



INDUSTRIAL SPACE FOR LEASE

MULTIPLE - 126 WELLINGTON ST., BARRIE ON

RATES

\$20.00 PSF

Cathy Lowe

Broker of Record

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**ED
LOWE**
LIMITED BROKERAGE

PROPERTY OVERVIEW

ADDRESS	126 WELLINGTON ST., BARRIE, ON
LOCATION	ANNE & SUNNIDALE
ZONING	C4
AVAILABILITY	UNIT 101 - IMMEDIATE UNIT 206-208 - MAY 1 2026
PARKING	367 PARKING SPACES SHARED, 1 PARKING SPACE PER 235 GFA
HEATING	CENTRAL HEATING & COOLING
LEASE	5 YEAR MINIMUM
UTILITIES	INCLUDED IN TMI
COMMENTS	<ul style="list-style-type: none">. FIRST CLASS BUILDING, BEAUTIFULLY FINISHED. BRIGHT PROFESSIONAL OFFICE SPACE. SPRINKLERED. PUBLIC ELEVATORS. WASHROOM ACCESS FROM MAIN CORRIDOR. CLOSE TO SHOPPING AND RESTAURANTS. PLENTY OF PARKING. HIGH TRAFFIC AREA. EASY ACCESS AND EXPOSURE TO HIGHWAY 400. ANNUAL ESCALATIONS



UNIT 101

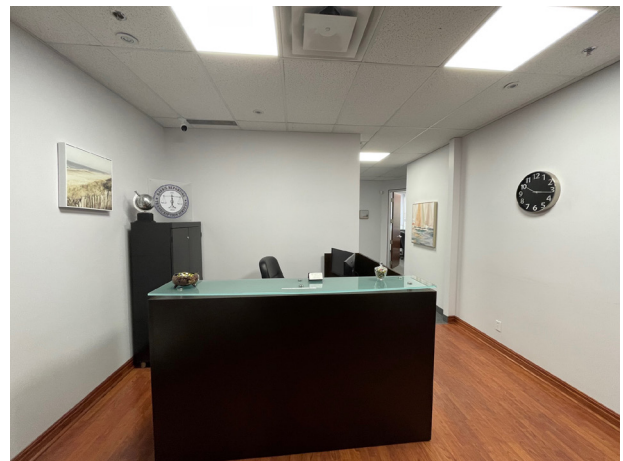


Units Available

UNIT #	UNIT S.F.	NET RENT/S.F.	TMI/S.F.	MONTHLY RENT*
#101	500	\$20.00/s.f.	\$16.95/s.f.	\$1,539.58
#206 - 208	3350	\$20.00/s.f.	\$16.95/s.f.	\$10,315.21

*PLUS HST, RENTS ARE SUBJECT TO ESCALATIONS OVER THE TERM - TO BE NEGOTIATED

Unit 206-208





All information furnished regarding property for sale rent or financing is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof, and same is submitted, subject of errors, omissions, change of price prior to sale, leasing or financing or withdrawn without notice.



1st Floor Plan

126 WELLINGTON # 101

500 S.F.

NET RENT

TMI

MONTHLY RENT

\$20.00/s.f.

\$16.95/s.f.

\$1,539.58



2nd Floor Plan

126 WELLINGTON # 206-208

3350 S.F.

NET RENT

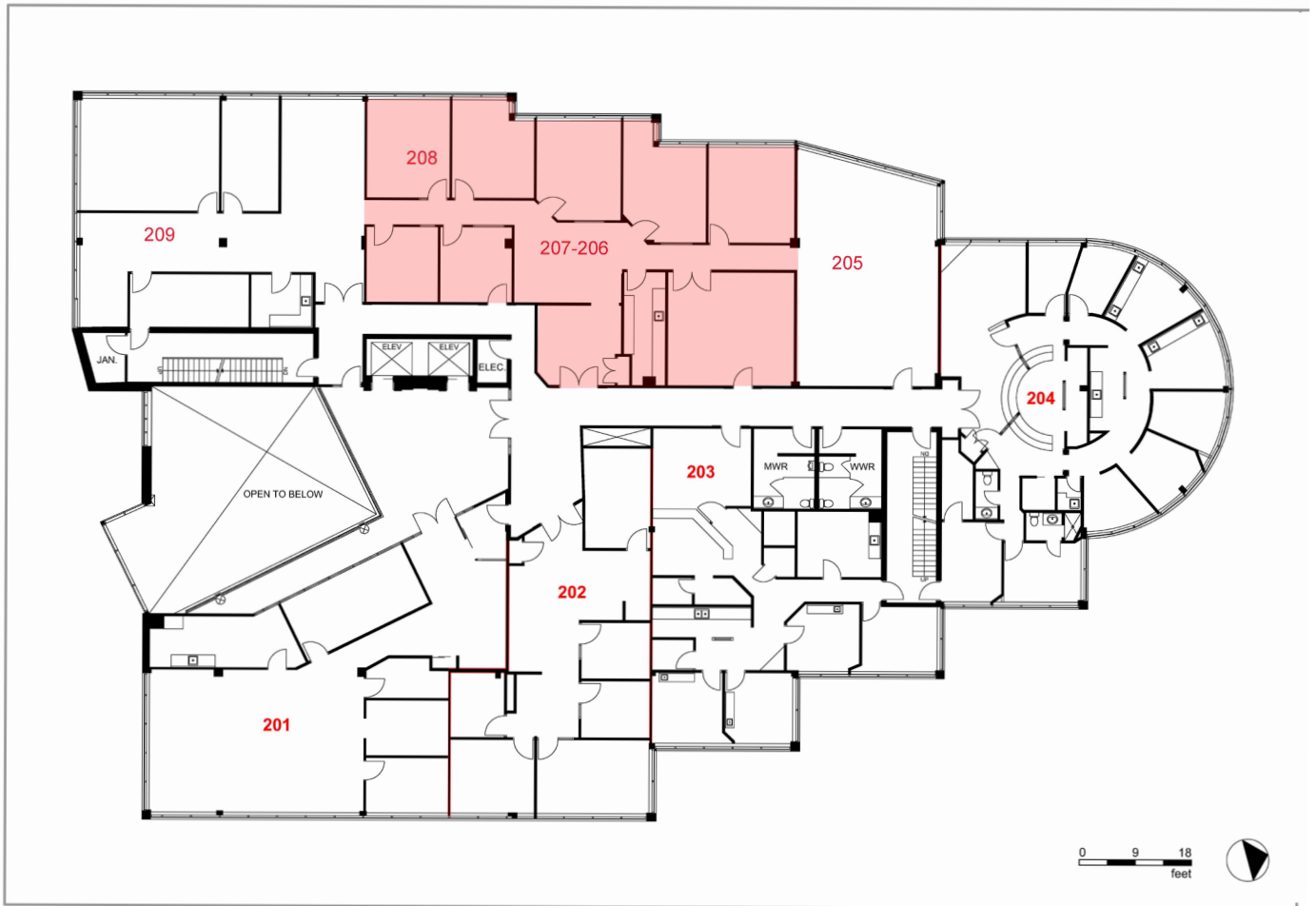
\$20.00/s.f.

TMI

\$16.95/s.f.

MONTHLY RENT

\$10,315.21



Zoning

C4 - COMMERCIAL

6.1 GENERAL

No person shall hereafter use any land or erect, *alter*, enlarge or use any *building* or *structure* in any Commercial Zone except in accordance with the provisions of this section and Section 4.0 of this By-law.

6.2 PERMITTED USES

6.2.1 The permitted *uses* in the Commercial Zone are listed in Table 6.2.

Uses	Zones				
	Central Area Commercial (C1)	Transition Centre Commercial (C2)	Shopping Centre Commercial (C3)	General Commercial (C4)	Convenience Commercial (C5)
Commercial Uses					
Adult Entertainment Parlour				X	
Arcade or Game Establishment			X		
Automotive Leasing Establishment				X	
Automotive Repair Establishment			X	X	
Automotive Sales Establishment				X	
Automotive Service Station	X	X	X	X	
Bake Shop	X	X	X	X	X
Bank	X	X	X	X	X
Bed and Breakfast Establishment ⁽¹⁾	X	X	X	X	X
Bingo Hall			X	X	
Building Supply Centre	X	X	X	X	
Bus Terminal	X	X		X	
Bus Transfer Station	X	X	X	X	
Car Wash			X	X	
Conference Centre	X	X		X	
Custom Workshop	X	X	X	X	
Data Processing Centre	X	X	X	X	
Drive-Through Facility			X	X	
Entertainment Establishment	X	X	X	X	
Fitness or Health Club	X	X	X	X	
Fitness or Health Club, Local					X
Florist	X	X	X	X	X
Funeral Establishment	X	X		X	
Golf Driving Range (indoor)			X	X	
Hotel, Motel	X	X		X	
Kennel in wholly enclosed building			X	X	

Zoning

C4 - COMMERCIAL

Uses	Zones				
	Central Area Commercial (C1)	Transition Centre Commercial (C2)	Shopping Centre Commercial (C3)	General Commercial (C4)	Convenience Commercial (C5)
<i>Laundry or Dry Cleaning Depot</i>	X	X	X	X	X
<i>Local Convenience Retail</i>	X	X	X	X	X
<i>Marina</i>				X	
<i>Miniature Golf (outdoor)</i>				X	
<i>Nightclub</i>	X	X		X	
<i>Nursery or Garden Supply Centre</i>	X	X	X	X	
<i>Office</i>	X	X	X	X	X
<i>Office, Medical</i>	X	X	X	X	X
<i>Outdoor Display and Sales Area</i>	X	X	X	X	
<i>Parking Lot</i>	X	X	X	X	
<i>Personal Service Store</i>	X	X	X	X	X
<i>Photography Studio</i>	X	X	X	X	
<i>Private Club</i>	X	X	X	X	
<i>Recreational Establishment</i>	X	X	X	X	
<i>Rental Store</i>	X	X	X	X	X
<i>Restaurant</i>	X	X	X	X	X
<i>Retail Store</i>	X	X	X	X	
<i>Service Store</i>	X	X	X	X	X
<i>Shopping Centre</i>	X	X	X	X	
<i>Theatre</i>	X	X	X	X	
<i>Trade Centre</i>	X	X		X	
<i>Veterinary Clinic</i>	X	X	X	X	
Institutional Uses					
<i>Arena</i>	X	X		X	
<i>Art Gallery</i>	X	X	X	X	
<i>Assembly Hall</i>	X	X	X	X	
<i>Assisted Living Facility</i>	X	X			
<i>City Hall</i>	X	X			
<i>College</i>	X	X			
<i>Commercial School</i>	X	X	X	X	
<i>Community Centre</i>	X	X	X	X	
<i>Court House</i>	X	X			
<i>Child Care</i>	X	X	X	X	X
<i>Gaol</i>	X	X			
<i>Library</i>	X	X	X	X	
<i>Museum</i>	X	X			
<i>Place of Worship</i>	X	X	X	X	
<i>Religious Institution</i>	X	X			
<i>Social Services Facility</i>	X	X	X	X	
<i>Training and Rehabilitation Centre</i>	X	X			

Zoning

C4 - COMMERCIAL

Uses	Zones				
	Central Area Commercial (C1)	Transition Centre Commercial (C2)	Shopping Centre Commercial (C3)	General Commercial (C4)	Convenience Commercial (C5)
<i>University</i>	X	X			
Residential Uses					
<i>Dwelling Unit(s) in conjunction with permitted commercial uses except defined automotive uses</i>	X	X	X	X	X
<i>Residential uses permitted in the Second Density RA2 Zone</i>	X	X	X		
<i>Group Home</i>	X	X			

(1) See 4.2.1.6 (By-law 2018-113)

6.2.2 Arcade or Game Establishment

Any *arcade or game establishment* shall be located a minimum distance of 300m from a *school*.

6.2.3 Adult Entertainment Parlour

Any *adult entertainment parlour* shall be located a minimum distance of 300m from any Residential or Institutional Zone or from any other *adult entertainment parlour*.

6.2.4 Highway 400 Commercial

Notwithstanding the Permitted Uses in Table 6.2, where a lot adjoins the right-of-way of Highway 400, only an *arena, assembly hall, bank, building supply centre, office, conference centre, data processing centre, drive through facility, entertainment establishment, hotel, medical office, motel, nursery or garden supply centre, outdoor display and sales area, recreational establishment, restaurant, retail store, shopping centre, theatre and trade centre* shall be permitted.

6.2.5 Tattoo Parlours, Body Piercing Parlours, Pawn Shops, and Payday Loan Establishments

Within the Central Area Commercial (C1) and Transition Centre Commercial (C2) Zones, no lot occupied by a tattoo parlour, body piercing parlour, pawn shop, or payday loan establishment shall be located closer than 100 m to another lot occupied by a tattoo parlour, body piercing parlour, pawn shop, or payday loan establishment. (By-law 2011-108)

6.2.6

Where nightclubs and restaurants are permitted within the City Centre Revitalization Area, the capacity of the restaurant or nightclub shall not exceed 350 persons which, for the purpose of this section, shall include any seasonal or permanent outdoor commercial patio area in association with the use, and may include any patio area located either on the subject premises or adjacent to the

Check us out online



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