 **JLL** SEE A BRIGHTER WAY

For Sale

41 – 47 Owen Street & 79 Worsley Street,
Barrie, ON

0.81 Acre Development Parcel in Downtown Barrie


[jll.com](https://www.jll.com)

The Offering


Jones Lang LaSalle Real Estate Services, Inc. (“JLL” or the “Advisor”) is pleased to offer for sale 41 – 47 Owen Street & 79 Worsley Street (the “Property” or “Site”), a 0.81-acre (“AC”) development opportunity in heart of downtown Barrie. The Site occupies centre ice positioning at the southeast corner of Owen Street and Worsley Street, situated adjacent to Barrie City Hall.

The Site is currently improved with three (3) buildings, including the St. Andrew's Presbyterian Church which is vacant. The Property is part of the Downtown Barrie Urban Growth Centre, an area which will serve as the focal point for higher-density growth and intensification in Barrie. Situated in proximity to an abundance of amenities and retailers, the Site also offers tremendous access to major transportation links including Highway 400 and the Allandale Waterfront GO Station.


Salient Details




Site Area: 0.81 ac




Frontage (Owen Street): 166 ft



Frontage (Worsley Street): 213 ft



Zoning: C2-2



Official Plan: Urban Growth Centre



Investment Highlights



Prime Development Opportunity

The Property’s positioning in downtown Barrie, and favourable dimensions are optimal for high density redevelopment with views of Lake Simcoe



Prominent Downtown Location

High-profile corner at Owen Street and Worsley Street adjacent City Hall



Excellent Transit Connectivity

Well positioned near Highway 400 and Allandale Waterfront GO Station



Strong Demographics

Barrie is one of the fastest growing cities in Canada due to its strategic location within commuting distance to the Greater Toronto Area with affordable housing options, access to transit and natural amenities



Location Overview

Located in the heart of downtown Barrie, the Property is ideally positioned adjacent to prominent landmarks such as Barrie City Hall and the Barrie Public Library. This vibrant city centre, a focal point of significant ongoing revitalization efforts, boasts a diverse array of specialty shops, boutiques, and restaurants. These are complemented by expansive parks, beaches, and over five kilometers of picturesque waterside scenery—all framed by beautiful historic architecture. The downtown area is easily accessible by car via Highway 400, and well served by public transit via Barrie bus terminal and Allandale Waterfront GO Station.

Barrie itself is experiencing rapid population growth, ranking among the fastest in Canada, with 153,153 residents. The population is poised for significant further expansion, aligning with the city's strategic growth plan.

Nearby Development

	Address	Storeys	Units	Developer
1	The Residences on Owen 57 Owen Street	20	278	Ballantry Homes
2	Worsley / Clapperton 50 Worsley Street	33 & 33	640	City of Barrie
3	Collier / Owen 47-53 Collier Street	32	253	JDL Development
4	Bayside Apartments 79 Collier Street	17	164	Vitmont Holdings Inc.
5	Grand Opera Tower 21 & 23 Collier Street	27	214	2304614 Ontario Inc.
6	Dunlop / Poyntz 156-158 Dunlop Street East & 16 Poyntz Street	29	244	McCowan and Associates
7	Dunlop / Mulcaster 149-153 Dunlop Street East	25	160	Blackthorn Development Corp
Residential Units in Pipeline – 1,953				



Planning Framework

The Site is zoned C2-2 (Transition Centre), allowing for multiple dwelling redevelopment up to 45 meters in height, subject to appropriate approvals. Significant mixed-use redevelopment, especially beyond current by-law provisions, would require a zoning by-law amendment. The Site's development viability is significantly enhanced by its designation as part of the "City Centre" in the Barrie Official Plan, positioning it for continued intensification. Furthermore, its inclusion as an "Urban Growth Centre" mandates a minimum density target of 150 persons/jobs per hectare by 2031, as set by the provincial Growth Plan, actively fostering higher density and mixed-use development within Barrie's downtown core.

The strategic alignment with the Barrie Official Plan and the provincial Growth Plan offers substantial benefits. These plans underpin Barrie's intensification efforts, aiming for walkable, transit-friendly urban environments, supported by a new comprehensive Zoning By-law and a target of 23,000 new homes by 2031. The Site's position within the community hub enhances its appeal for diverse, community-oriented uses. Nearby approval for a 20-storey mixed-use development on Owen Street establish precedent for high-density projects in the area.



Financing and Offering Process

Free and Clear

The Property will be offered for sale free and clear of existing financing.

Offering Process

Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained to seek proposals to acquire the Property. Interested parties will be requested to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property.

All inquiries regarding the Property should be directed to the under-noted on behalf of the Vendor.

Andy Suhr*

Vice President

Industrial Sales & Leasing

+1 416 728 0482

Andy.Suhr@jll.com

Jackson Safrata*

Senior Vice President

Capital Markets

+1 416 238 9961

Jackson.Safrata@jll.com

Max Smirnis*

Executive Vice President

Industrial Sales & Leasing

+1 647 728 0458

Max.Smirnis@jll.com

Philip Traikos*

Executive Vice President

Capital Markets

+1 416 704 7445

Philip.Traikos@jll.com

**Sales Representative*

Jones Lang LaSalle Real Estate Services, Inc.

Bay Adelaide East, 22 Adelaide Street West, Suite 2600

Toronto, ON M5H 4E3

tel +1 416 304 6000 fax +1 416 304 6001

www.jll.ca

Although information contained herein has been obtained from sources deemed reliable, the owner, Jones Lang LaSalle Real Estate Services, Inc. ("JLL Canada"), and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the property/portfolio without express or implied warranties of any kind. The property/portfolio may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © Copyright 2025 Jones Lang LaSalle IP Inc. All rights reserved.