

FOR LEASE

Retail & Office



1 Hartley Avenue

Paris, ON

New Neighbourhood Commercial Centre in Paris Ontario's growing North End

Fueled by Places to Grow Legislation, new housing construction within the next three years will increase the population by an excess of 8,000 within a two Kilometer radius.

In North Paris, Ontario - directly beside Paris Commercial Corridor.

Great location with commercial amenities and neighbouring residential development.



The County of Brant has a current allotment of 745 housing units.

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1 Hartley Avenue | Projected Site Plan

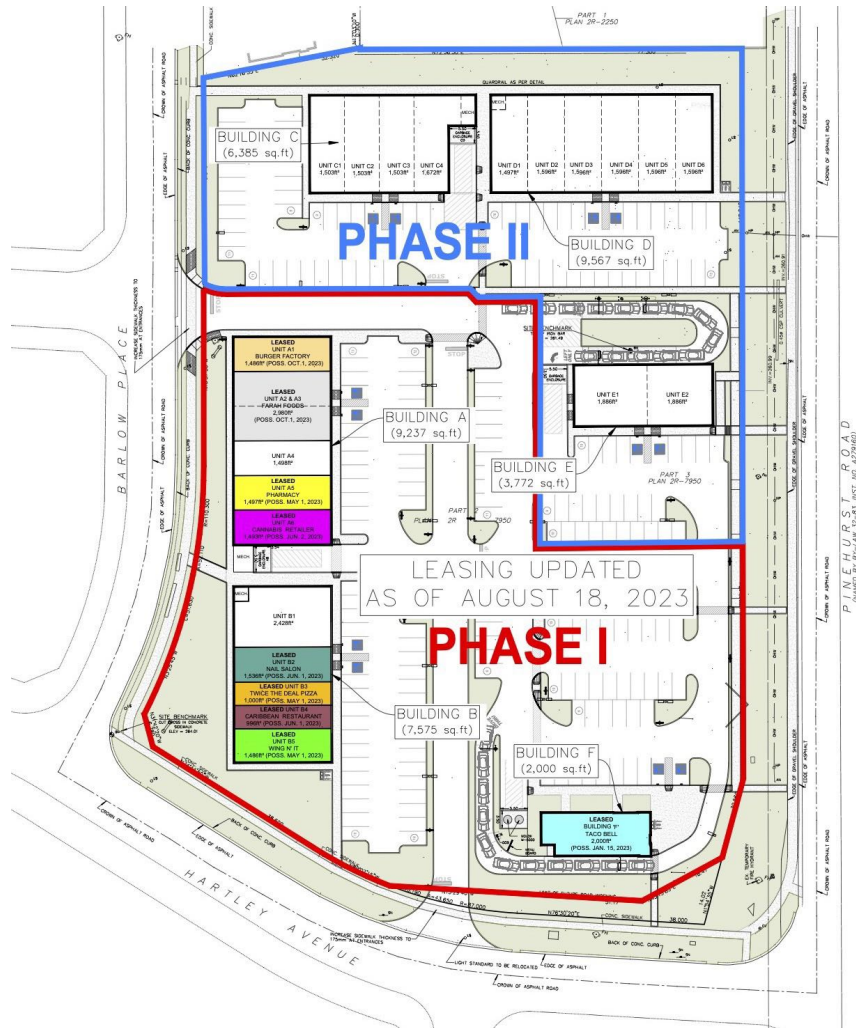
BURGER FACTORY



Farrah Foods

Anchors:	20,000 square feet	\$19.00 per square foot
Pad Sites:	2,000 - 3,771 square feet	\$33.00 - \$35.00 per square foot
Inline (small):	1,500 - 3,000 square feet	\$23.00 per square foot
Inline (large):	4,500 - 8,500 square feet	\$23.00 per square foot
End Caps:	1,500 - 6,000 square feet	\$25.00 - \$23.00 per square foot

Caribbean Take-out Restaurant



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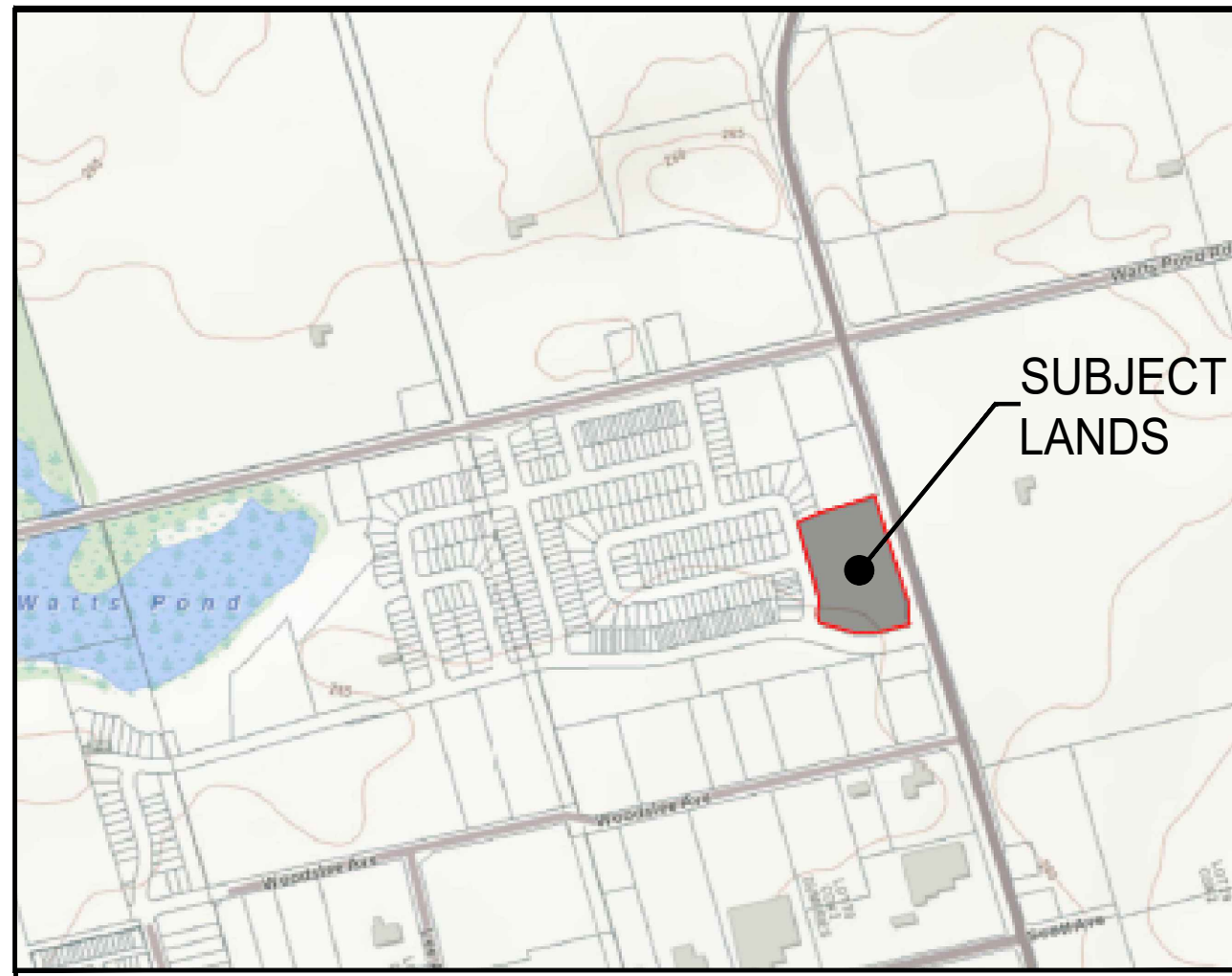
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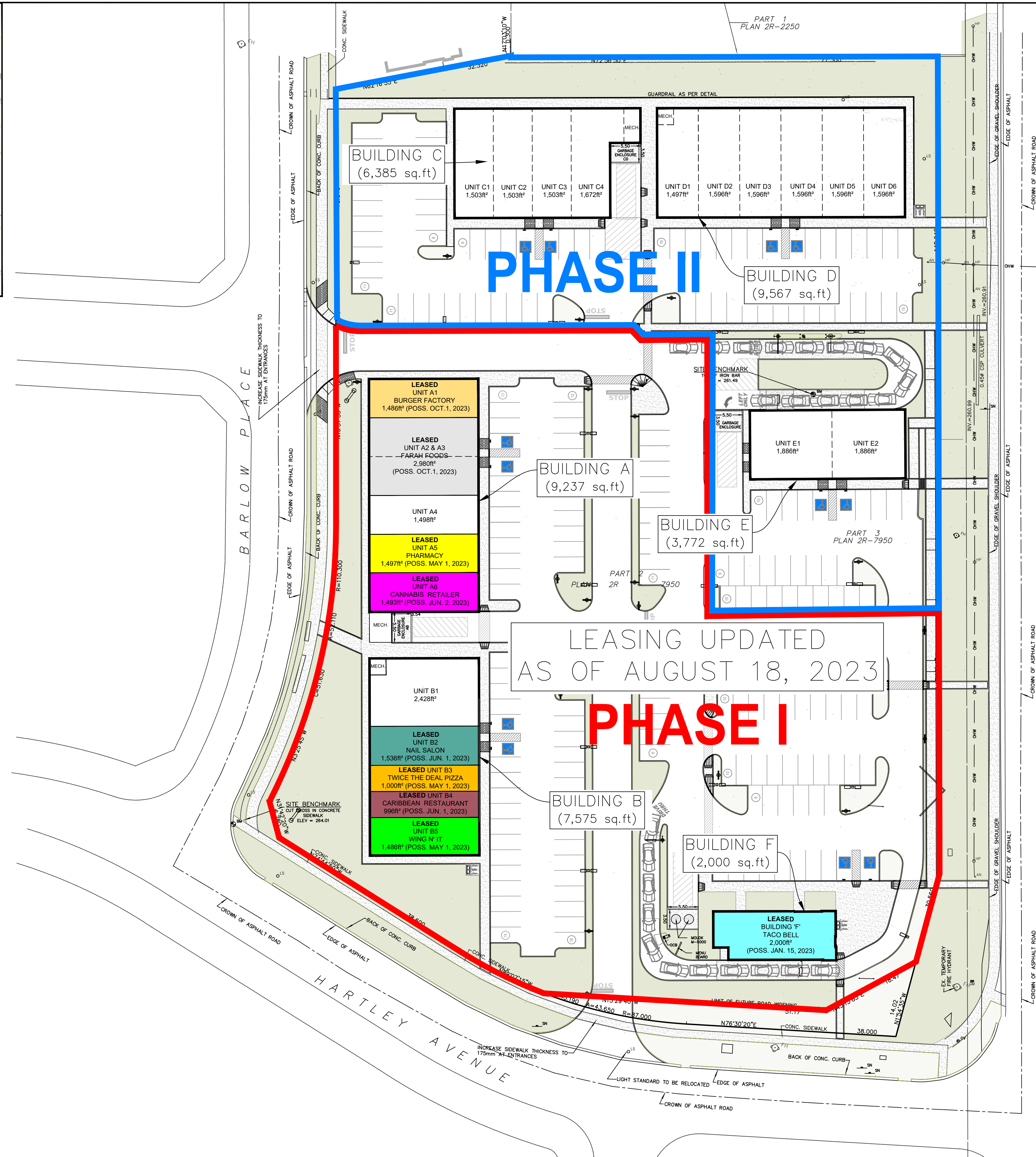
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KEY MAP

SCALE: NTS



PINEHURST ROAD
(NAMED BY BY-LAW 32-83, INST. NO. A279160)
PLAN 767 (MTO FILE NO. P-1433-1)



OVERALL AREA SUMMARY		
	UNIT #	AREA sq.ft.
BUILDING 'A'	UNIT A1	1,486
	UNIT A2	1,490
	UNIT A3	1,490
	UNIT A4	1,498
	UNIT A5	1,497
	UNIT A6	1,493
	MECH. ROOM	283
BUILDING 'A' TOTAL =		9,237
BUILDING 'B'	UNIT B1	2,428
	UNIT B2	1,536
	UNIT B3	1,000
	UNIT B4	996
	UNIT B5	1,486
	MECH. ROOM	129
BUILDING 'B' TOTAL =		7,575
BUILDING 'C'	UNIT C1	1,503
	UNIT C2	1,503
	UNIT C3	1,503
	UNIT C4	1,672
	MECH. ROOM	204
BUILDING 'C' TOTAL =		6,385
BUILDING 'D'	UNIT D1	1,497
	UNIT D2	1,596
	UNIT D3	1,596
	UNIT D4	1,596
	UNIT D5	1,596
	UNIT D6	1,596
	MECH. ROOM	90
BUILDING 'D' TOTAL =		9,567
BUILDING 'E'	UNIT E1	1,886
	UNIT E2	1,886
BUILDING 'E' TOTAL =		3,772
BUILDING 'F'	UNIT F1	2,000
BUILDING 'F' TOTAL =		2,000
SUM OF ALL BUILDINGS		38,536

LEASED UNITS PLAN - 1 HARTLEY AVENUE

PARIS, ON

A1

SCALE: 1:400
AUGUST 19, 2021

1 Hartley Avenue, Paris, ON

Paris, Ontario, a community with a population of about 12,310 people, is situated on the banks of the Grand River, about an hour's drive from Toronto. Paris is a beautiful, peaceful town, nestled in the heart of southwestern Ontario. It's (also) been called "the prettiest town in Canada" for good reason. Paris is located partially on a steep hill that makes for some great vistas of the Grand River greenspace, which winds through the center of town. Historic buildings, small shops, charming restaurants, cobblestone walkways and copious trails make this charming for both residents and visitors. Paris is full of century homes suitably close to the river, and there are new subdivisions under development constantly, along the edge of town. For those looking for something nearby and a little different, there are excellent adult lifestyle communities not far outside of Paris. Paris's retirement homes offer world-class care and living, in a small town setting, where fees are more affordable than in some larger cities in the province.



A critical indicator for growth in this area...

"The County of Brant is proceeding with a Municipal Class Environmental Assessment (Class EA) to consider improvements to Grand River Street North between Watts Pond Road and William Street and along Paris Links Road. The Study will include a review of existing traffic, planned development growth, safety, natural heritage and environmental considerations. The goal is to effectively accommodate all road users including residents, visitors, institutions and businesses."

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1 Hartley Avenue | C2 General Commercial Zone

C2 General Commercial Zone:

- Assembly Hall
- Auditorium
- Automobile Repair Garage
- Automobile Sales or Rental Establishment
- Automobile Service Station
- Bakery
- Bulk Sales Establishment
- Car Wash
- Convenience Store
- Day Care
- Drive-Through Facility
- Dry Cleaning and Laundromat
- Financial Institution
- Florist Shop
- Funeral Home
- Grocery Store
- Home Improvement Centre
- Hotel
- Mobile Refreshment Cart
- Museum
- Nursery and Garden Centre
- Office, Business/Professional
- Office, Medical
- Office Supply Outlet
- Personal Service Establishment
- Pharmacy
- Recreational Establishment
- Restaurant
- Retail Store
- School, Commercial
- Service and Rental Establishment
- Shipping Container in accordance with Section 4, 35
- Taxi Stand
- Veterinary Clinic



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