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Proposal Only • Will build to suit

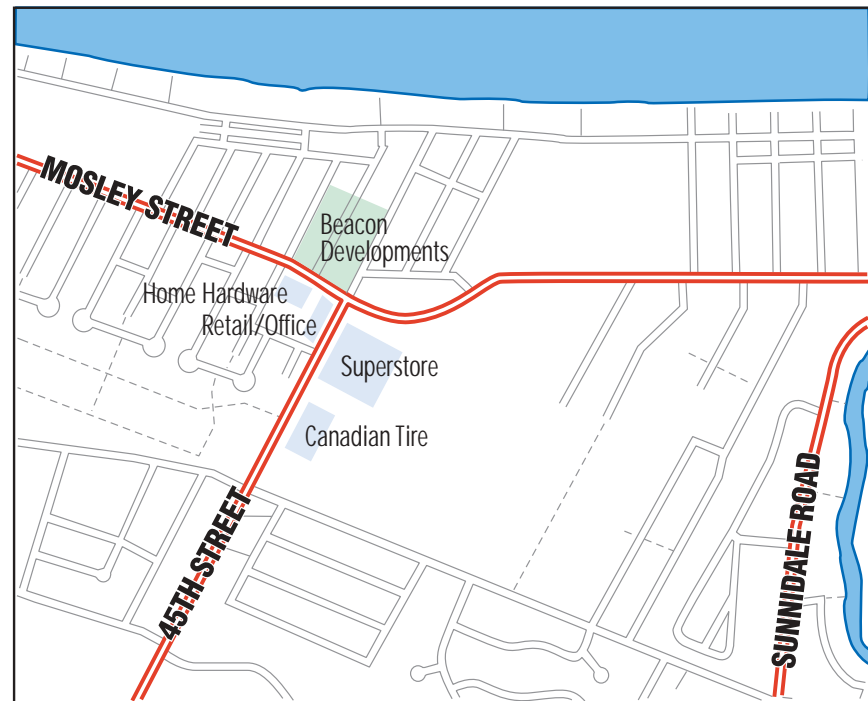


## *Prime Wasaga Beach Commercial Property*



Beacon Developments presents an outstanding opportunity  
in Wasaga Beach's fastest growing commercial area

# Prime space in Wasaga Beach's fastest growing commercial area...



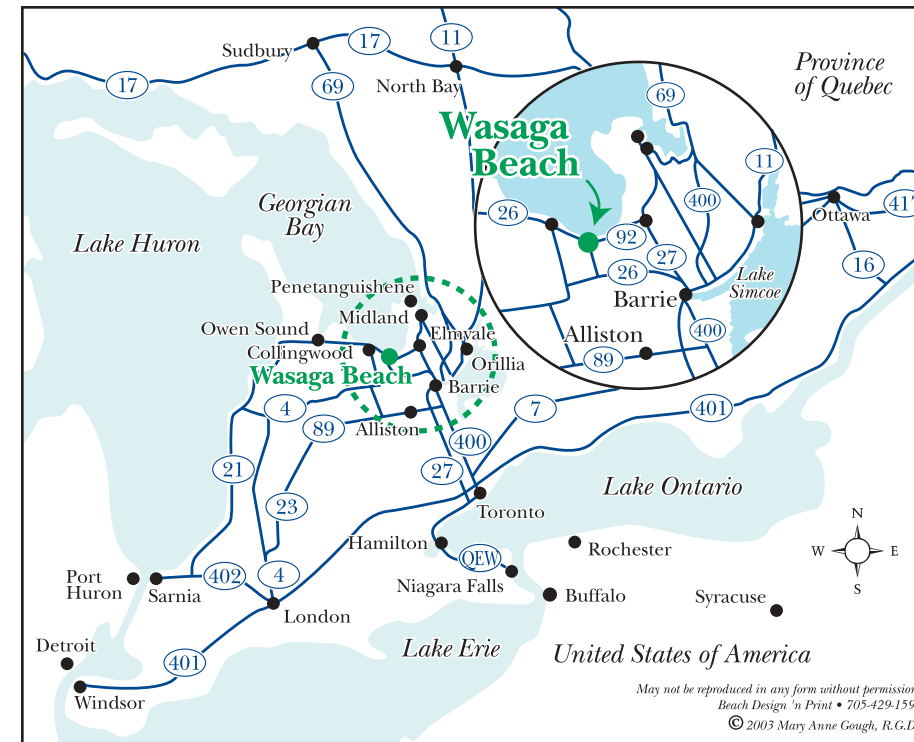
The 1.75 acre parcel of prime commercial property, offered by Beacon Developments, is located in the heart of Wasaga Beach's most rapidly growing commercial district. With frontage on 45th, 46th and Mosley Streets, the property offers outstanding exposure and access in a high traffic area.

Opportunities are available for a variety of commercial uses:

- Small to medium sized retail stores
- Small to medium sized restaurants and pubs
- Discount outlets
- Office and professional space

Commercial space ranges in size from 1500 sq. ft. Commercial rental or custom construction is available.

# Wasaga Beach is one of Canada's fastest growing communities...



Wasaga Beach, the world's longest freshwater beach, nestles on the shores of Georgian Bay. The Nottawasaga River, which winds its way through the town, a dramatic system of sand dunes and hundreds of acres of park land give Wasaga Beach a unique, natural beauty.

Visitors, residents and business owners all enjoy the many recreational features at their doorsteps: golfing; cross-country skiing, down-hill skiing, snowboarding; hiking, swimming, boating, fishing, cycling and more.



A long-time "summer spot", Wasaga Beach has become popular as a four season tourist destination (more than two million tourists visit Wasaga Beach annually) and a sought-after residential area. Statistics Canada ranks Wasaga Beach as the fastest growing community in Ontario and the fourth fastest in Canada. Continuing residential growth and a present low level of commercial service\* present tremendous opportunities for commercial investors.

\*John Winter and Associates study



**Call 705-429-4433 today to take advantage of this outstanding opportunity!**  
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