

\$1,499,000 - 385 & 387 West Street N, Orillia

MLS® #S12479016

\$1,499,000

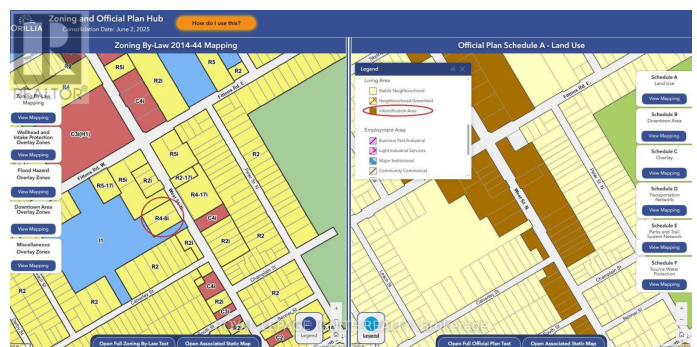
5 Bedroom, 0.00 Bathroom, 2,700 sqft

Multi-family on 0.00 Acres

Orillia, Orillia, Ontario

Excellent Investment Opportunity! 387 West St N is being sold together with 385 West St N - both properties must be purchased as a package. 385 West St N features 3 fully rented units. 387 West St N features 5 fully rented units. All tenants on month-to-month terms paying market-value rents. Together, these properties offer a strong, stable income stream and great future development potential.

Positive cashflow!! While you get your development plan ready you will also generate a positive cashflow!! Intensification Area Land! Fabulous Investment Opportunity! City of Orillia Official Plan has been consolidated on June 2nd, 2025. All tenants willing to stay. Great Property Manager who takes care of all aspects of the property. Handsfree investment opportunity. The property offer a 190' Frontage By 257' depth (1.12 acres) suitable for redevelopment. The site is located within Orillia's "Intensification Area" designation - a zoning context aimed at supporting higher-density, mixed-use development. Under the City of Orillia Official Plan consolidated on June 2nd, 2025 for the Intensification Area, permitted uses include: - Stand alone multiple unit residential buildings, including all forms of townhouses and apartment buildings - Mixed use buildings combining residential units with retail, service, or office uses - Tourist accommodations, live work units, communal housing (with ancillary services) - Home occupations, elementary & secondary schools, places of worship (Church etc.), child care



facilities, stand alone
retail/restaurant/office/service commercial
uses - Additional dwellings in existing
residential dwellings, parks & recreation
facilities, and public & private utilities. A Minute
Away From Hwy 11. The Convenience Of
Shopping, Tim Horton's, Business Depot &
Canadian Tire. Close by to Golf, Parks,
Baseball diamond and play grounds. Less
Than 2 km From Lakehead University. Close
To Orillia Square Shopping Center. Right
Beside Orchard Park Public School. (id:6289)

Essential Information

Listing #	S12479016
Price	\$1,499,000
Bedrooms	5
Bathrooms	0.00
Square Footage	2,700
Acres	0.00
Type	Multi-family

Community Information

Address	385 & 387 West Street N
Subdivision	Orillia
City	Orillia
Province	Ontario
Postal Code	L3V5E7

Amenities

Amenities	Highway, Public Transit
Parking Spaces	12

Interior

Heating	Natural gas Forced air
Cooling	None

Exterior

Lot Description	190 x 257.9 FT
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Listing Details

Listing Office ROYAL LEPAGE IGNITE REALTY



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