



For Sale

Sudbury Commercial Investment Opportunity

Jones Lang LaSalle Real Estate Services Inc. ("JLL" and/or the "Advisor") has been retained by Rona Inc. (the "Vendor") to offer for sale four (4) sites municipally known as 855, 925, and 943 Barrydowne Road and the fourth site known under PIN 021250199 (the "Property"). Comprising of four (4) parcels, the Property is located along a major transit corridor in Sudbury and offers an ideal parcel for commercial uses and/or future development opportunities. The Property is approximately 16.5 acres (716,500 sf) and is improved with two existing warehouse and storage facilities.

The Property is situated between a residential neighbourhood and high-traffic commercial node. Various commercial retailers, local businesses, recreational facilities and institutions surround the immediate area. The Property itself is categorized under a Mixed Use Commercial land use, offering significant future use and redevelopment opportunity.

RONA

Barrydowne Road
Sudbury, Ontario

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Property Details



855, 925, 943 Barrydowne Road &
PIN 021250199

Property

The Property is composed of four (4) parcels offering a combined area of 16.4 acres abutting Barrydowne Road, offering excellent street frontage and visibility. The Property is being sold on an “as-is,where-is” basis, inclusive of the two (2) existing on-site industrial buildings.

The eastern portion of the Property was used as a commercial retail location, where as the rear of the lot was used for outdoor storage and warehousing. The Property is single-occupier and the retail building itself is approximately 45,000 sf over 2-storeys. The Property has ample surface parking available on site.

Location

Located in northeast Sudbury, the Property is between Hawthorne Drive, a residential major road to the south, and to the north is Lasalle Boulevard a high-traffic commercial and interregional transit corridor.

The Property offers significant exposure due to close proximity to retail, commercial, and residential uses as well major transit thoroughfares. Further, the Property is very well located between a variety of uses, allowing for a strong catchment of potential clients/customers should the property be purchased for commercial retail uses.

Zoning

The Property is located in the Township of McKim and falls under the Official Plan for the City of Greater Sudbury. The land use designation is Mixed Use Commercial due to it's central location within the New Sudbury area. The entire Property has a blanket zoning of M1 - Mixed Light Industrial/Service Commercial.

Further, the City of Greater Sudbury is undergoing an Official Plan Review, alongside a Transportation Background Study and an updated Waste Water Master Plan. This provides promising outlook on the development future of Sudbury, particularly an active and dense node such as Barrydowne Road.

PIN	Address	Size
021250027	855 Barrydowne Rd	0.872 ac
021250023	925 Barrydowne Rd	0.415 ac
021250022	943 Barrydowne Rd	8.349 ac
021250199	N / A	6.814 ac
Building Area:		~ 45,000 sf
Lot Area:		16.4 acres (716,553 sf)
Lot Coverage:		6.2 %
Land Use:		Mixed Use Commercial
Zoning:		M1 - Mixed Light Industrial / Service Commercial

Permitted Uses:

- Accessory Outdoor Display and Sales
- Accessory Outdoor Storage
- Accessory Retail Store
- Animal Shelter/ Veterinary Clinic
- Auctioneer's Establishment
- Audio/Visual Studio
- Automotive Repair/Lube/Service Shop
- Automotive Sales Establishment
- Banquet Hall
- Bulk Retail Outlet
- Bus Terminal
- Car Wash
- Commercial Self-Storage Facility
- Convenience Store
- Dry Cleaning Establishment
- Food Processing Plant
- Garden Centre
- Gas Bar
- Home Improvement Centre
- Hotel
- Impounding Yard
- Industrial Use, Light
- Medical Marijuana Production Facility
- Parking Lot, Commercial/Public Garage
- Personal Service Shop
- Public Utility/Works Yard
- Recreation Vehicle Sales/Service Shop
- Recreation Centre, Commercial
- Rental Store
- Restaurant
- Scientific or Medical Laboratory
- School, Commercial
- Service Trade
- Warehouse

Sudbury Market Overview

Historically, Sudbury's economy was rooted in two resource related industries, mining and lumber. Sudbury is best known as the nickel mining capital of Canada. In addition to mining, the founding of Laurentian University in 1960 has provided Sudbury with growth and increased economic development since its inception.

Sudbury still has strong ties to the mining industry through international corporations such as Vale and owner Integrated Nickel Operations, Glencore, both of whom remain significant employers within the local workforce.

Continued growth in the retail, education, healthcare, and social assistance sectors have been vital to the local economy. The Greater Sudbury Development Corporation (GSDC) is responsible for economic development, and has put a large focus on entrepreneurship, boasting over 9,000 small and medium sized businesses operating within the region. The GSDC have positioned Sudbury as an excellent home base for research and development businesses, such as The Centre for Excellence in Mining Innovation (CEMI), the Mining Innovation, Rehabilitation and Applied Research Corporation (MIRARCO), and the Northern Centre for Advanced Technology (NORCAT). Currently, the largest sector in Sudbury is retail, however many jobs are resource related, largely oil, mining and forestry (lumber).

The Property is located in an area that is largely populated with standalone retail businesses, plazas, as well as a major indoor shopping mall directly to north.



Offering Process

JLL has been exclusively retained by the Vendor to seek proposals to acquire the Property. The Property is offered for sale on an as-is, where-is basis, free and clear of debt. The Vendor's objective is to maximize sale proceeds, while preference will be given to offers with limited conditionality and a timely closing.

For more information please contact:

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