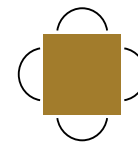


# RETAIL OPPORTUNITY 99 BALSAM STREET IN COLLINGWOOD



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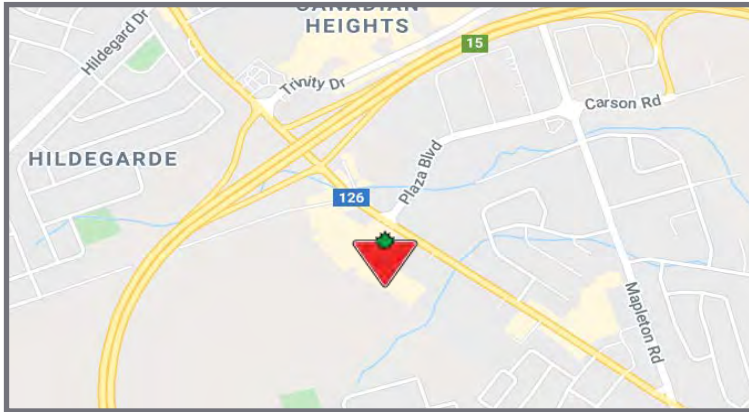
**CT REIT**

*The information contained herein has been provided to Goudy Real Estate Corp. 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 The property may be withdrawn from the market at any time without notice.*

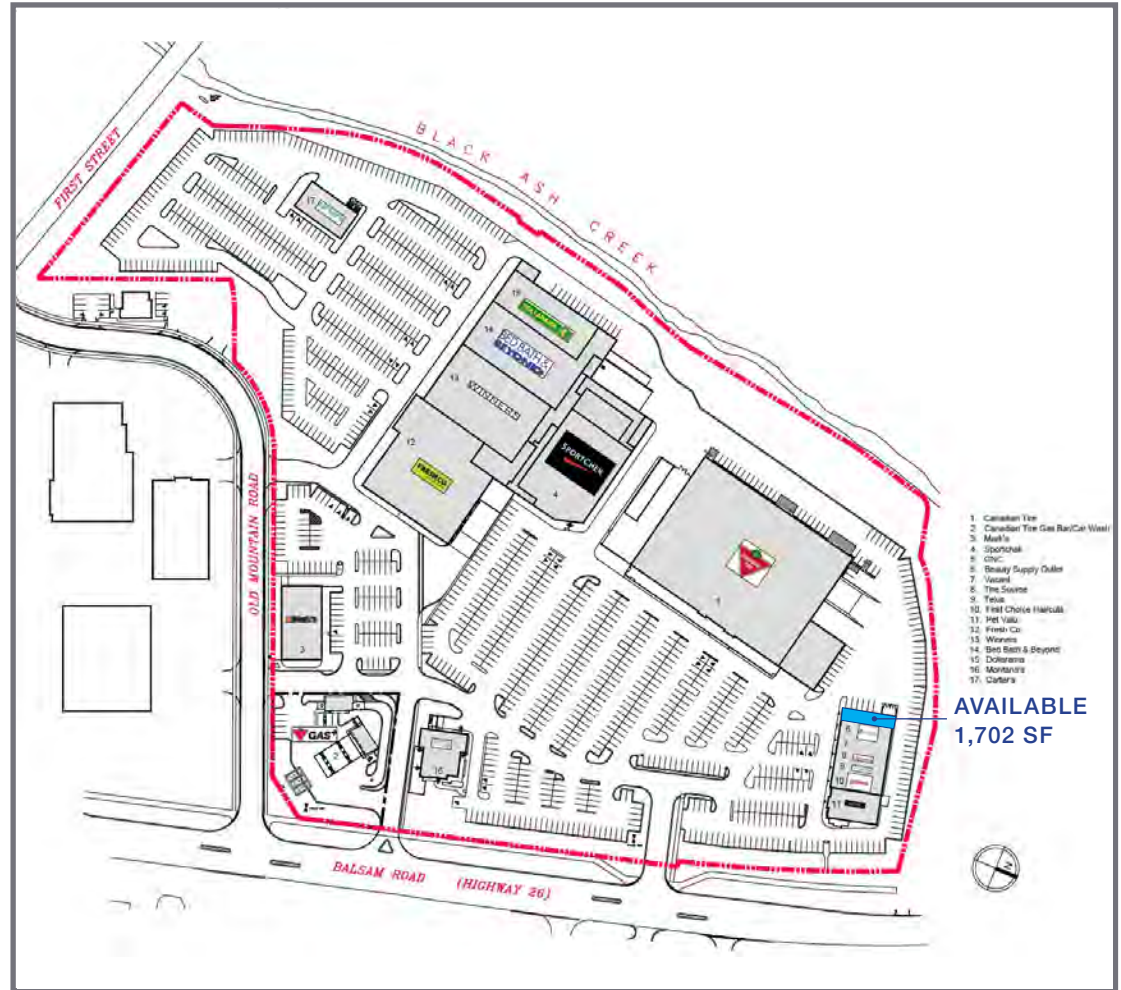
# 99 BALSAM STREET IN COLLINGWOOD

## SITE PLAN

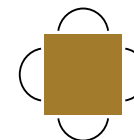
### LOCATION



### SITE PLAN



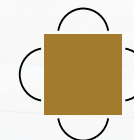
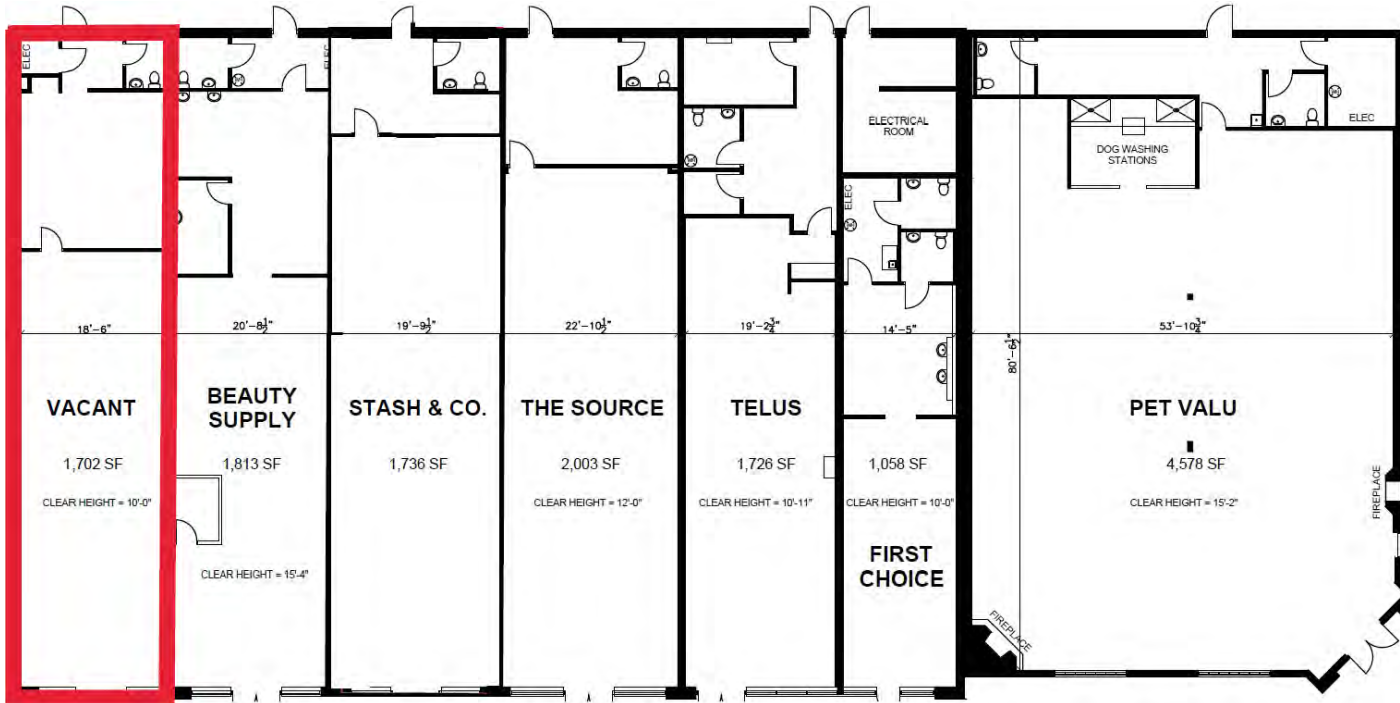
### AERIAL



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## FLOOR PLAN



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# 99 BALSAM STREET IN COLLINGWOOD

## PROPERTY DETAILS

### PROPERTY DETAILS:

- ❖ Exciting retail opportunity in Collingwood Ontario. Join tenants such as Canadian Tire, Sport Check, Freshco, Winners, Bed Bath & Beyond, Marks Works Warehouse, Pet Valu and more.
- ❖ The site benefits from ample parking, easy access, and close proximity to downtown Collingwood.
- ❖ Services a market with household income levels in excess of \$102,000, far exceeding the national average.
- ❖ The site is a quick drive to the Blue Mountain village.
- ❖ Pylon signage opportunity.

### UNIT DETAILS:

- ❖ Area: 1,702 SF
- ❖ Starting Net Rent: Contact Listing Broker
- ❖ TMI \$8.14 per SF. (Estimated 2022)

### DEMOGRAPHICS:

	0-5KM	0-10KM	0-20KM
Population	24,315	29,676	61,518
Daytime Population	25,823	31,161	57,409
Avg. Household Income	\$94,675	\$102,619	\$97,015
Median Age	48.9	49.7	51.6

Source: Sitewise



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