

FOR LEASE

1033-1035 MISSISSAGA ST W ORILLIA

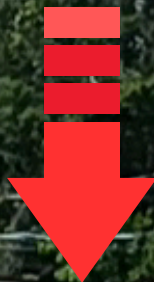


ROYAL LePAGE®
COMMERCIAL™

Avtar Sandhu
Broker of Record

(416) 858-9900
commercialontario@gmail.com





#3 3400 sq. ft.



#4 4200 sq. ft.

5 Rivers Convenience
LOTS, VARIETY & INDIAN SWEETS • 703.378.8622

U-HAUL
Rentals & Moving Supplies

5 Rivers Restaurant & Bar
www.5RiversRestaurant.com • 703.378.8622 • 703.378.7718



PROPERTY OVERVIEW

Lease Price \$16.00 Net Per Sq. Ft.

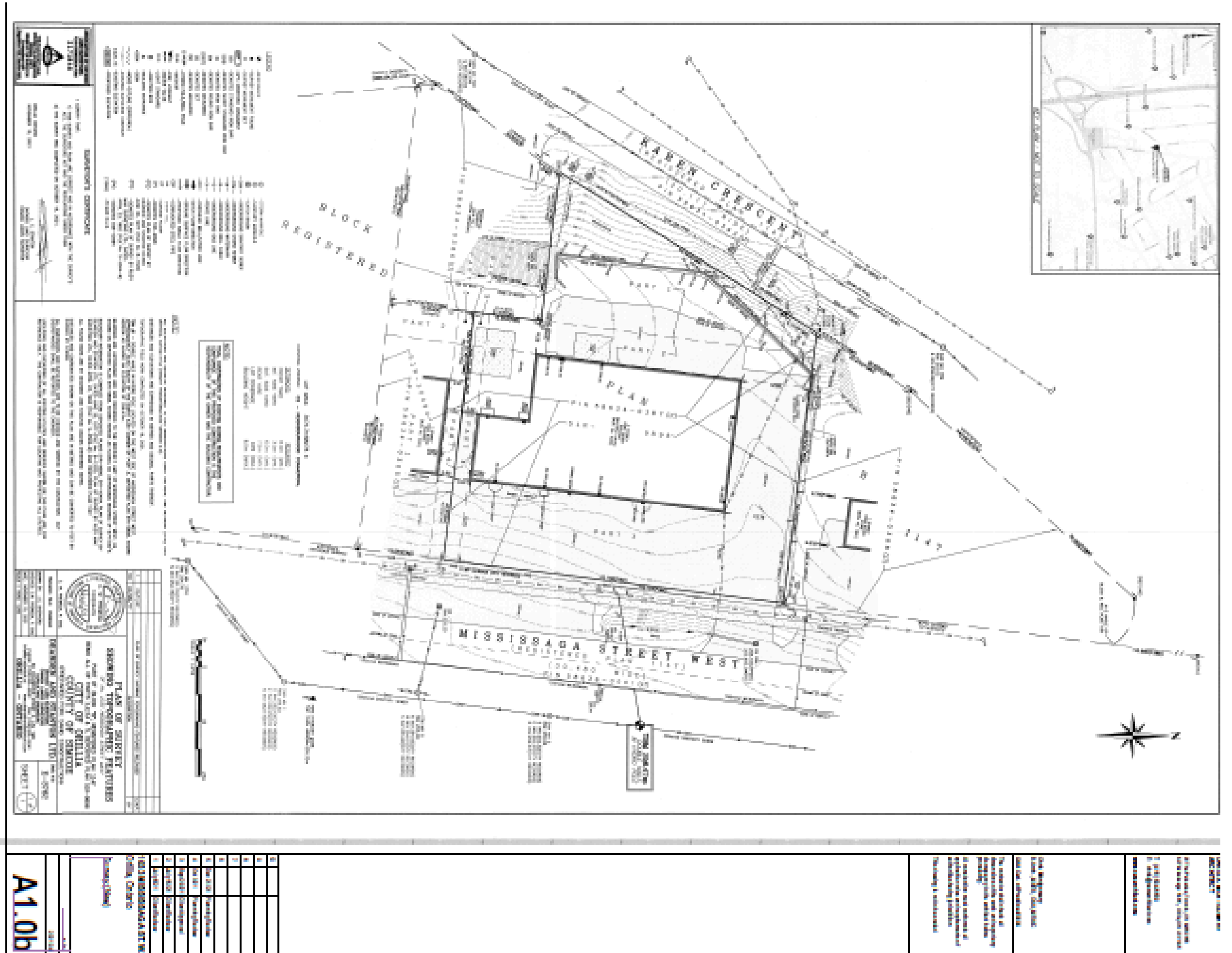
- **Total Plaza Area:** 0.908 Acre
- **Total Retail Area:** 11200 sq. ft
- **Zoning:** C2-Commercial
- **Category:** Multi-Use, commercial Retail

TMI : \$ 7.00 Per Sq. Ft.

Units Available

- **Unit # 3** **3,400 sq. ft.**
- **Unit # 4** **4,200 sq. ft.**

SURVEY



All information furnished herein regarding this property for sale or lease is from sources deemed reliable. However, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior to sale or lease, or withdrawal without notice

WHY ORILLIA?

Orillia is a city in Ontario, Canada. It is in Simcoe County between Lake Couchiching and Lake Simcoe. Although it is geographically located within Simcoe County, the city is a single-tier municipality. It is part of the Huronia region of Central Ontario. The population in 2021 was 33,411. Known as the "Sunshine City", the city's large waterfront attracts many tourists to the area every year, as do several annual festivals and other cultural attractions. People who live in Orillia experience the best of both worlds. Orillia is less than 90 minutes from the Greater Toronto Area. Even though growth and progress have been strong in recent years, the Sunshine City has worked hard to retain the small-town charm that has captivated generations. Residents have access to an excellent hospital as well as a range of other public services, including a new state-of-the-art recreation complex, and a brand new public library, which complement a community that also boasts a thriving, historic downtown. Orillia is also home to Ontario's newest university. Lakehead University operates a growing presence in Orillia with two locations: one in the historic centre of the downtown and a main campus in West Orillia. Opportunity abounds in Orillia, where major employers include the Ontario Provincial Police Headquarters, Casino Rama and Nordia. Orillia is an enchanting place to visit, a great place to work, an ideal place to do business, and a wonderful place to live.

- Minutes away from Highway 11 & 12,
- Very close to Georgian College, Orillia University
- Beautiful community, to live, work & enjoy

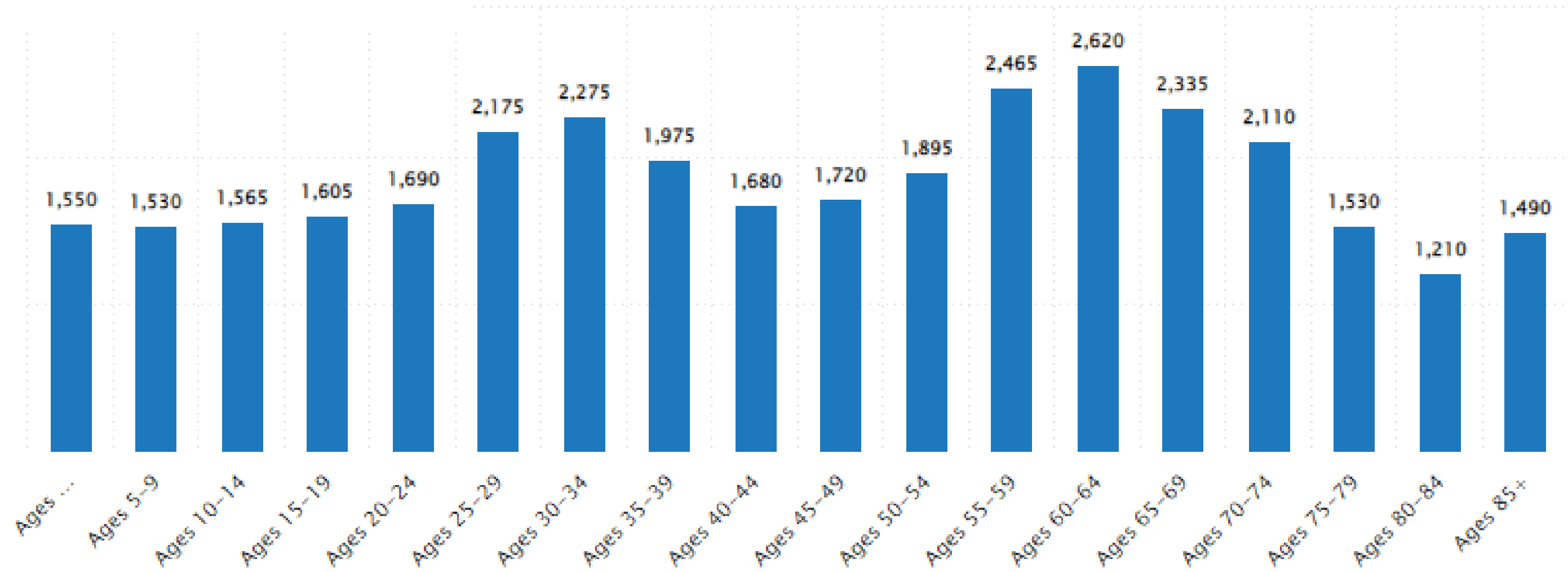
POPULATION



The population is the sum of births plus in-migration, and it signifies the total market size possible in the area. This is an important metric for economic developers to measure their economic health and investment attraction. Businesses also use this as a metric for market size when evaluating startup, expansion or relocation decisions.

Statistics Canada. Census.

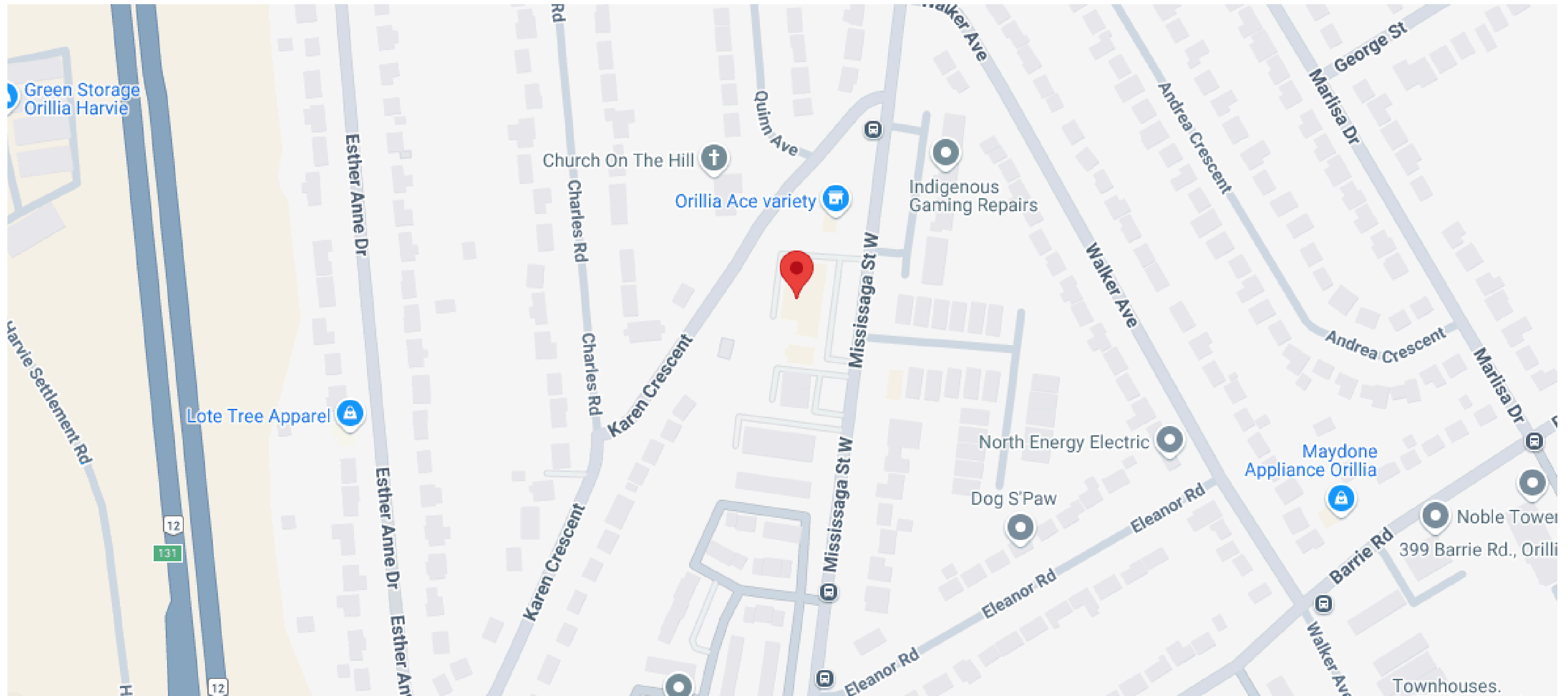
AGES



The age chart illustrates the age and gender trends across all age and gender groupings. A chart where the covered area is primarily on the right describes a very young population, while a chart where the covered area is mainly on the left illustrates an aging population.

Statistics Canada. Census.

LOCATION



All information furnished herein regarding this property for sale or lease is from sources deemed reliable. However, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior to sale or lease, or withdrawal without notice