



Downtown Burk's Falls

186 Ontario Street

Retail Space

1,245 SQ FT

FOR LEASE

About the property

The Village of Burk's Falls and the Kawartha Credit Union have partnered to repurpose a historic building in central downtown Burk's Falls. The building is currently vacant, and the partnership has applied for funding to recreate the front section into a multi-vendor market.

The rear section of the building is available for lease to an interested entrepreneur wishing to open a business that will highlight our downtown and enhance the Market component.

Downtown Burk's Falls is undergoing a revitalization with a focus on connectivity, arts, culture and heritage, waterfront development, recreation and outdoor adventure and beautification.



Full 2 Storeys of space

Newly renovated exterior and modernized facade

Municipal Parking Across Street

Year round access in seasonal market

Blank canvas interior for you to create your vision

The infographic consists of five circular icons arranged horizontally. From left to right: 1. A green car icon in an orange circle, with the text 'Municipal Parking Across Street' below it. 2. A building icon in a teal circle, with the text 'Full 2 Storeys of space' above it. 3. A calendar icon with the number '12' in a purple circle, with the text 'Year round access in seasonal market' below it. 4. A yellow excavator icon in a green circle, with the text 'Newly renovated exterior and modernized facade' above it. 5. A white board icon in a red circle, with the text 'Blank canvas interior for you to create your vision' below it.

Project Highlights



■ Parking ■ Property Location □ Community Improvement Area 1 boundary

- 🌿 Developing a 10-stall market open from May to October (Christmas weather permitting) for local entrepreneurs and artists to showcase talents and homemade products. This will include soaps, jams, honey, syrup, jewellery, farmers produce, etc....
- 🌿 Market is an open concept and will be a focal point in the downtown, community events and concerts, buskers and street music to attract visitors
- 🌿 Back lot of property will house weekend pop-up vendors and seating area for visitors to relax and enjoy market atmosphere
- 🌿 Market will be operated by the Village of Burk's Falls and owned by the Kawartha Credit Union

Seeking an Entrepreneur for main business to complement the Market

- 🌿 Business to attract locals and tourism clientele; examples, craft brewery, river outfitter, food co-op, speciality restaurant, unique opportunity
- 🌿 Enter into long term lease, minimum 5 year
- 🌿 Occupancy available late 2019 early 2020
- 🌿 Interior design and construction open to successful tenant

About Burk's Falls and Area

Burk's Falls is positioned for growth! Recently experiencing a resurgence in our downtown the community is poised to take advantage of new opportunities.

The Village Council just completed the Downtown Revitalization and Waterfront Master Plan which also created their first Community Improvement Area. This Plan, along with the Target Sector Analysis, Almaguin Highlands Situational Analysis and our region's Economic Development Strategic Plan, will guide the Village to new heights and manage the areas expected growth.

Our residents have spoken throughout the consultations that they want their downtown to be unique, historic and quaint with nice ambiance, offer a variety of shopping, beautification efforts with trees, planters and new facades, local music all year round, collaboration amongst businesses, and sidewalk patios. The Village is answering this call to action with our Kawartha Credit Union (KCU) partnership. KCU has recently "reinvented" their operations and opened their new state of the art branch across the street. This presents the perfect opportunity to repurpose their former building.

Burk's Falls is an hour south of North Bay and a quick 30-minute drive north of Huntsville Ontario along the Highway 11 corridor. We enjoy a quick 2.5 hour to the GTA and a 5 minute walk to beautiful trails and lakes. Our region is referred to as Almaguin Highlands in the east Parry Sound District. We partner with our surrounding municipalities of Armour and Ryerson on several initiatives. Together we have a population of 3,180 and combined with all Almaguin a population of 20, 632. Our main industries are construction, accommodation and food services, health care, retail and manufacturing.

We have a Tourist Welcome Centre, located at our covered walking bridge, to engage our visitors and as part of Tourism Region 12; Explorer's Edge we understand our main draws are outdoor sports and activities with our lakes and trails, followed proximity to provincial parks (Algonquin Park and Arrowhead), with 4% also attending the area for festivals. Our visitors generally come from other parts of Ontario, but we do record frequent international visitors from around the world stopping at our Welcome Centre. RTO 12 statistics indicate visitor dollars are spent on food and beverage (39%), accommodation (24%), transportation (23%) and recreation and entertainment (9%). Burk's Falls and area is vastly underutilized, especially with the Magnetawan River's 40 km of calm river access and many hiking trails.

Burk's Falls is positioned for growth and armed with an action plan that will awaken the world visitors' thirst for the Almaguin Highlands. Contact us today to learn how you can grow with us.

The Village of Burk's Falls
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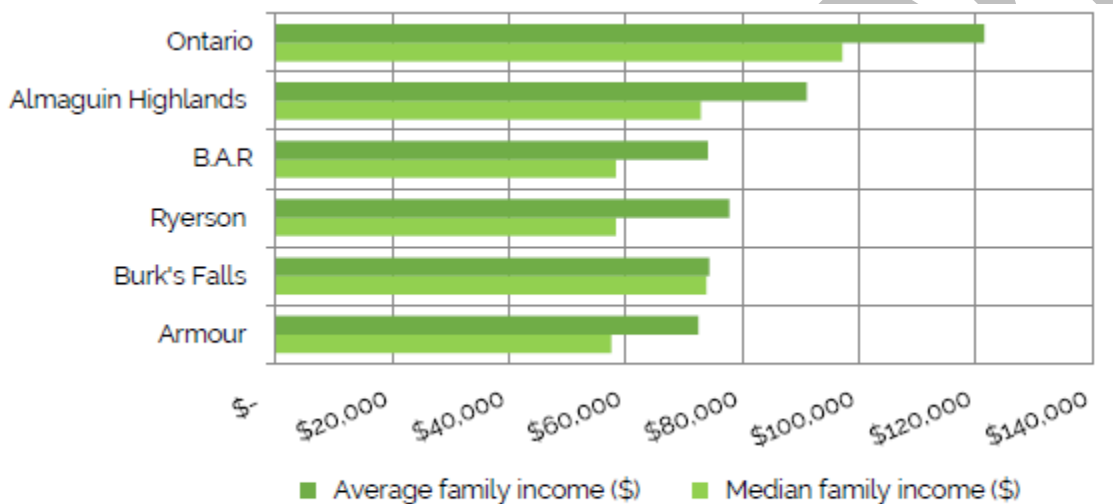
Market Overview

Demographics

Variable	Armour	Burk's Falls	Ryerson	B.A.R	Almaguin Highlands	Ontario
Population	1,479	1,023	676	3,180	20,632	14,125,924
Median Age	56.5	45.0	55.8	53.1	51.9	42.2
Average Age	50.6	44.3	50.0	48.4	47.7	41.6

Source: McSweeney & Associates Manifold 2017

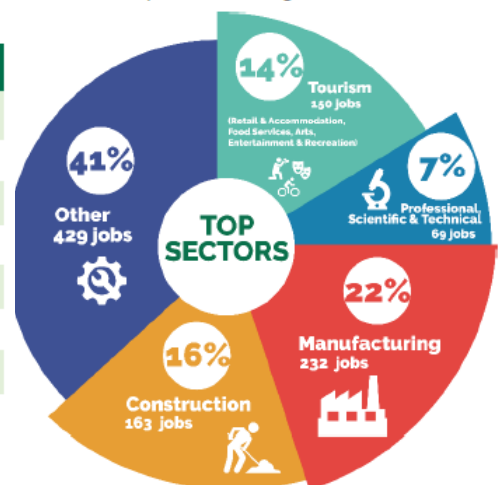
Family Income Levels



Key Labour Force Indicators

Characteristics	Armour	Burk's Falls	Ryerson	B.A.R	Almaguin Highlands	Ontario
Population 15 years and over	1,325	877	610	2,811	18,090	11,839,798
In the labour force	546	415	435	1,369	10,201	7,801,243
Employed	510	388	403	1,277	9,273	7,263,691
Unemployed	37	27	32	91	927	537,552
Not in the labour force	779	462	175	1,443	7,889	4,038,555
Participation rate (%)	41.24	47.36	71.32	48.68	56.39	65.89
Employment rate (%)	38.47	44.27	66.07	45.43	51.26	61.35
Unemployment rate (%)	6.72	6.53	7.36	6.68	9.09	6.89

Source: McSweeney & Associates from Manifold Data Mining Inc. SuperDemographics 2017.



Kawartha Credit Union Market

