

**For Lease** ▶ **PREMIER  
BUSINESS CENTRE**

Proudly owned and managed by

**Bracebridge Commercial**

**MINI MALL | STORAGE**

**345 ECCLESTONE DRIVE, BRACEBRIDGE, ON**

**AFFORDABLE OFFICE, SPACE AVAILABLE IMMEDIATELY**



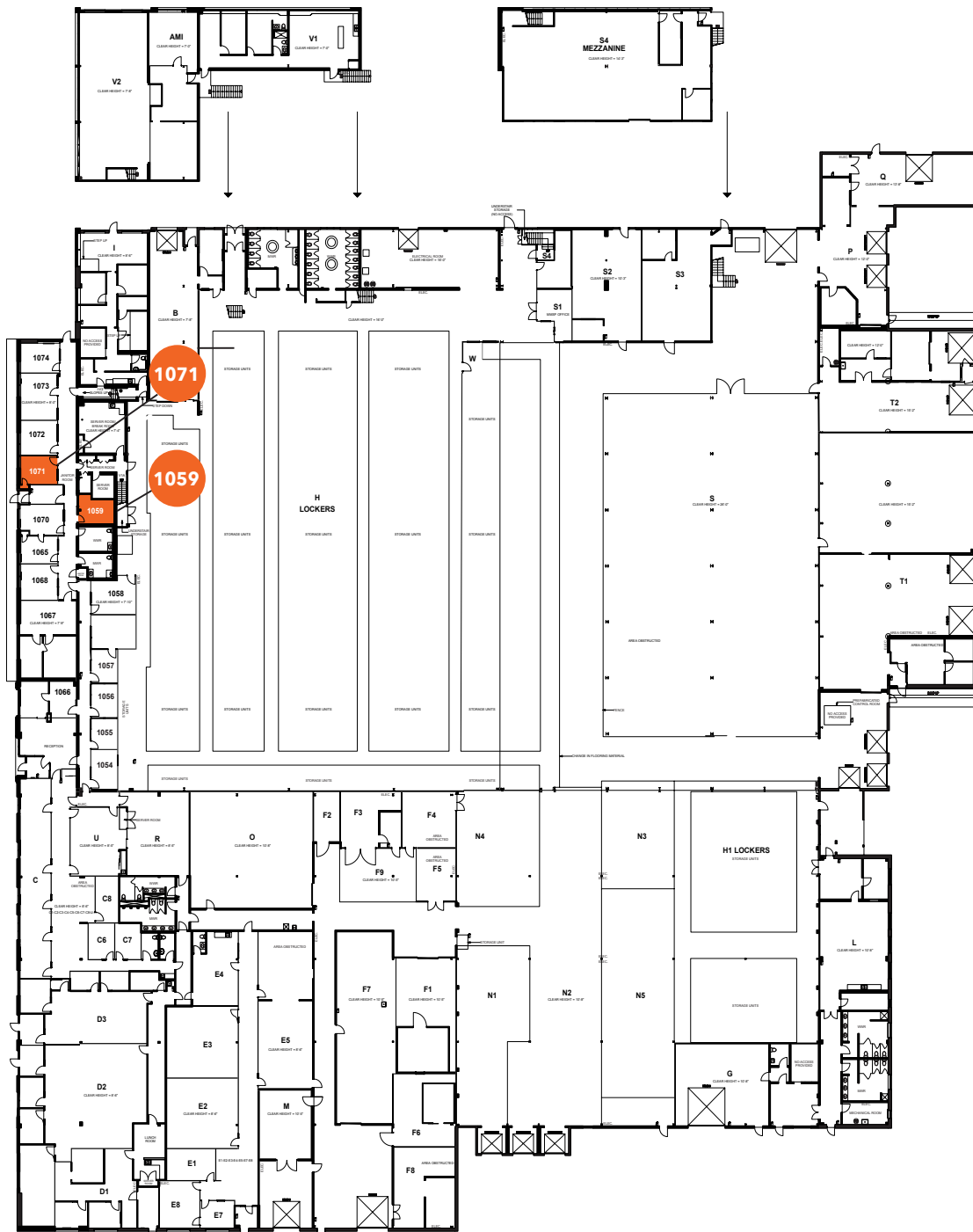
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**Unit 1071**  
166 SF, \$750/mo  
Office Space

**UNIT 1059**  
149 sqft \$550/mo  
Single interior office

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## Site Details

Located in the heart of Muskoka

Significant residential and commercial development in the immediate vicinity

Full-service airport within 10 km

High-speed internet available for all tenants

Common kitchens and washrooms available for tenant use

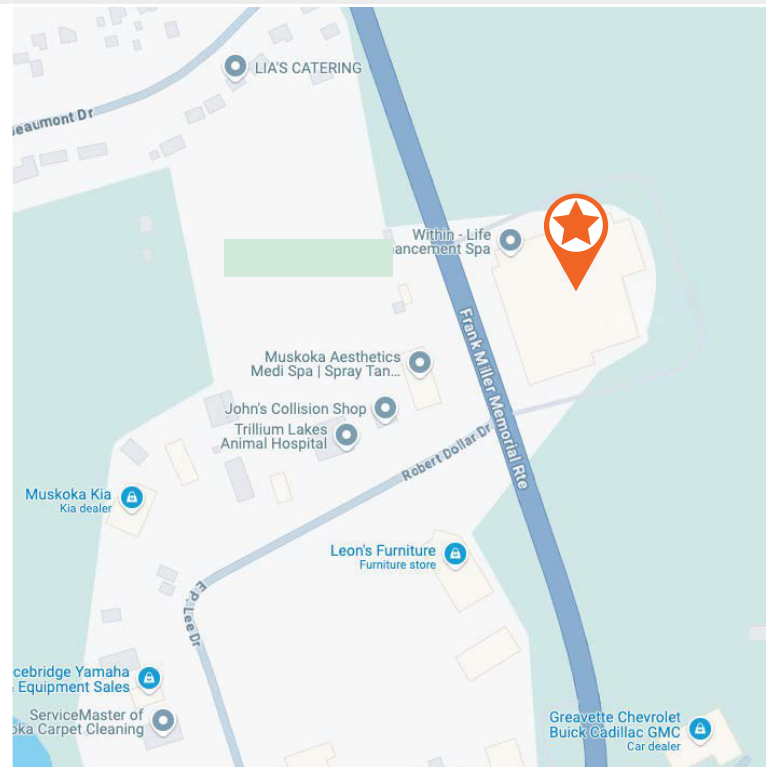
120m frontage to 118 Hwy, major highway to Bracebridge, connecting to Port Carling, Rosseau and Parry Sound

Furnished and non-furnished office space available

High traffic count, 5,200 vehicles pass Ecclestone Drive (Hwy 118) on an average day



## Site Location



## Population Statistics

	<b>Population</b>	<b>18,914</b>
	<b>Trade Area Population</b>	<b>72,984</b>
	<b>Household Income</b>	<b>\$68,089</b>

## Travel Distances

<b>CITY OF Toronto</b>	<b>CITY OF Niagara Falls</b>	<b>CITY OF Ottawa</b>
<b>197 km</b>	<b>296 km</b>	<b>367 km</b>

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