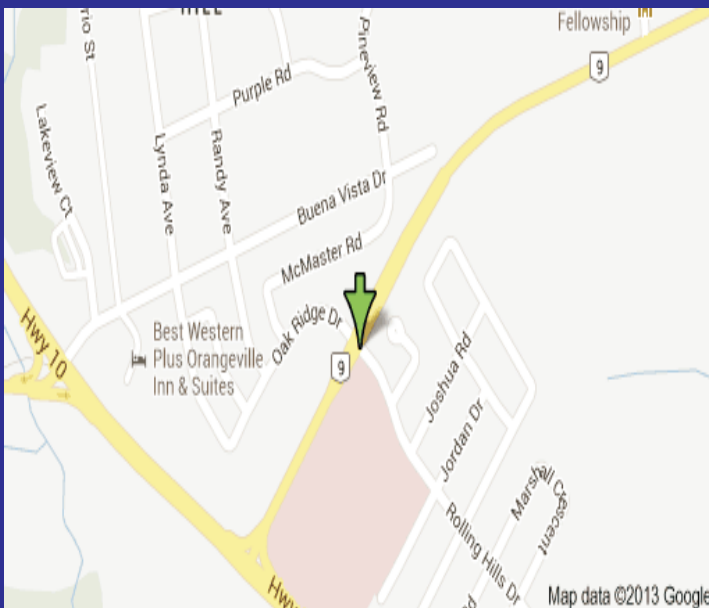


PROPERTY PROFILE: 50 ROLLING HILLS DR PLAZA, ORANGEVILLE, ONTARIO

RETAIL COMMERCIAL PLAZA FOR LEASE In ORANGEVILLE



Location: 50 Rolling Hills Drive, Orangeville, Ontario (close to Hwy 10 and Hwy 9)



Opportunity:

- Now leasing prime commercial space.
- Plaza is in a great Location in Orangeville.
- Next to Hospital and new neighbourhood around.

Deal Type:

- Neighbourhood commercial plaza for Lease.
- From 932 SQ.FT TO 14,000 SQ. FT. approx.

Permitted Use/ Zoning:

- Neighbourhood Commercial (C2) Zone.

Building Size:

- Approximately 14,000 Sq. Ft.

Rent:

- Lease from 932 sq.ft to 13, 198 sq.ft.
- \$25.00 Net Plus T.M.I \$8.00

Availability:

- Tentatively by August 2013.

Sarbjit Bath

Broker, MICP®, Master In Commercial Property

O: 416.798.7070 | C: 647.298.9940

TOLL FREE: 800.605.3002

Email: sarbjitbath@gmail.com | Web: sarbjitbath.com

The information contained herein has been provided to Intercity Realty Inc., Brokerage by others. We do not warrant its accuracy.

You are advised to independently verify the information prior to submitting an Offer and to provide for sufficient due diligence in an Offer.

The information contained herein may change from time to time without notice. The property may be withdrawn from the market at any time without notice. Aug 2012 E. & O.E

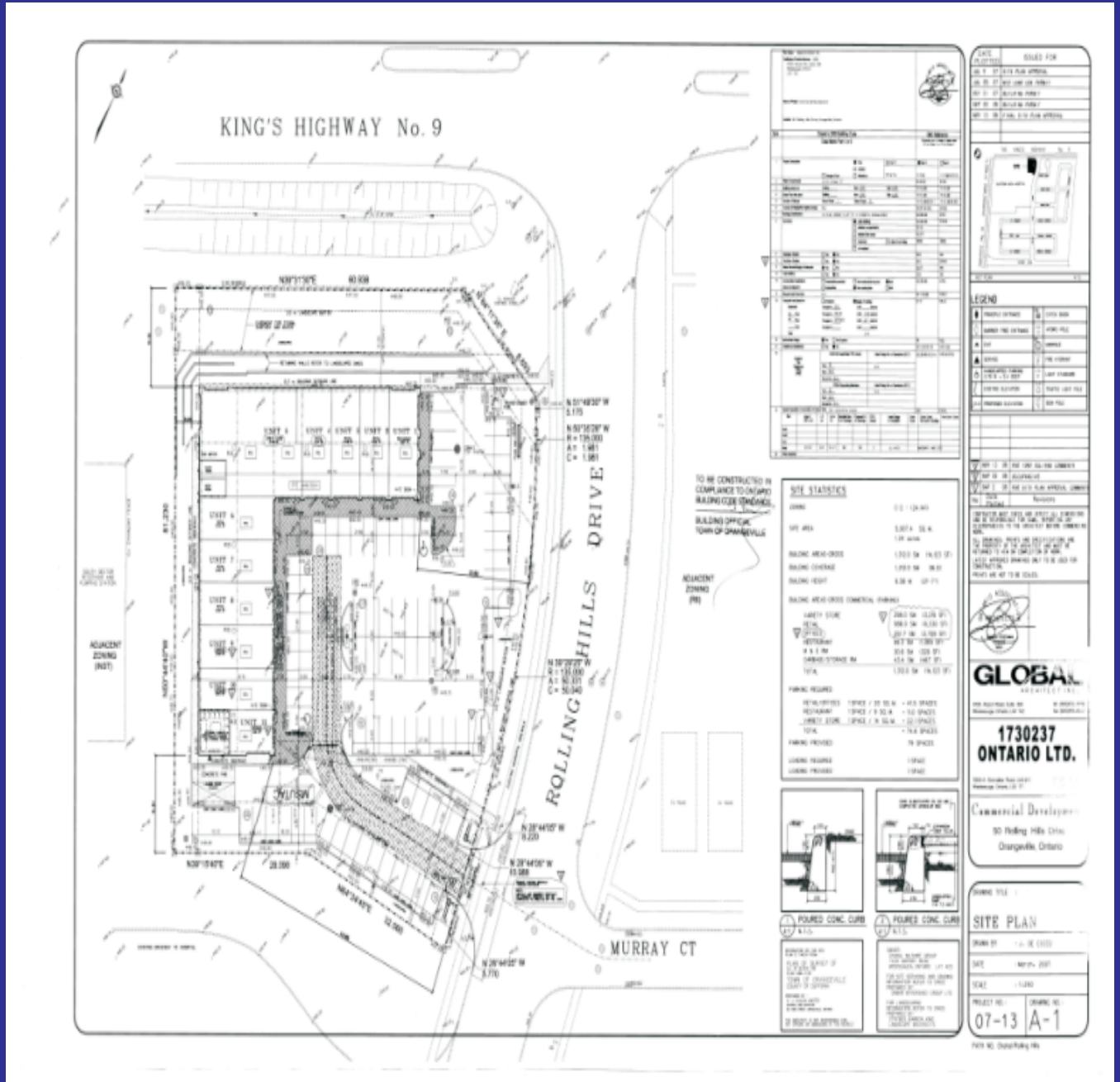
FOR MORE INFORMATION

C 647.298.9940

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PROPERTY PROFILE: 50 ROLLING HILLS DR PLAZA, ORANGEVILLE, ONTARIO

SITE PLAN:



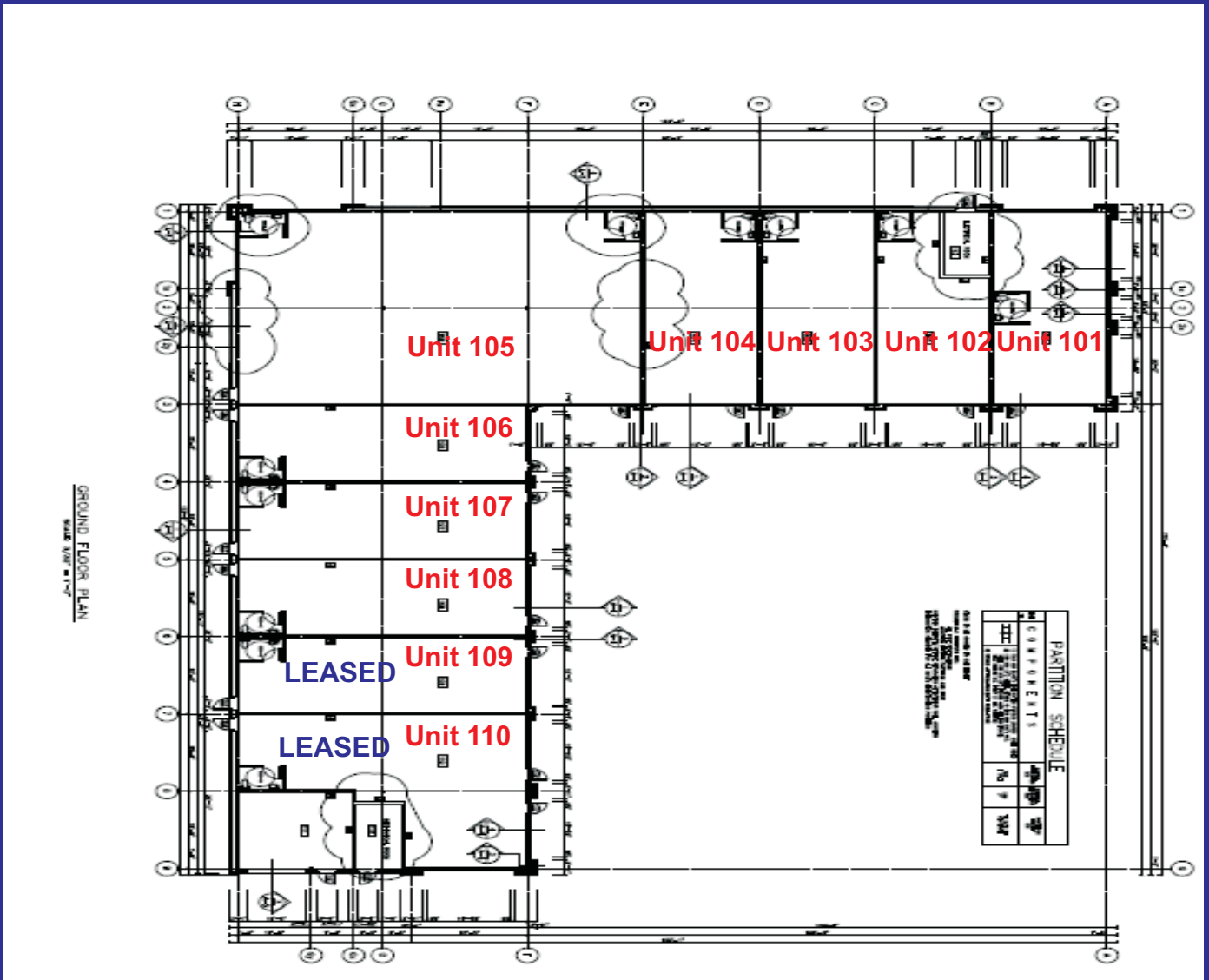
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GROUND FLOOR PLAN:



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Unit 101-1,130 Sq.ft
Unit 102-932 Sq.ft
Unit 103-1,097 Sq.ft
Unit 104-1,097 Sq.ft
Unit 105-3,859 Sq.ft

Unit 106-1,098 Sq.ft
Unit 107-1,099 Sq.ft
Unit 108-1,099 Sq.ft
Unit 109-1,099 Sq.ft
Unit 110-1,615 Sq.ft

Aug 2012 E. & O.E

FOR MORE INFORMATION

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PROPERTY PROFILE: 50 ROLLING HILLS DR PLAZA, ORANGEVILLE, ONTARIO

PERMITTED USE:

TOWN OF ORANGEVILLE
ZONING BY-LAW

SECTION 15

NEIGHBOURHOOD COMMERCIAL (C2) ZONE

In any Neighbourhood Commercial (C2) Zone, no land shall be used and no *building* or *structure* shall be erected or used except in accordance with the following provisions:

15.1 Permitted Uses

a *dwelling unit* or *units* on upper floors

an *automobile service station*

a *business* or *professional office*

a *financial establishment*

a *home occupation* - Class "A" in accordance with the provisions of Section 5
By-law 44-2006

a *medical laboratory*

a *nursery school*

a *personal service shop*

a *recreational establishment*

a *restaurant*

a *retail store*

a repair, service or rental establishment

a *veterinarian clinic*

By-law 43-99

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PROPERTY PROFILE: 50 ROLLING HILLS DR PLAZA, ORANGEVILLE, ONTARIO

PERMITTED USE CONTINUED:

24.141 Notwithstanding the provisions of Sections 15.2(3), 15.2(4) and 15.2(7) of By-law 22-90, as amended, the following regulations shall apply to the lands zoned Neighbourhood Commercial (C2) Zone Special Provision 24.141 as shown on Schedule "A":

Regulations

Front Yard (minimum) 13.7 metres

Exterior Side Yard (minimum) 0 metres

Building Height (maximum) 3 storeys (not including the basement)

Notwithstanding Section 15.2 Regulations, a minimum ground floor area of 150m² shall be used for a convenience store, a variety store or a dry cleaning or laundry establishment only.

Those portions of the *front yard*, *exterior side yard* and *rear yard* that are within three metres of Highway 9 or Rolling Hills Drive shall be landscaped.

By-laws 32-2001; 95-2003 (50 Rolling Hills Drive)



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