

**AVISON
YOUNG**

For Sale: Leaseback or Partnership Opportunity

162 & 186 Rossland Rd E, Ajax

Harwood Ave N

Rossland Rd E

7.3-Acres of Future Residential Development Land

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Property Overview

162 & 186 Rossland Road East
Ajax, ON

Avison Young is pleased to offer a sale leaseback or partnership opportunity at **162 & 186 Rossland Road East, Ajax, ON (The "Sites" or "Properties")**. Located in within Ajax's urban boundary, the Properties offer a rare opportunity for residential development within an established residential neighbourhood. The size of the Properties provides future developers with the flexibility to design multiple development plans, and the Properties were recently converted from Employment Areas to Community Areas in the Region of Durham Official Plan paving the way for redevelopment. **Vendor is open to creative deal structures, including but not limited to sale leasebacks, partnerships, and delayed closes.**

- Vendor is willing to discuss creative relocation solutions
- Rarely available large-scale site in Urban Ajax
- Neighbouring development precedent
- Convenient access to Highways 401, 407, and 412
- Located in an established residential neighbourhood

Property Details

Site Area	317,621 sf (7.29 ac) Depth: +/- 628 ft Frontage: +/- 505 ft
Current Use	Private school
Building Area	+/- 52,000 sf
Property Taxes	Property is currently tax exempt
Durham Region Official Plan	Community Areas which allows for mixed-use redevelopment

Town of Ajax Official Plan and Zoning By-law have not yet been updated to implement the new Region Official Plan.



Ajax

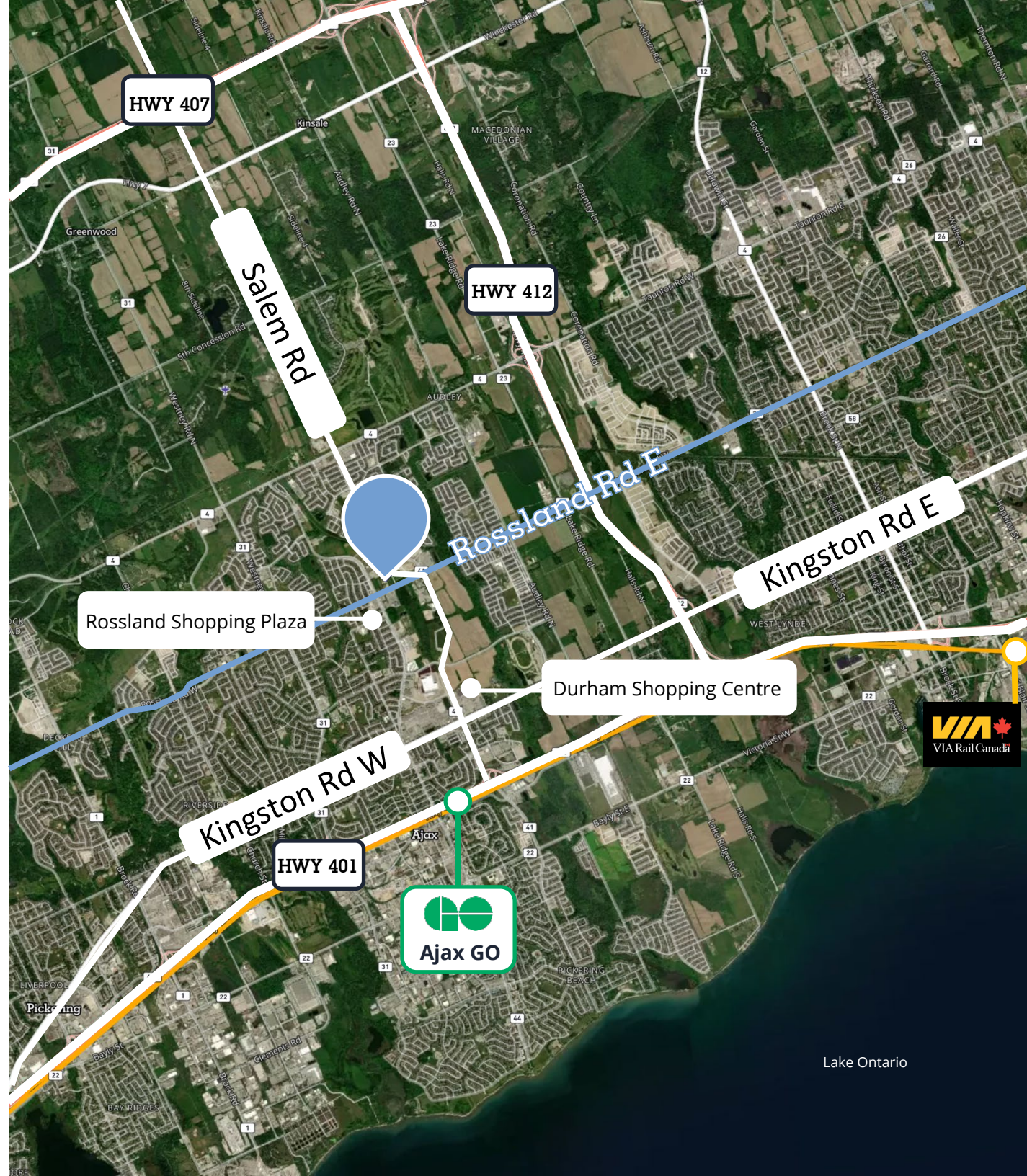
162 & 186 Rossland Road East are located in Ajax, offering excellent proximity to key amenities and transit options. The properties are just a 9-minute drive Downtown Ajax, providing access to restaurants, shops, and everyday services. Commuters benefit from being only an 8-minute drive to Highway 401 and the Ajax GO Station, ensuring convenient travel throughout the Greater Toronto Area. Nearby parks such as Devonside Park and Castle Fields Park are both within 10 minutes, offering green space and recreation close to home.



VIA Rail Line



Subject Property



Durham Centre



Hardwood Centre



Rossland Landing



Rossland Rd E



N

Property Overview

Developments in the Area

#	Property	Developer	Max Storeys	Units	Status	Type
1	1901-1951 Harwood Ave N	Ledim Developments Ltd	18	666	Approved	Seniors Residence
2	1401 Harwood Ave N	Schlegel Villages	12	312	Under Construction	Seniors Residence
3	250 Rossland Rd E	SunCity Developments	25	800	Proposed	Rental
4	154 Rossland Rd E	Ledim Developments Ltd	26	548	Approved	Condo
5	3 Rossland Rd W	Shannex Ontario Ltd.	14	220	Completed	Seniors Residence
6	580 Rossland Rd E	Medallion Corporation	15	1,304	Approved	Rental & Townhouses



Property Overview

Official Plan & Zoning

Durham Official Plan Map 1: Regional Structure - Urban & Rural Systems

The subject property is designated Community Areas in the Region of Durham Official Plan. Community Areas are comprised of housing, commercial uses, institutional uses, community uses, and public service facilities to offer a complete living environment for residents. Community Areas are intended to include a variety of housing types, sizes, and tenures.

It is Avison Young's understanding that the Town of Ajax will incorporate the policies of the Durham Region Official Plan in its next Official Plan Review.

Town of Ajax Official Plan Schedule A-1: Land Use

The Town of Ajax Official Plan has not yet been amended to implement the new Regional Official Plan and as such the subject property is still designated Prestige Employment in the Town of Ajax Official Plan.

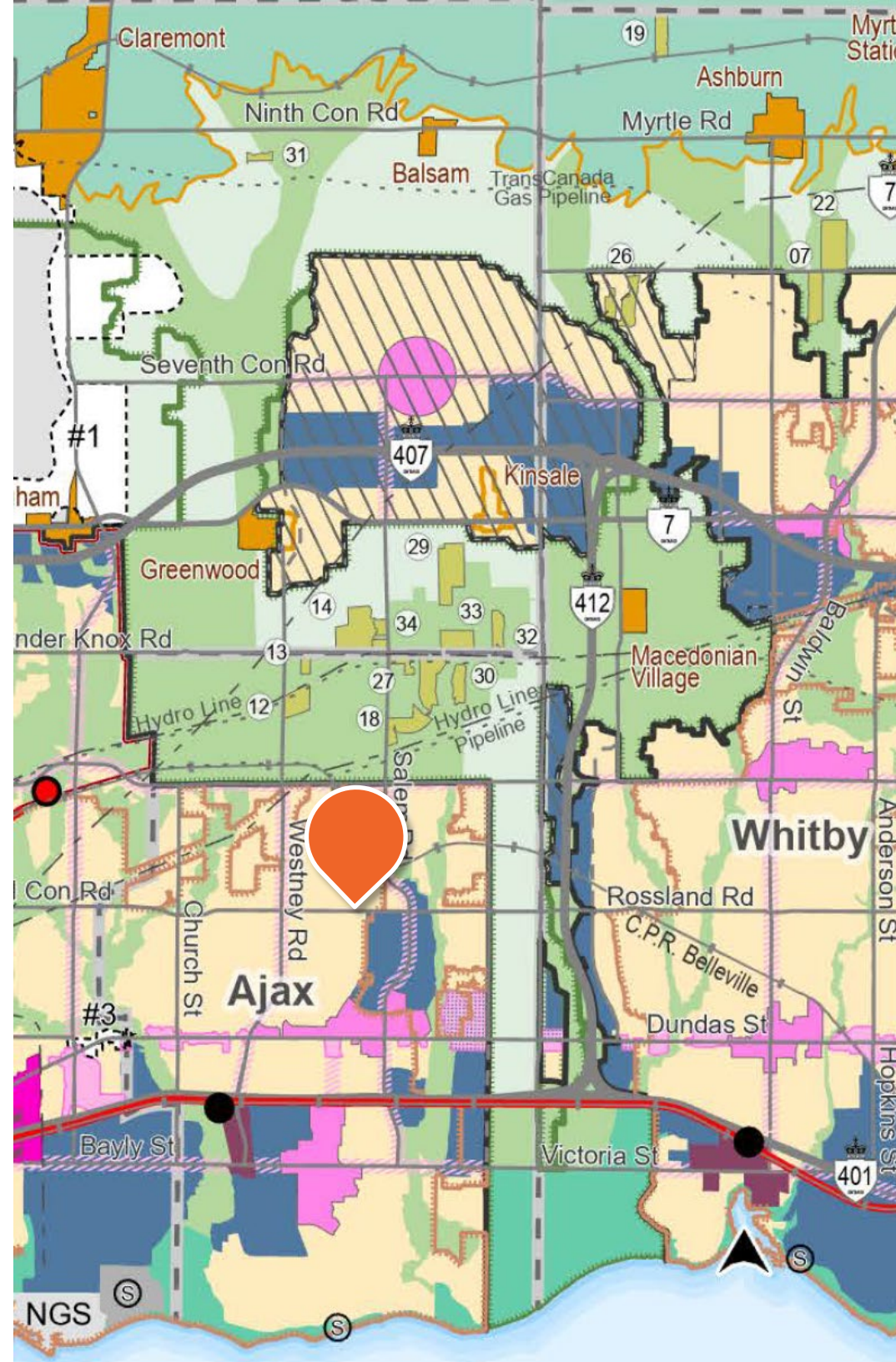
In advance of a Town-initiated amendment to the Official Plan, a prospective purchaser is offered the opportunity to rezone the site to align with its future vision.

Town of Ajax Zoning By-law

The subject property is zoned Prestige Employment (PE) in the Town of Ajax Zoning By-law.

Region of Durham Official Plan Map 1

 Community Areas



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Offers on an "as come basis."



Pricing and offering process

The Property is being offered for sale, "Unpriced."

All expressions of interest may be submitted in the form of a Letter of Intent or Agreement of Purchase and Sale and should include the following:

- Address and contact info
- Purchase price
- Deposit structure
- An indication of material terms required by the purchaser
- Evidence of the purchaser's financial ability to complete the transaction

For More Information About this Offering:

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