

# HURON-KINLOSS

OPPORTUNITY AWAITS



**INVEST**

**GROW IN HURON-KINLOSS**

We believe the grass is greener here!

COMMERCIAL  
PROPERTIES

RESIDENTIAL  
DEVELOPMENTS

INDUSTRIAL  
OPPORTUNITIES



# WELCOME

Huron-Kinloss is a perfect place to call home for you, your family and your business. Investing in our vibrant community is sure to yield an abundant harvest.

Located on the shores of Lake Huron in Bruce County, the Township of Huron-Kinloss welcomes you to taste the recipe for success we have been perfecting. From retail space to industrial areas, you will find a variety of opportunities that meet your needs.

Huron-Kinloss is open for business!

**DON MURRAY**  
Mayor

## CONTACT US

### MARY ROSE WALDEN

*P.O. Box 130, 21 Queen  
St. Ripley, ON*

519-395-3735  
*mrwalden@huronkinloss.  
com*  
[huronkinloss.com/invest](http://huronkinloss.com/invest)

## EC DEV TEAM

### MICHELLE GOETZ

Manager of Strategic  
Initiatives

### AMY IRWIN

Business & Economic  
Officer

### LAUREN EBY

Business Development  
Coordinator

## SENIOR TEAM

John Yungblut  
Jennifer White  
Jodi MacArthur  
Mike Fair  
Michele Barr  
Chris Cleave

## KEEP IN TOUCH

### SOCIALS

*@Huronkinloss*

### WEBSITE

[huronkinloss.com](http://huronkinloss.com)

### PHONE

519-395-3735

# HURON KINLOSS

## LOCATION

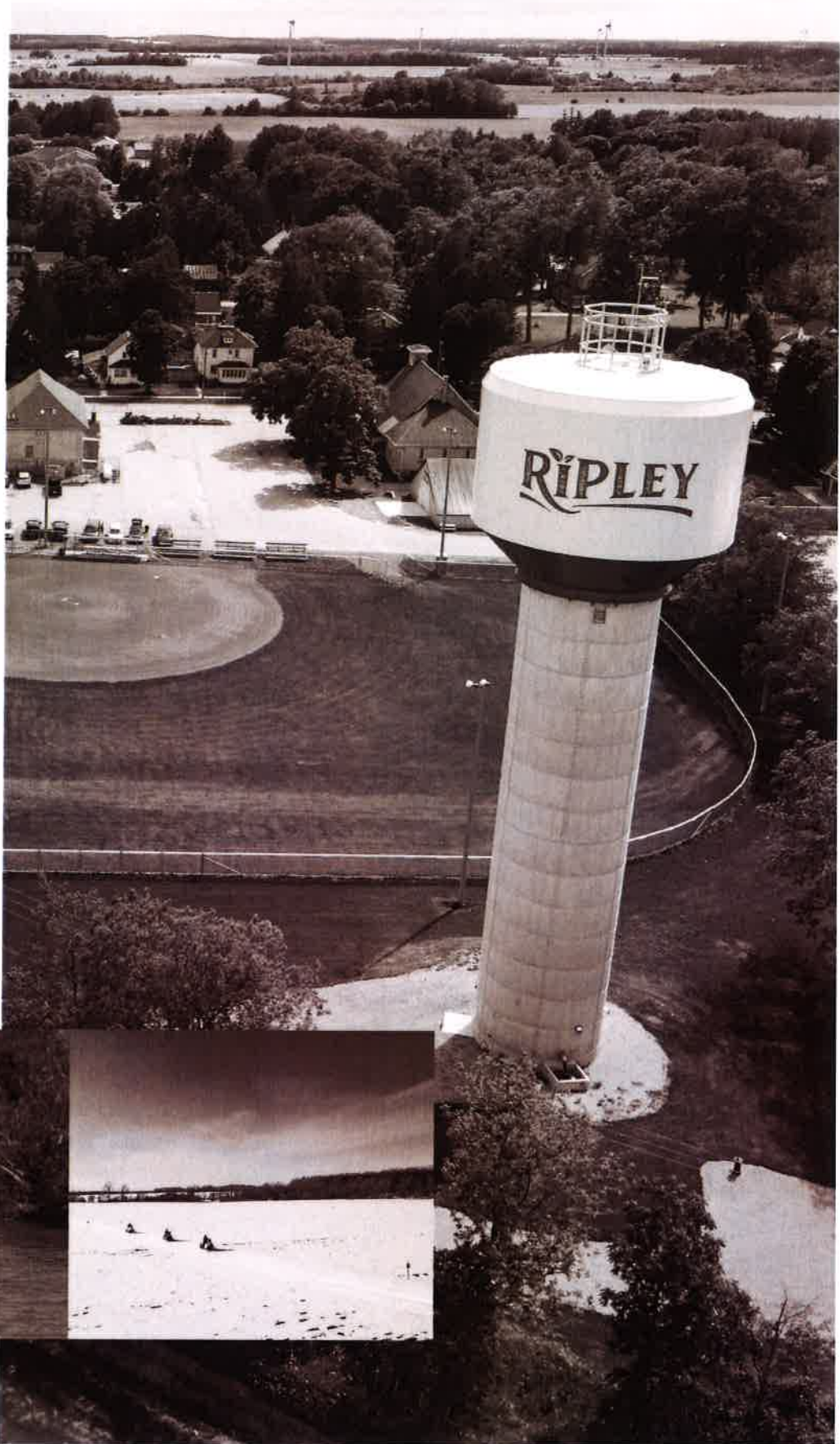
The Township of Huron-Kinloss is located in Southwestern Ontario along the picturesque east shore of Lake Huron at the south-end of Bruce County.

## LIVE SIMPLY, SIMPLY LIVE

Huron-Kinloss is composed of three quaint communities surrounded by ample fresh air, access to your favourite outdoor hobbies and growing business opportunities.

It's a place where you can connect with your community, your kids can play outside past dark, and you can finish your workday and be on Lake Huron within minutes. We believe the grass is greener here!

Have more time, space and freedom to spend with the people and things that matter most to you.



# Welcome to the Hub



## The Hub

The Hub is a space in Huron-Kinloss to co-work and grow your business. A regional business supports centre where entrepreneurs can access resources, events, and connections they need to succeed in starting or expanding their business. Online business courses include Start a Business, Business Expansion, Quick Start Entrepreneur, Youth Entrepreneurship and Selling Beyond the Farmgate, which are free, self-paced and available on The Hub's website. Whether you are starting out or looking to grow, we can help simplify the process!

If you are looking for a distraction free space to work from, The Hub offers private office, co-working desk, and meeting space for rent! Whether you need to tackle your to-do list, or meet with a client, The Hub can provide the space for you.

If you're ready to get started with The Hub, call or email Lauren.

84 Huron St., Ripley

519-395-4225

[leby@huronkinloss.com](mailto:leby@huronkinloss.com)

[www.thehubhuronkinloss.com](http://www.thehubhuronkinloss.com)





VACANT COMMERCIAL LOT

# 89 HURON ST.

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Realtor: David Patterson  
519-386-3227

Package sale to be built with a conceivable 8% cap rate return with full tenancy. All engineered working drawings for a Mixed Commercial / Residential building that will house four 2-bedroom apartments with elevator access to the upper floor and 4690 square feet of prime commercial space on the main level. The property is located at the downtown corners of Queen & Huron Streets in the growing village of Ripley.

## \$449,900

RIPLEY, ONTARIO

65 QUEEN ST.

**\$429,700**

Realtor: Keith Battler  
519-389-7718

Downtown Ripley! The lot has R3 zoning provides opportunity to build a variety of multi-family designs. Municipal water and sewer are available. Ideal location for a condo or townhouse project. Township has reviewed an 8 unit townhouse concept; final review and approval are required





Ripley Industrial Park  
County Rd. 6

## 15 acres of serviced industrial land available just outside Ripley, Ontario

The Ripley Industrial Park is located within our Community Improvement Plan area which provides access to our Downtown Improvement Program Grants. Zoned light industrial (M1), this property permits (but is not limited to); warehouse space, offices, tradesperson establishment, light industrial use, or a scientific research institute.

### Services

The Ripley Industrial Park is serviced with municipal water and sewer, natural gas, telecommunications, and electricity from Hydro One.

### Transportation

Located on Bruce County Rd. 6, the Ripley Industrial Park is central to the Tri-County Region, also known as the Clean Energy Frontier (Grey, Bruce and Huron Counties). The site is located 10km from three provincial highways: 9, 21, and 86. The park is 40km from the nearest port and rail.

### Lot Size and Price

Parcels of land within the Park are flexible in size and can be severed to suit your needs. The current price per acre is \$200,000, the price will change based on demand and availability.

Interested? Contact Mary Rose at 519-395-3735 or [mrwalden@huronkinloss.com](mailto:mrwalden@huronkinloss.com)



Discover  
secrets  
behind  
every  
turn.

[www.secretsofthebackforty.com](http://www.secretsofthebackforty.com)





# THE RIGHT ingredients FOR Business



Agricultural, tourism, retail, commercial and service-based business opportunities await in our beautiful and thriving Township. We can connect you with the supports you require to grow or expand your business.

If you are wanting to develop a professional network, reach your customers and promote your business, have a dedicated space to start or expand your business and get technical support you need for business growth, we have what you need. You'll be warmly welcomed and supported at every stage and step of the way.

With affordable property, a supportive business community and blazing fast internet, establishing a business in Huron-Kinloss is a breeze. We offer low commercial rental rates, access to grants and incentives, space for lease on the charming main streets and an industrial park ready for development



**Downtown Improvement Program**  
The Township of Huron-Kinloss has a series of grants and incentives designed for commercial property owners and individuals operating business with the Township's Community Improvement Plan (CIP) areas:

- Façade Improvement Grant
- Storefront Sign & Awning Grant
- Community Energy Efficiency Program
- Infrastructure Works/Building Restoration and
- Accessibility Enhancements Program
- Building Improvement/Structural Program
- Marketing Program

For information about these programs contact our Business and Economic Officer, Amy Irwin by e-mail at [airwin@huronkinloss.com](mailto:airwin@huronkinloss.com) or phone at 519-395-3735.

**Operating a small business, like creating wonderful food, takes a blend of ideas, expertise and a dash of moxie to fashion success. When you add the right ingredients to knowledge and support, great accomplishments are served.**



HOLYROOD, ONTARIO

825 BRUCE  
RD. 1

**\$349,000**



Realtor: Dave Boonstoppel  
Phone: 519-440-2444

When you hear the word Holyrood, you automatically think ice cream!! , The general store on this property had scooped over 48000 scoops of it in a single season!! That's over 2000 tubs!! This early nineteenth century building has an impressive track record. Once a hotel, this building has been a staple in the community for decades . That old world charm is evident in the architecture of this Holyrood hotspot. High ceilings, large rooms, new furnace and updated electrical panel adjacent to a section which is currently being used as the hardware wing of the store. Situated on a large lot there are many uses for this property. Continue the tradition of the area's most popular general store, possibly make it into an air BnB, or a large single family dwelling. The HMU zoning allows for many uses.

The opportunities are endless!!





PRIME COMMERCIAL

504  
CAMPBELL  
ST.

**\$369,900**

Realtor: Jamie Raymond Fischer  
Phone: 519-531-1100

Location, Location, Location. Don't miss out on the opportunity to be your own boss. This mechanic shop is ready for a new owner. Prime location in the village of Lucknow, this shop offers 2 bay service doors as, a side bay for service or detailing, and a great store front area. The building itself has undergone many great upgrades including a new roof, new carrier furnace, Carrier ac unit, high efficiency lighting and much more in 2015, new windows and bay doors in 2022 and much, much more. This can be a turnkey operation, or with commercial zoning, make it whatever you need.

# 37045 AMBERLEY RD.

Brand New Esso Gas Station With Property For Sale. Property Size - 175X150 Feet. Great Location 4 Pumps & Convenient Store, Separate Warehouse For Rental Income. 2+2 Bedroom Apartments For Rental Income. 2 Commercial Units For Rental Income. Buildings With Metal Roofs.\*\*\*\* EXTRAS \*\*\*\* Own With A Minimum \$250K Down Payment. Projected Net Income Of \$260K



Realtor: Mak Azad  
Phone: 416-298-8383

## \$1,500,000



LUCKNOW, ONTARIO

# 648 CAMPBELL ST.

## \$599,500



Realtor: Ming Cheng  
519-279-6258

Be your own boss to operate this great restaurant with a capacity for 125 people, huge fully equipped kitchen and prep area, walk in bar cooler and side delivery area 15'x26' for extra storage plus a full basement. The upper level has 2 large rooms, small kitchen and a 2 piece bath and could be renovated into nice living space. Recent improvements include new roof on the main building, a/c unit, compressor and propane furnace





LUCKNOW, ONTARIO

# 736 CAMPBELL ST.

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Realtor: Paul Zinn  
519-528-2411

Remainder of commercial building for lease, ( approx. 15,000 sq. ft ) less approx. 2,500 sq.ft. already leased. \$2.50 per sq. ft. plus hydro, heating, grass and snow removal. Owner will pay taxes which includes water and sewer fees. The building which was formerly a sales barn , includes a heated retail area, two, 2 piece wash rooms, office areas and and a auction sales ring with seating on three sides. Balance is open storage that could easily be converted into smaller rental units. Multiple access points to the building with a large parking area on all four sides. Open for partial leasing on a negotiated basis.

# RESIDENTIAL DEVELOPMENTS = INCREASED WORKFORCE

**With four subdivision developments in different stages of construction, we are growing our workforce.**



**CURRENT ELECTRIC**

Ripley, Lucknow and our Lakeshore area are booming with new construction. Since the last census the population of Huron-Kinloss grew by 9% and we are on track to see similar growth over the next few years.

When all the new developments come online we will see over 200 more residential units throughout our communities including single family homes, multi-unit housing, seniors apartments and large luxury homes near the water.

We know workforce development is an issue facing most of the province but we are poised to tackle this issue head on by increasing housing stock, creating meaningful employment opportunities, and by providing upskill training through programs like Women in Construction. Women in Construction is a partnership between the Township of Huron-Kinloss, Bruce County, Fanshawe College, the UBC Local 2222 Carpenter's Union and VPI.

# POINT CLARK



A designated National Historic Site, the Point Clark Lighthouse, built in 1859, welcomes visitors to view the Back Forty from nine stories up! Book a ticket for a guided tour up 114 steps for a birds-eye view. Included is admission to the newly renovated Museum in the adjacent Lightkeeper's home.

Guided tours are available every day from July 1 - September 1 and can be booked online at: [www.secretsofthebackforty.com](http://www.secretsofthebackforty.com) or by stopping in at the Lighthouse to see if there are spots available.

Want to know before you go? Check out the weather conditions from our webcam from the top of the lighthouse!

Learn More:  
[www.secretsofthebackforty.com](http://www.secretsofthebackforty.com)

*Climb the 114 steps for a spectacular view of Lake Huron from the top of the Point Clark Lighthouse!*

# LIGHTHOUSE