



NEIGHBOURHOOD GUIDE

East Barrie & Georgian, Barrie

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East Barrie, around the Georgian College and Grove Street corridor, mixes established residential streets, student rental demand and access to the Royal Victoria Regional Health Centre.

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AT A GLANCE

About East Barrie & Georgian

East Barrie, around the Georgian College and Grove Street corridor, mixes established residential streets, student rental demand and access to the Royal Victoria Regional Health Centre.

KNOWN FOR

Landmarks across Barrie

- Centennial Beach & Kempenfelt Bay - Beach, boardwalk and the summer heart of the city.
- Downtown Barrie - Dunlop Street restaurants, galleries and waterfront condos.
- Georgian College - Major campus driving steady student rental demand.
- Ardagh Bluffs - Hundreds of acres of protected trails in the city's south-west.
- Sadlon Arena - OHL hockey and events venue off Bayview Drive.
- Barrie South & Allandale GO - Two rail stations feeding the commuter market.

LIFESTYLE

Everyday life in East Barrie & Georgian

HOUSING

Post-war and 1970s-90s detached homes, semis, townhomes and a meaningful stock of investment and rental properties.

SCHOOLS

SCDSB and SMCDsb schools serve the area, with Georgian College anchoring the post-secondary demand; verify catchment by address.

PARKS & RECREATION

Sunnidale Park nearby, the Barrie waterfront to the west and local neighbourhood parks.

TRANSIT & COMMUTING

Barrie Transit routes serve the college and hospital directly; Allandale Waterfront GO for the Barrie line.

SHOPPING & AMENITIES

Georgian Mall, Bayfield Street retail and everyday plazas along Grove Street.



THE UPSIDE

What buyers like about East Barrie & Georgian

- Steady rental demand from the college and hospital
- Established housing at accessible price points
- Strong transit coverage by Barrie standards

WEIGH CAREFULLY

What to know before you commit

- Verify legality and permits on any rental unit or conversion
- Condition varies significantly between investor-held and owner-occupied homes

ASK FOR THE CURRENT MONTH

How the Barrie market is behaving

Board figures for Barrie are reviewed monthly. Ask Kaitlynn for the current edition and her read on what it means for your street.

STRATEGY

Buying and selling in East Barrie & Georgian

If you're buying

Barrie's neighbourhoods differ sharply - the south end near Painswick and Innisfil Heights, the mature central pockets near the bay, and the growing north and west ends near Georgian College. Kaitlynn helps you match neighbourhood to purpose, whether that is a family home, a first purchase or a rental property.

If you're selling

Barrie sellers compete against a steady supply of new construction, so condition, staging and pricing precision matter. Kaitlynn markets to both local buyers and GTA buyers relocating north, which is where many of the strongest offers originate.



COMMON QUESTIONS

East Barrie & Georgian questions answered

Is east Barrie a good investment area?

It can be, but the numbers only work if the unit is legal and properly financed. Kaitlynn reviews the rent roll, permits and carrying costs before you buy.

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NEXT STEP

Get your free home valuation

Every street in East Barrie & Georgian trades differently. Call or email Kaitlynn for a free, no-obligation valuation and a specific read on your property.

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