING COMMERCIAL PARCEL

A rare opportunity to acquire or lease a fully built quick-service drive-thru property in a high-visibility commercial corridor in Orillia, ideal for a variety of food-service or retail uses.



0.64 AC
Drive-Thru Parcel



2,431 SF
Freestanding Building



~200 FT
Frontage



C4i
Mixed Use Intensification

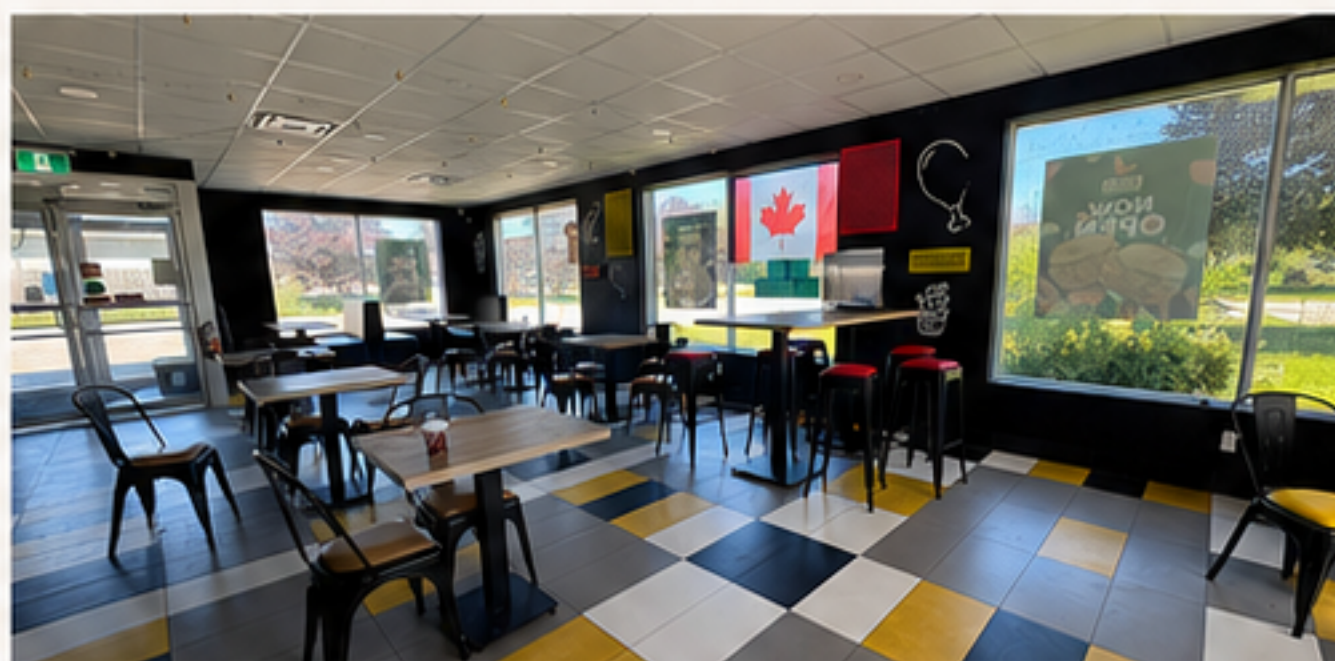
PROPERTY HIGHLIGHTS

- ✓ Existing freestanding drive-thru / quick-service building
- ✓ Approx. 2,431 SF building area
- ✓ Flexible sale or lease structure
- ✓ Prominent Orillia commercial corridor location
- ✓ Commercial and mixed-use potential (subject to verification)



PROPERTY & SITE PROFILE

Key property information summarized from the available materials. All figures and permitted uses should be independently verified by prospective purchasers or tenants.



DRIVE-THRU PARCEL

- ✓ Approx. 0.64 acres
- ✓ Approx. 2,431 SF freestanding building
- ✓ Existing drive-thru / quick-service configuration
- ✓ Approx. 200 ft frontage
- ✓ Municipal water, sanitary & storm services
- ✓ A/C and sprinklered

ZONING & POSITIONING

C4i Mixed Use Intensification zoning supports a range of commercial and mixed-use possibilities, including quick-service restaurant, retail, convenience, financial-service and complementary concepts, subject to municipal requirements and independent verification. The site is positioned along a prominent Orillia commercial corridor near downtown and the waterfront area.

BUILDING FEATURES

- ✓ Freestanding commercial building
- ✓ Flexible layout for food, retail or service users
- ✓ High-visibility commercial presence
- ✓ Parking and circulation already in place
- ✓ Suitable for owner-user, investor or tenant

TECHNICAL PROFILE

CITY	Orillia, Ontario
OFFERING	For Sale or Lease
PARCEL	0.64 acres
BUILDING AREA	Approx. 2,431 SF
FRONTAGE	Approx. 200 ft
ZONING	C4i / Mixed Use Intensification
SERVICES	Municipal water, sanitary & storm, A/C, sprinklered
CONFIGURATION	Freestanding drive-thru building

INVESTMENT HIGHLIGHTS

- ✓ Drive-thru-ready operating configuration
- ✓ Flexible sale or lease structures
- ✓ Freestanding visibility and access
- ✓ Expansion or repositioning potential
- ✓ High-visibility commercial positioning in Orillia



OWN IT. LEASE IT.

Flexible structures available for qualified buyers or tenants.

[REQUEST DETAILS](#)