

## LEASING OPPORTUNITY

183B Queen Street, Port Perry, ON

### Market Overview: Port Perry

The Township of Scugog(1) is part of the Region of Durham and is located approximately 65 kilometers (50 minutes) north-east of the City of Toronto. The Town of Port Perry occupies Scugog Ward areas 2 and 5.(2) With its bustling marina on the southwestern tip of Lake Scugog, Port Perry is the Greater Toronto Area's closest access point to the open waters of the Trent-Severn Waterway.

The Township of Scugog takes great pride in its rich historicity and cultural heritage.(3) Formerly known as Settlement House, this "anchor" of downtown Port Perry is easily one of the most visited addresses in the town and is located within a section of Queen Street designated as Port Perry's Heritage Conservation District(4), where residents and visitors enjoy all the attractions and amenities of a bustling downtown while surrounded by beautiful Victoria architecture.

Port Perry's Historic Downtown is the Township's central business district and profits greatly from the support of Port Perry's capable and proactive Business Improvement Association.(5) Local residents enjoy the many business and services located within the downtown area, and many national financial and service providers (RBC, TD Canada Trust, CIBC, Re/Max) and retailers (Home Hardware, Tribal Voices, the Nutty Chocolatier) are located on Queen Street within one block of the subject property. Canada Post is located directly across the street, the Scugog Township Office is around the corner, and the Scugog Public Library is a mere two blocks away. Downtown activity is further enhanced by its immediate proximity to waterfront recreation via the Port Perry Marina and Palmer Park Kinsmen Beach on the shores of Lake Scugog. Port Perry's historic downtown is also a favored set location for the film industry.(6)

In 2009, the Township of Scugog secured \$7 million in grant funding from the Federal and Provincial Governments in support of its Downtown Waterfront Revitalization Project. Together with the township's own \$3.5 million, these funds were allocated toward the 10,000 square foot expansion and award-winning transformation of the Scugog Public Library,(7) expansion of downtown parking facilities, improvements to downtown streets, streetfronts, boardwalks and walking trails, and the expansion of stormwater management infrastructure, which was further enhanced by the recent completion of the new Nonquon Water Pollution Control Plant, which serves urban Port Perry and was named 2017 Project of the Year by the Ontario Public Works Association in their \$10-50 million environmental category.(8) Phase 2 of the Downtown Waterfront Revitalization Project is now underway and contemplates further revitalizations and improvements to the waterfront area.(9) Further intensification will soon be provided by *King's Landing*, an upcoming master-planned community by Stockworth Developments consisting of approximately 250 condominium units and 100,000 square feet of retail, commercial, and office space adjacent to the Canadian Tire store on Simcoe Street.(10)

These ongoing improvements, together with its close proximity to the Greater Toronto Area, its irreplaceable gateway location to the Trent-Severn Waterway on the southern tip of Lake Scugog, and its irresistible charm, put urban Port Perry in prime position for further growth and continued vitality for many years to come.

1. <https://www.scugog.ca/en/explore-scugog/About-Scugog.aspx>
2. <https://maps.durham.ca/wardmaps/scugog/>
3. <https://www.scugog.ca/en/live-and-play/Heritage.aspx>
4. <https://www.scugog.ca/en/live-and-play/Heritage-Conservation-District.aspx>
5. <http://www.discoverportperry.ca/>
6. <https://www.scugog.ca/en/do-business/Filming-in-Scugog.aspx>
7. <https://www.flickr.com/photos/80162269@N03/sets/72157630105213588/>
8. <https://www.durhamregion.com/community-story/8317131-durham-honoured-for-building-new-port-perry-sewage-plant/>
9. <https://www.scugog.ca/en/township-office/Waterfront-Revitalization-Project-Phase-2.aspx>
10. <http://stockworth.ca/developments/> or <https://mykingslanding.ca/> (video)

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