



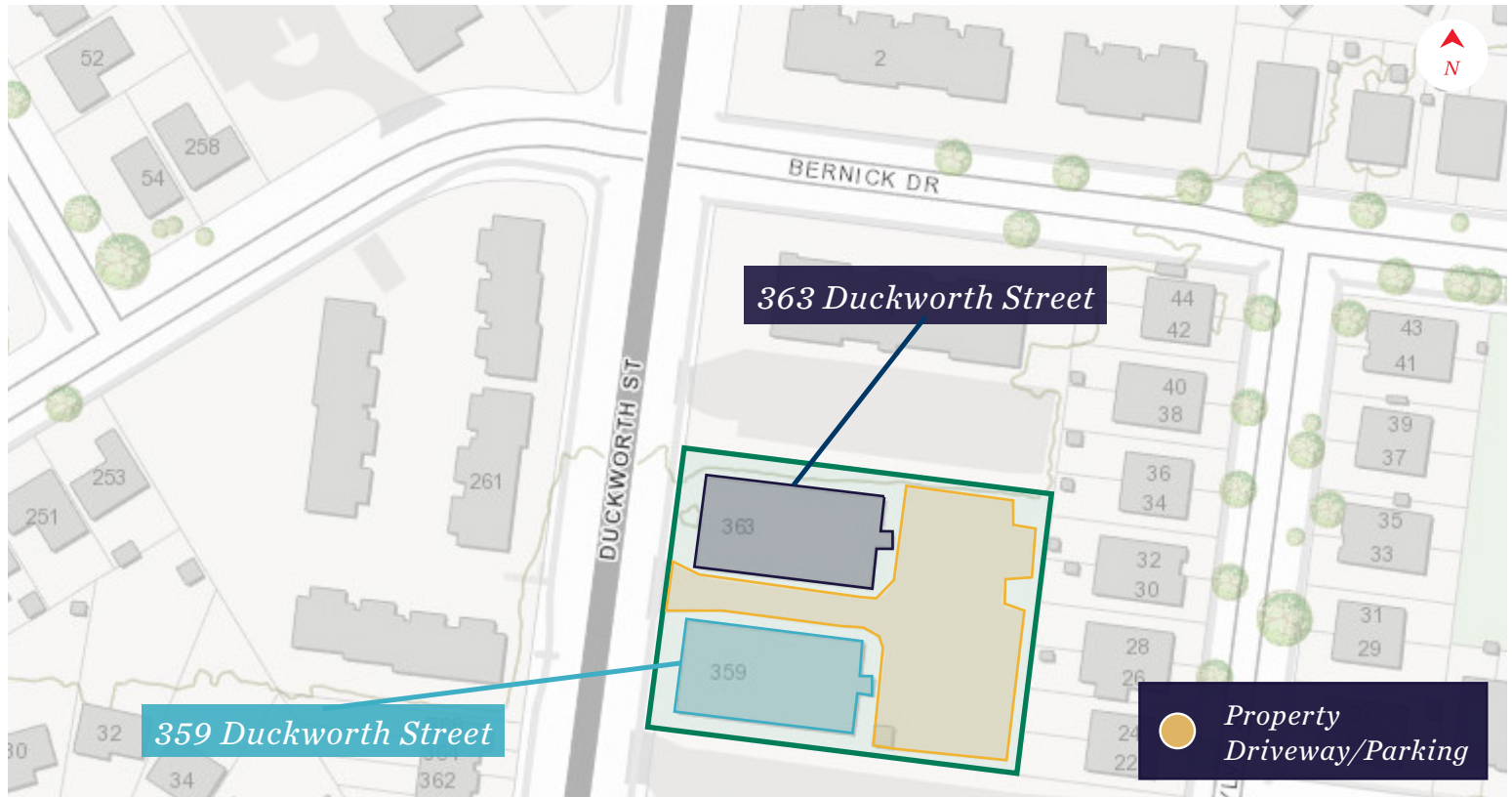
Two Apartment Buildings | 32 Units/144 Beds Combined
359-363 DUCKWORTH STREET, BARRIE, ON
FOR SALE: ASKING ~~\$13,850,000~~ \$12,995,000



ABOUT THE PROPERTY

Rare student housing investment opportunity in Barrie

- **Asking Price:** ~~\$13,850,000~~ \$12,995,000
- **These two apartment buildings are comprised of 32 units (total) to be sold as a package**
 - » 16 Units (359 Duckworth Street)
 - » 16 Units (363 Duckworth Street)
- **Total Building Area:** 64,408 SF (Est.)
 - » 32,204 SF (359 Duckworth Street)
 - » 32,204 SF (363 Duckworth Street)
- **Site Area:** 1.187 Acres total
 - » Both buildings located on the same parcel
- **Parking:** 50 spaces available on-site
- **Taxes:** \$159,387.03 (2025)
- **Zoning:** RA1 (SP-457) Residential Apartment Dwelling First Density - allows for apartment dwelling, boarding and more
- These two apartment buildings are located seconds off Highway 400 and 300m away from Georgian College - Main Campus
- Apartments are separately metered for hydro and gas



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BUILDING DETAILS



SUMMARY

ADDRESS	359 Duckworth St, Barrie, L4M 3X8	363 Duckworth St, Barrie, L4M 3X8	
PIN	588320140		
ENVIRONMENTAL	Completed April 2021		
BUILDING AREA	32,204 SF	32,204 SF	64,408 SF combined
BUILDING UNITS	16 Units	16 Units	32 total combined units
TOTAL BEDS	72 Beds	72 Beds	144 total combined beds
SITE AREA	0.1187 Acres		
ZONING	RA1 (SP-457) Residential Apartment Dwelling First Density		
TAXES	\$159,387.03 (2025)		
SUITE MIX	8x4 beds; 8x5 beds	8x4 beds; 8x5 beds	16x4 beds; 16x5 beds combined
HEATING	Forced air heating		

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PROPERTY PHOTOS



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