



**COLDWELL  
BANKER  
COMMERCIAL**

THE REAL ESTATE CENTRE,  
BROKERAGE

## **FOR SALE COMMERCIAL**

## **VACANT LAND**

12778 COUNTY RD 16  
WAUBAUSHENE, ON

**lisa**  
MALCOLM  
group

Presented by:

**LISA MALCOLM**

Broker

877 . 431. 0856

[lisa@lisamalcolmgroup.com](mailto:lisa@lisamalcolmgroup.com)





## PROPERTY SUMMARY

FOR SALE: Commercial Vacant Land

12778 County Road 16, Coldwater



## 12778 County Road 16 - Commercial Land for Sale

- County: Simcoe
- Township: Severn
- Property size: 1.34 Acres
- Stone Outbuilding
- Frontage: 162.59 Feet
- Depth: south 363.64 | north 376.59 Feet
- Desirable location with good traffic exposure
- Property Taxes: \$1688.26 (2023)
- Location: site is located on a fully maintained paved road. Entrance is on the west side of the road. Adjacent to the Trans Canada Trail (Uthoff Trail)
- Zoning: C1 (see permitted uses on page 13)
- Commercial grade link fence and gates around the perimeter of the land parcel
- Hydro: 200amp panel (installed at the onsite existing stone structure)
- Currently utilized to park vehicles and machinery for storage
- Current owner has obtained a lot grading and storm management system plan and report (2022)
- An initial site plan with preliminary comments obtained in 2022 for 43 x 50 building

***Vendor Take Back Mortgage is a Negotiable Option***

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# TOP OPPORTUNITIES FOR ENTREPRENEURS IN SEVERN TOWNSHIP

Information Courtesy of : [orillialakecountry.ca](http://orillialakecountry.ca) and [severn.ca](http://severn.ca)

Located in the heart of Lake Country, Severn is the gateway to the Canadian shield. Situated between Georgian Bay and Lake Couchiching, and along the Trent-Severn Waterway, this beautiful community in Orillia & Lake Country is one visitors return to year after year.

With its lakes, rivers and extensive forests, Severn is the perfect destination for outdoor recreation and nature appreciation. At just over an hour North of the hustle and bustle of the city, you will find peace and quiet here! In the winter, hike and snowshoe along the tranquil trails or hop on a snowmobile for a thrilling adventure. Rest easy at one of Severn's resorts to be pampered and relax with lakeside views.

Located along the Trent-Severn Waterway you can find the village of Washago with a number of quaint and authentic shops, restaurants and a one-of-a-kind atmosphere. For those looking to experience Severn's hospitality, there is the Village of Coldwater, a small Ontario town with real charm and locals ready to give a warm welcome. Experience small-town charm, enjoy country hospitality, or connect with nature, Severn is the place to be!

## WHY SEVERN?

Located within Simcoe County, Severn is a growing marketplace. The County is home to more than 450,000 residents and is expected to grow by 40% by 2031. We also welcome over 9 million visitors a year, who contribute more than \$1 billion annually to the Simcoe economy.

## MISSION

Township of Severn is a welcoming, community-focused municipality that promotes responsible development, encourages all-season tourism, and delivers a high level of service. We celebrate our unique identity, preserve the natural environment, and value our historic small-town charm.

## VISION

Through excellence in service and preservation of our historic and natural assets, the Township of Severn enhances the quality of life for residents and creates opportunities for the community. We welcome investments that complement and respect our rural character.

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*[Click Image above to read the Strategic Plan of Severn Township](#)*

### Plan establishes Council priorities

The four strategic priorities outlined in this Plan will guide Council's work over the 2023 to 2026 term. Severn's goal is to build a healthy and connected community where people come first, and where everyone has access to the resources they need. This high-level Plan is also an invitation to residents, partners, and other organizations to collaborate with Severn as we work to reach our vision.

The Plan is focused on four priorities and goals:

1. Economic development
  - Complete an economic development strategy to enhance our capacity to attract and retain businesses.
2. Customer-service focus
  - Improve responsiveness, communications, engagement, outreach, and ease of access.
3. Infrastructure to match growth
  - We are prepared and can adapt to meet the housing demand and changing demographics with servicing, water, and roads.
4. High-speed internet
  - Advocate for affordable broadband to our residents and businesses.

**"This plan will help us be accountable to our community, ensuring that the decisions Council makes are contributing to our goals. It sets a vision for where we want Severn to be in 2026 and presents an exciting way forward for Council and staff."**

**—Mayor Mike Burkett**

The goals and actions identified in the Plan will help to coordinate the work Council and staff undertakes over the next three years. The recommended initiatives will be integrated into the annual budget process to ensure that the actions and projects can be realized and help to achieve the vision for Severn's future.

*Courtesy of the Township of Severn*

**LOCATION MAP & DRIVE TIMES**  
FOR SALE: Commercial Vacant Land  
12778 County Road 16, Coldwater



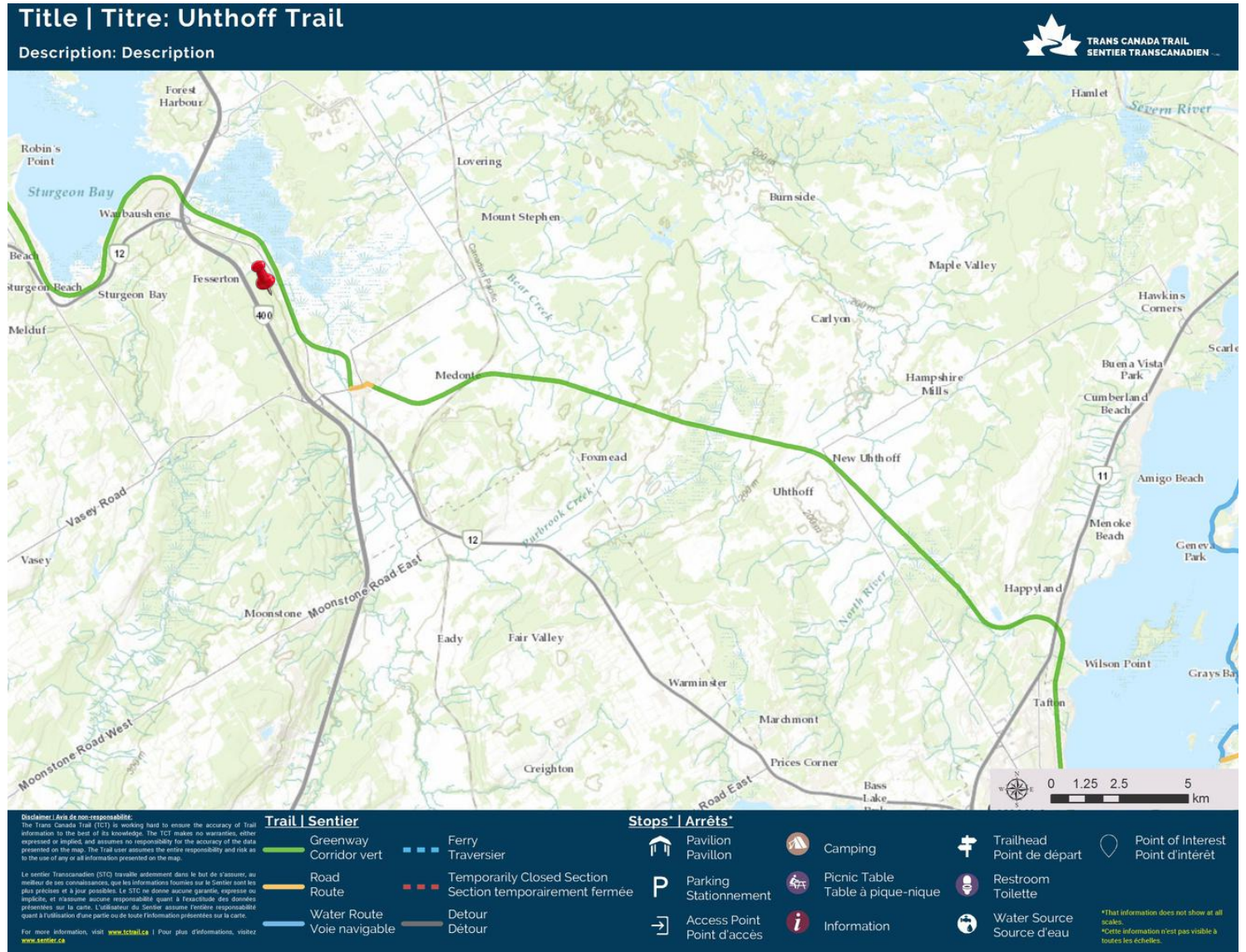
Hwy 401 to Fesserton - approximately 1hr 9min



## LOCATION

FOR SALE: Commercial Vacant Land  
12778 County Road 16, Coldwater

Property is located adjacent to this trail. Land owners can capitalize on this additional recreational traffic for multiple business opportunities (see permitted uses on page 13 )



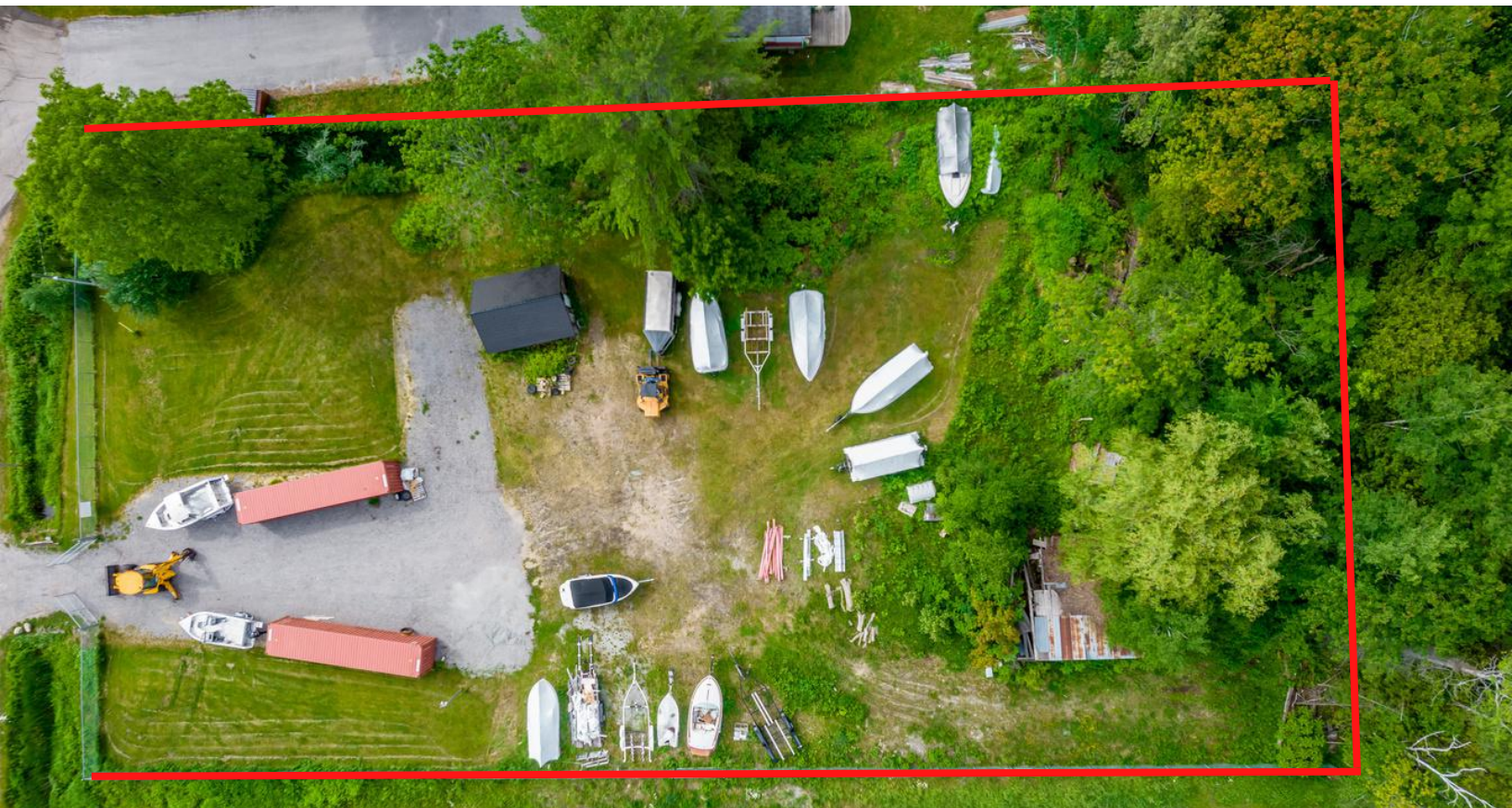
Your journey on the Uthhoff Trail will take you through scenic wooded areas, over wetlands, crossing many streams. Be sure to observe the many varieties of barns. Trail is open to the public year round. It is used by hikers, cyclists, naturalists, skiers, snowmobilers, and equestrians. The trail, which is 22 km long, extends from Wilson Point Road in Orillia to Coldwater and is part of The Trans Canada Trail network. The surface is crushed stone. Great for walking, biking and running year round. Courtesy of Ontario's Lake Country



## AERIAL PHOTOS

FOR SALE: Commercial Vacant Land

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# PHOTOS

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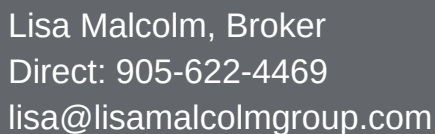


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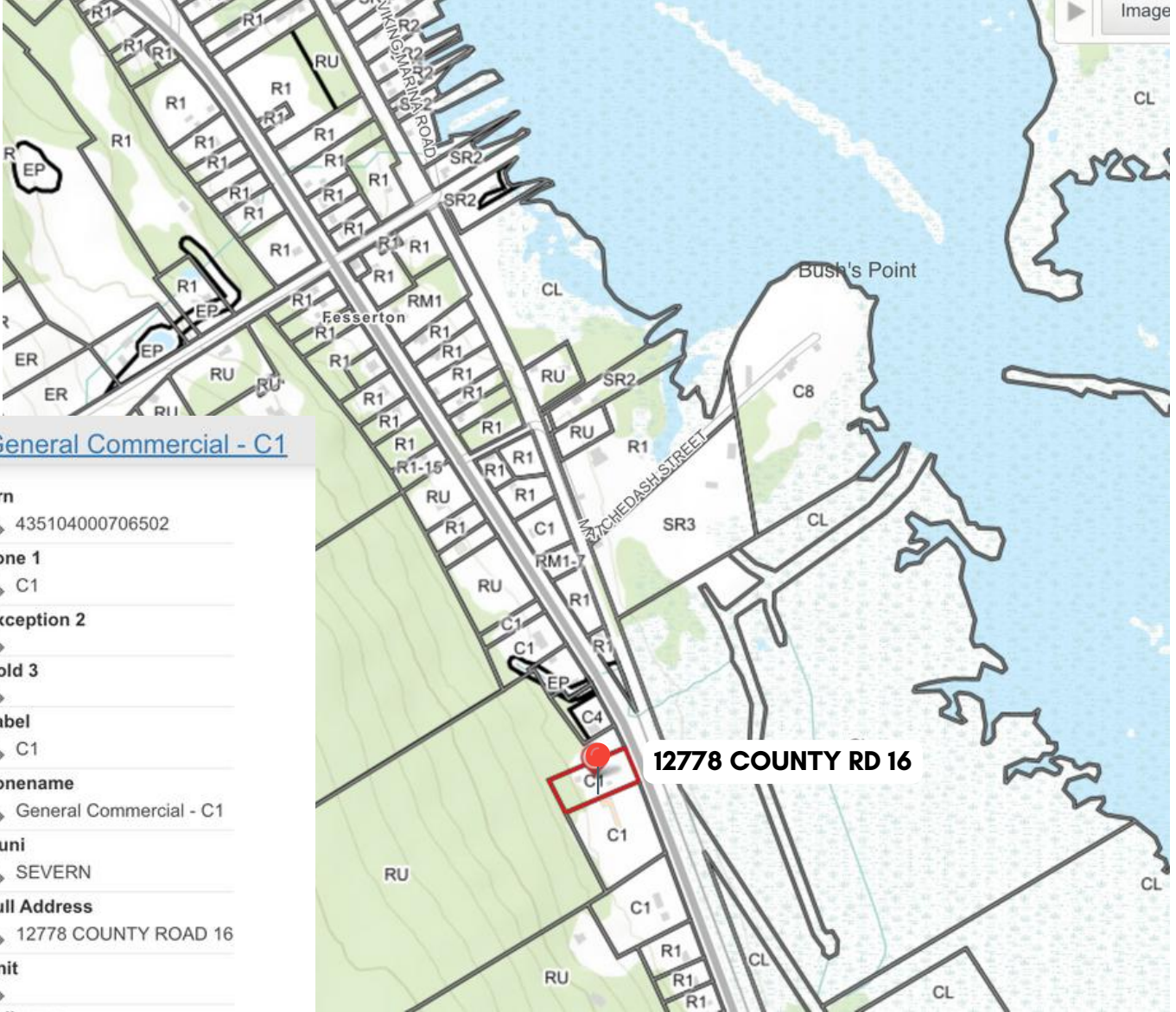


## ZONING

FOR SALE: Commercial Vacant Land

12778 County Road 16, Coldwater

# TOWNSHIP OF SEVERN ZONING



**General Commercial - C1**

Arn  
↳ 435104000706502

Zone 1  
↳ C1

Exception 2  
↳

Hold 3  
↳

Label  
↳ C1

Zonename  
↳ General Commercial - C1

Muni  
↳ SEVERN

Full Address  
↳ 12778 COUNTY ROAD 16

Unit  
↳

Fullname  
↳ COUNTY ROAD 16

Childarn  
↳ 435104000706502

Full Address Alias  
↳

Area  
↳ 5713.4097 sqm

**12778 County Rd 16**  
**Zoned C1 - General Commercial**

CLICK HERE



For the Virtual

**Severn Township Interactive Zoning Map**

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## ZONING

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**Table 7.1:** Permitted Uses in Commercial Zones

Use	Zone									
	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10
Artist's or Photography Studio	●	●				●				
Bakery	●	●	●	●		●				
Bank or Financial Institution	●	●				●				
Building Supply Yard/Outlet	●			●	●	●				
Business, Professional or Administrative Office	●	●		●	●	●				
Contractor's Establishment	●						●			
Convenience Store	●	●	●	●	●	●		● (a)		●
Dry Cleaning Establishment	●	●				●				
DSTM Retail Store	●					●				



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Use	Zone									
	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10
Dwelling Unit, Accessory	●	●	●	●	●		●	●	●	●
Dwelling, Single Detached (Existing Only)	●	●	●	●	●		●	●	●	●
Educational Institution	●	●				●				
Equipment Sales, Service and Rental Establishment	●	●		●	●	●				
Farm Supply/Implement Dealership				●	●		●			
Golf Course								● (a)	●	
Greenhouse/Nursery/Garden Centre	●			●	●	●	●			
Grocery Store	●	●				●				
Hotel	●	●		●	●	●		●		
Health Services Establishment	●	●				●				
Kennel							●			
Laundromat	●	●				●				
Marina	●	●		●	●			●		● (b)





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Use	Zone									
	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10
Marine Sales and Services Establishment	●	●		●	●					
Market	●	●		●	●	●	●			
Motel	●	●		●	●	●		●		
Motor Vehicle Repair and Body Shop				●	●					
Motor Vehicle Dealership	●	●		●	●					
Motor Vehicle Service Station	●	●		●	●	●				
Motor Vehicle Washing Establishment	●	●		●	●					
Nursing Home	●	●								
Outdoor Display and Sales	● (a)	● (a)		● (a)	● (a)	● (a)				● (a)
Outdoor Recreational Use, Active and Passive	●	●						●	● (b)	
Outdoor Storage	● (a)	● (a)		● (a)	●		● (a)	● (a)	● (a)	● (a)
Park, Private	●	●					●	●	●	
Park, Public	●	●	●	●	●		●	●	●	●
Personal Service Establishment	●	●	●			●				





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Use	Zone									
	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10
Place of Assembly	●	●		●	●	●				
Place of Entertainment	●	●		●		●				
Printing and Publishing Establishment	●	●			●					
Public Use	●	●	●	●	●	●	●	●	●	●
Recreational Establishment	●	●		●	●	●		●		
Recreational Vehicle Sales and Service Establishment	●	●		●	●	●				
Residential Care Facility	●	●								
Restaurant	●	●		●	●	●		●		
Retail Store	●	●		●		●		●		
Self Storage Facility				●	●					
Service Establishment	●	●		●	●	●				
Shopping Centre						●				
Taxi Establishment	●	●			●					
Tourist Camping Establishment								●		





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Use	Zone									
	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10
Tourist Establishment	●	●						●		
Trailer Park								●		
Veterinary Clinic	●			●	●	●	●			
Wellness Centre	●	●				●				
Artist's or Photography Studio	●	●				●				
Bakery	●	●	●	●		●				

CLICK HERE



[Link to the current Township of Severn Zoning By-Law](#)

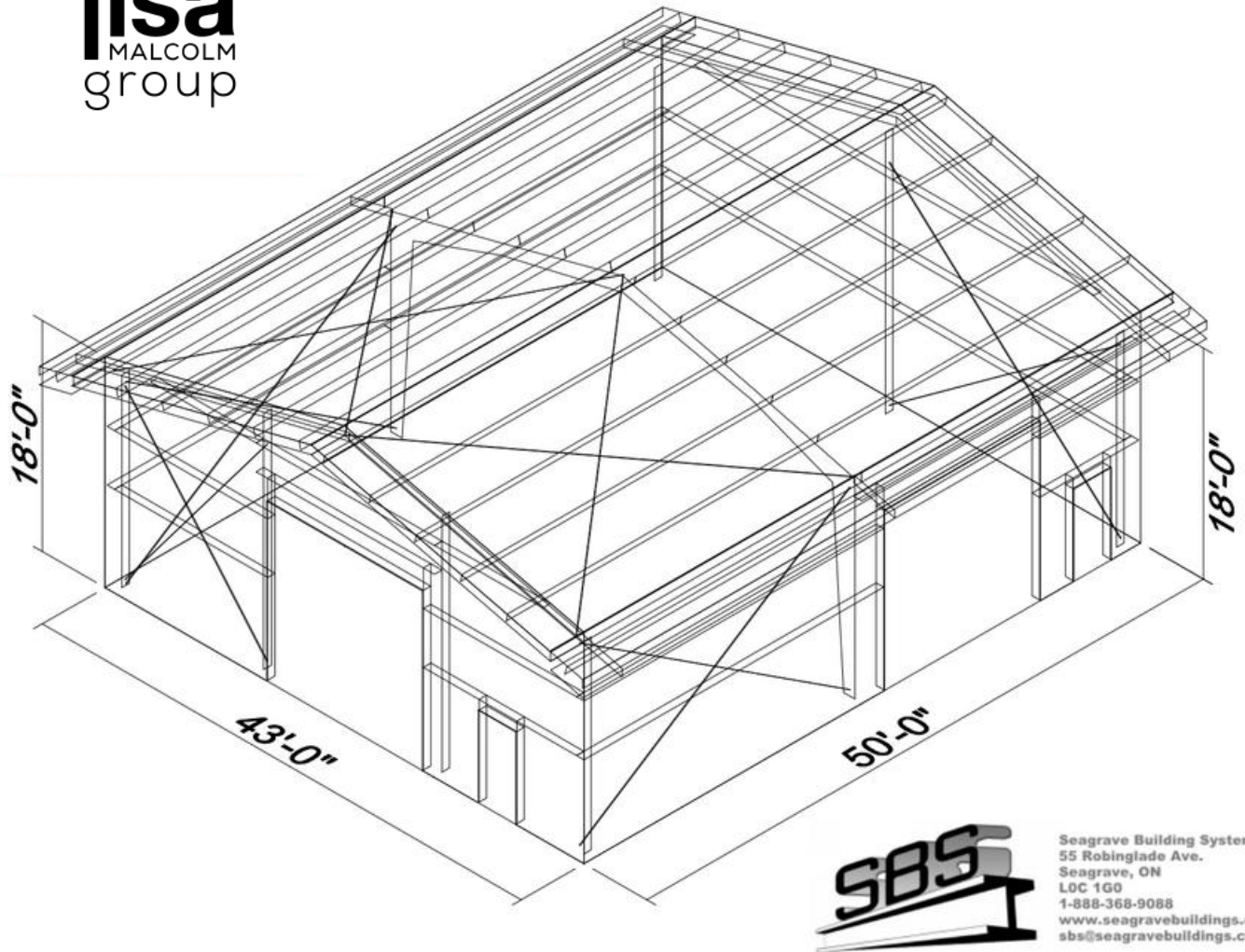


## CONCEPTS FOR DEVELOPMENT POTENTIAL

FOR SALE: Commercial Vacant Land  
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# Proposed 50 x 43 Outbuilding

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Seagrave Building Systems Ltd  
55 Robinglade Ave.  
Seagrave, ON  
L0C 1G0  
1-888-368-9088  
[www.seagravebuildings.com](http://www.seagravebuildings.com)  
[sbs@seagravebuildings.com](mailto:sbs@seagravebuildings.com)

*\*Please note: These are concepts based on permitted uses. Seller's / Seller's Agent are not responsible for due diligence in relation to the actual development of this particular parcel. Buyer's are responsible for confirming intended use and development for property.*

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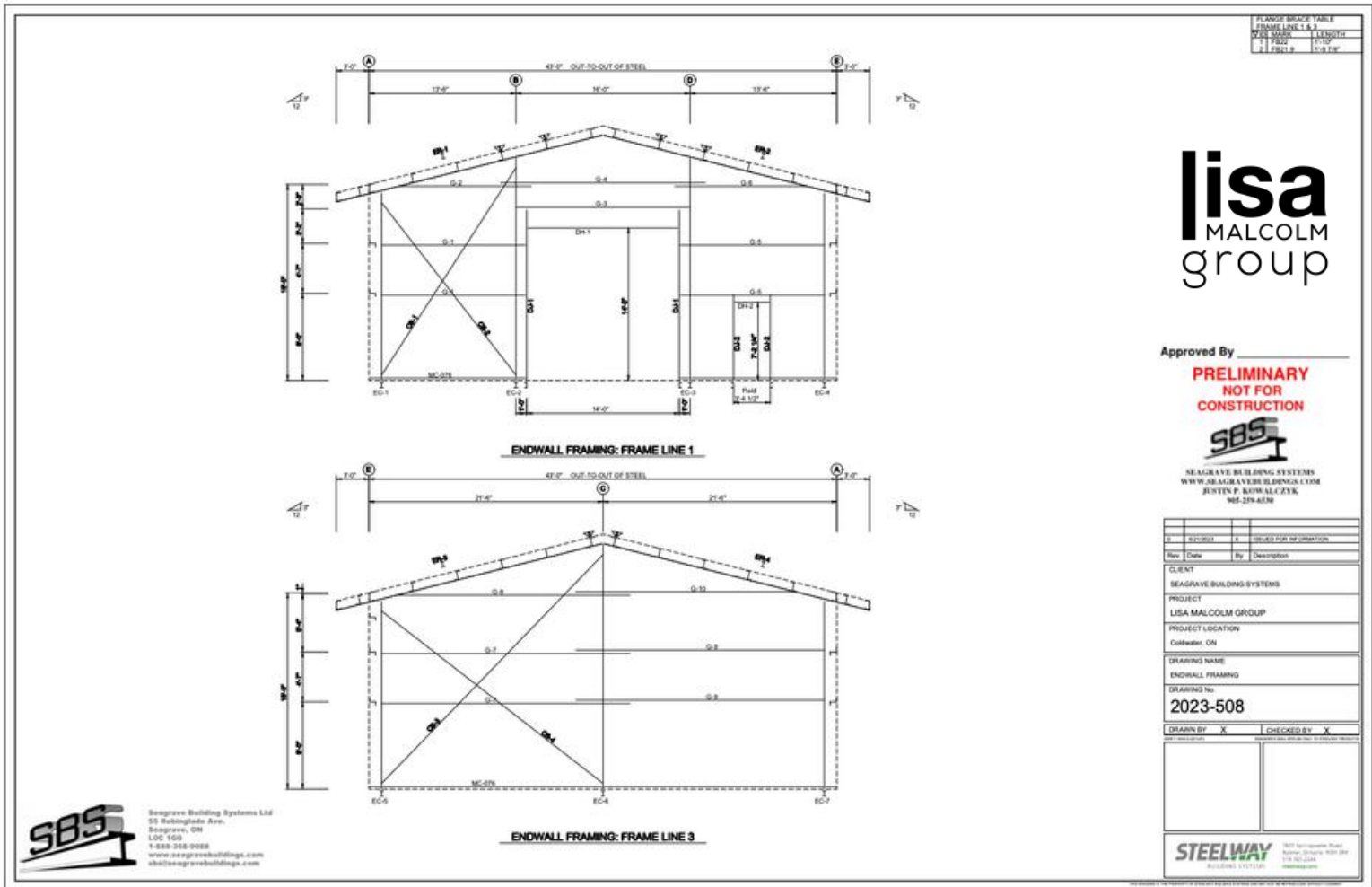


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## Proposed 50 x 43 Outbuilding



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## CONCEPTS FOR DEVELOPMENT POTENTIAL

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# Potential Concept for Development: **BUILDING SUPPLY | OUTLET YARD**



## **CONTRACTOR'S ESTABLISHMENT EQUIPMENT SALES & RENTALS**



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## CONCEPTS FOR DEVELOPMENT POTENTIAL

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# Potential Concept for Development: **VETERINARY CLINIC**



# **PRINTING & PUBLISHING ESTABLISHMENT**



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## Potential Concept for Development: **GREENHOUSE / NURSERY**



## Potential Concept for Development: **RECREATIONAL SALES & SERVICE**



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## REQUEST A SHOWING

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### Showings / Site Visits

For security purposes, all on-site showings and visits are to be scheduled through the office via telephone or online through BrokerBay.

Office: (705) 722 - 8191

*As professional representatives of the land owners, we take the security and continued enjoyment of this property and the neighbour's that surround this property very seriously. Please DO NOT Walk the property or the neighbouring properties without approval provided by Coldwell Banker The Real Estate Centre or Lisa Malcolm, Broker*

**Thinking of Developing this Property  
within the next 12 months?**

**Preferred Rates & Timelines  
with the  
Lisa Malcolm Group**

**Contact Us Today to Connect  
with our Top Commercial Contractors**



## PRESENTED BY

FOR SALE: Commercial Vacant Land  
12778 County Road 16, Coldwater

Presented by the Lisa Malcolm Group

Affiliated Associations



Lisa Malcolm  
*Broker*



Member of the Toronto  
Real Estate Board



Shannon Kane  
Executive Assistant



Member of the Barrie  
Real Estate Board



Member of the Ontario  
Real Estate Association



Lesley Sterling  
Sales Representative



Member of the Canadian  
Real Estate Association

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