

**For Lease** ▶ **PREMIER  
BUSINESS CENTRE**

Proudly owned and managed by

# Bracebridge Commercial

**MINI MALL | STORAGE**

**345 ECCLESTONE DRIVE, BRACEBRIDGE, ON**

**AFFORDABLE OFFICE, RETAIL & WAREHOUSE SPACE AVAILABLE IMMEDIATELY**



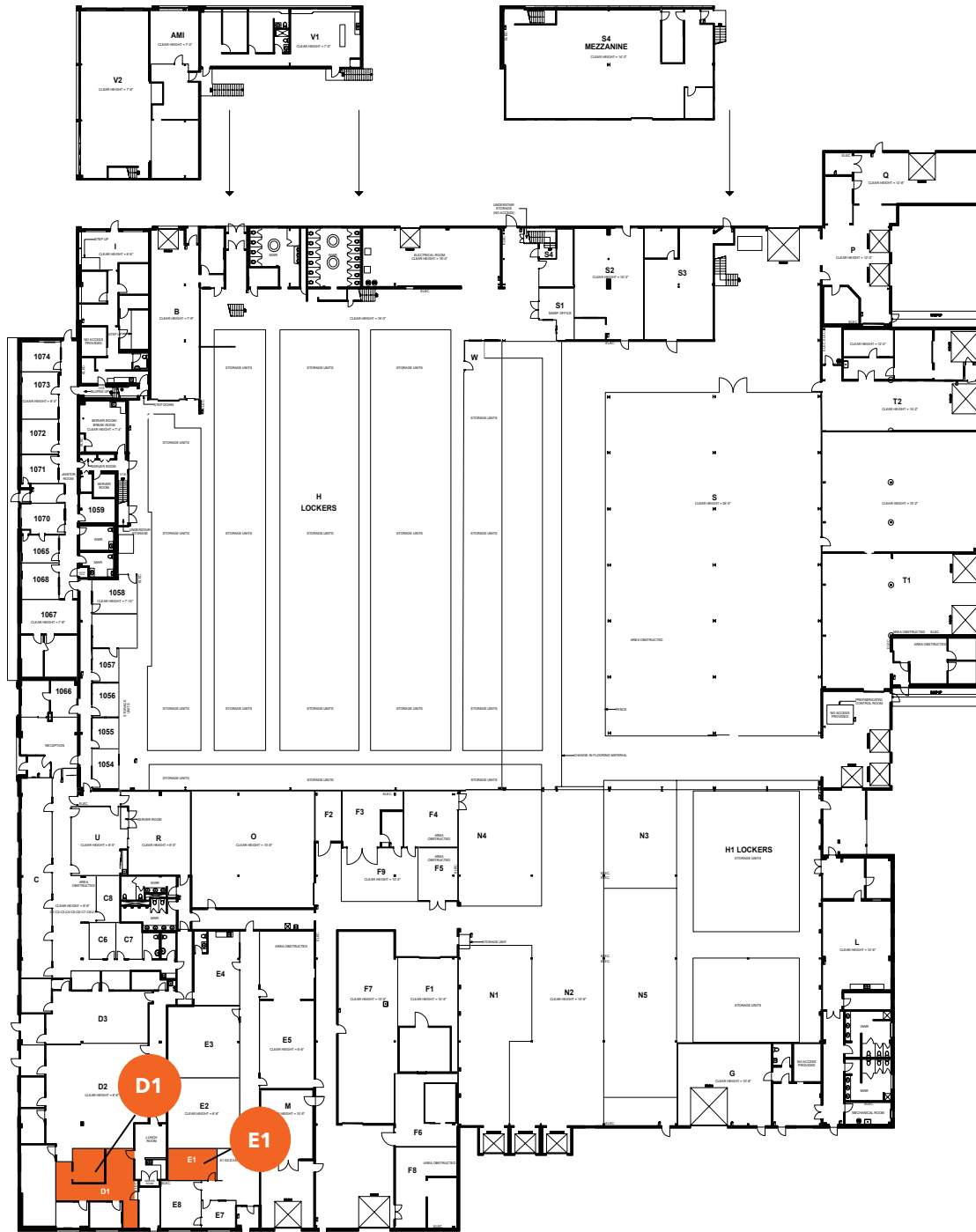
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## UNIT D1

1,006 sq ft | \$1,750/mo  
Office space

## UNIT E1

253 sq ft | \$450/mo  
Single interior office

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## Site Details

Located in the heart of Muskoka

Significant residential and commercial development in the immediate vicinity

Full-service airport within 10 km

High-speed internet available for all tenants

Common kitchens and washrooms available for tenant use

120m frontage to 118 Hwy, major highway to Bracebridge, connecting to Port Carling, Rosseau and Parry Sound

Furnished and non-furnished office space available

High traffic count, 5,200 vehicles pass Ecclestone Drive (Hwy 118) on an average day



## Site Location



## Population Statistics



Population

**9,525**



Trade Area Population

**72,984**



Household Income

**\$68,089**

## Travel Distances



CITY OF  
Toronto

**197 km**



CITY OF  
Niagara Falls

**296 km**



CITY OF  
Ottawa

**367 km**

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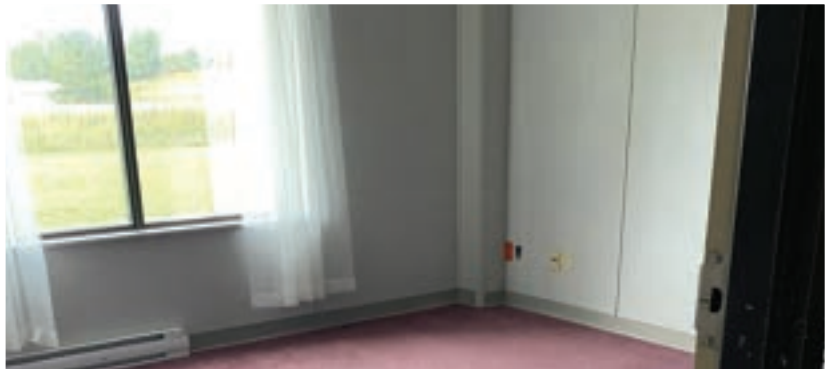
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