

# FOR SALE

## Unique Opportunity

PRICE \$25 / GFA



Simcoe St S

Harbour Rd

Proposed Simcoe RAPID TRANSIT

HOPA Lands

**5 AC**  
**WATERFRONT**  
**DEVELOPMENT**

**\$5,5M in TAX CREDIT**



ROYAL LePAGE®

**COMMERCIAL™**

LAND &  
INVESTMENT  
GROUP

# OPPORTUNITY SUMMARY

Approximately 5 acres of vacant, rare waterfront, high-density residential land at 80 Harbour Rd, Oshawa. Waterfront project, walking distance to the beach and pier.

- Property is subject to a conditional grant by the municipality for \$5,500,000 in tax credit
- Development charges are being negotiated to be deferred/reduced
- Zoned and approved for: 1413 units, nearly 1.2 million square feet of GFA
- Subject property is adjacent to the proposed Simcoe St Rapid Transit
- Median Total Income for All Families in Oshawa is **\$113,210**, as of 2022 (Stats Canada)
- **41.1% of Oshawa's population** earn more than **\$100,000** annually, with **8.9%** earning **\$200,000+** (ESRI)
- Durham Region, Ontario (Oshawa/Whitby/Ajax) ranked in the 2024 Top 7 Best Places to Live in Canada, based on quality of life, safety, and affordability.



Artist's Rendering, Phase 1

Lot Size	4.97 AC
Frontage	502.5 ft
OP Designation	Residential
Zoning	Residential Areas R3-A(6), R4-A, R6-D(7) Convenience Commercial Zones CC-A(5)

# GREEN SPACE - BEACH & PARK



Approximately 270 acres of green space and parks in the vicinity of the property.

- 9 Waterfront parks
- Pristine beaches
- Connects to Second Marsh Wildlife area (largest coastal wetland between Niagara and Presqu'ile)

- 1 ED BROADBENT WATERFRONT PARK
- 2 LAKEVIEW PARK, BEACH AND PIER
- 3 STONE STREET PARK
- 4 OSHAWA MARINE PARK
- 5 G.L. ROBERTS COLLEGIATE AND PROFESSIONAL INSTITUTE

# MARKET SNAPSHOT



Artist's Rendering, Phase 2

Average Price / sq. ft

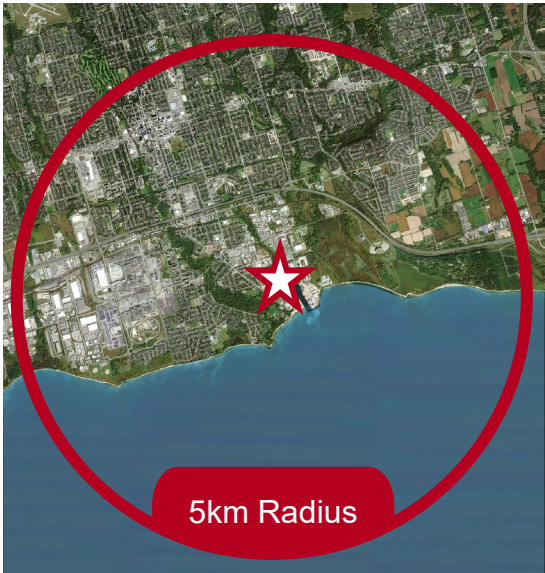
\$1,048 - \$1,140

Pre-construction, condominiums, south Durham (Sept 2024)

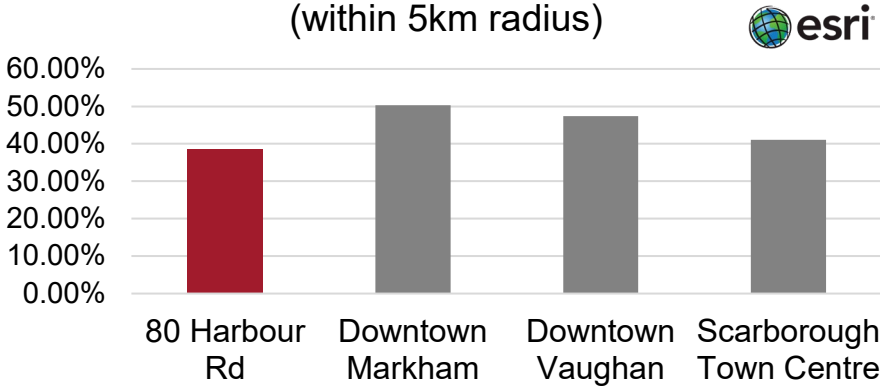
Average Rent / sq. ft

\$3.80 - \$4.65

Based on study by Del Condominium Rentals in 2024.



% of Population Earning >\$100,000  
(within 5km radius)



# SIMCOE ST. RAPID TRANSIT



## Simcoe St. Rapid Transit Visioning Study

Durham Region, in consultation with the City of Oshawa, is working on a visioning Study that will identify a suitable form of Rapid Transit along Simcoe St. between Highway 407 and Lakeview Park Beach.

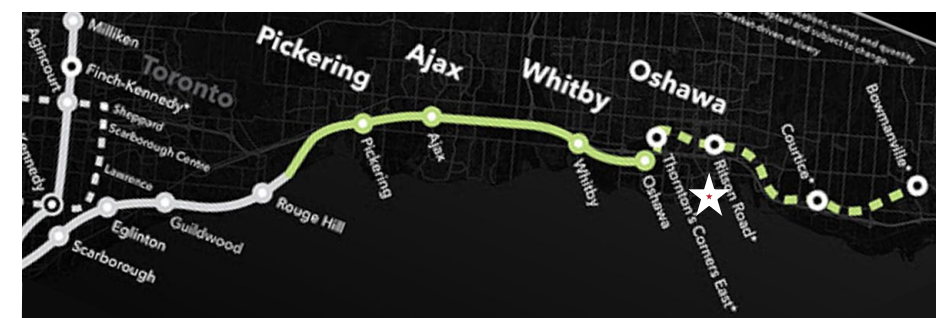
Connection to:

- North Oshawa 407
- Ontario Tech University
- Northwood Business Park
- Central Oshawa (Ritson) GO
- Central Oshawa Hospital
- Waterfront

### Legend

- |                      |                           |                      |
|----------------------|---------------------------|----------------------|
| (H) Hospital         | ○ Future GO Train Station | — Study Corridor     |
| 🎓 College/University | --- Future GO Train       | — Municipal Boundary |
| ● GO Station         | — Existing GO Train       |                      |

## Existing & Proposed GO Transit



### LEGEND

- |  |
|--|
| — GO Train                                     |
| --- GO Train - Future                          |
| ..... Subway/Light Rail Transit (LRT) - Future |
| ○ Future Station                               |
| ⊙ Transit Interchange                          |

# AREA AMENITIES



**OPG**  
HEAD  
OFFICE

Proposed GO Transit



HWY 401



Simcoe St S

Wentworth St E

Proposed Simcoe Rapid Transit

Harbour Rd

HOPA  
LANDS

GM OSHAWA  
ASSEMBLY

Park Rd S



# THE OFFERING PROCESS

## ADDITIONAL INFORMATION

The Land & Investment Group has been retained by the vendor as the exclusive advisor to seek offers for partnership or the sale of 80 Harbour Rd in Oshawa. Available terms include VTB first or second position.

A data room has been created to provide prospective buyers with additional information. To obtain access, please sign and return the Confidentiality Agreement.

## OFFER SUBMISSION

The Property is being offered based on \$25 per GFA. Seller seeks best proposal for Joint Venture, Partnership or other. Flexible terms available.

For additional information, please contact one of the listing advisors below.

All proposals are requested to be submitted to: Arash Fatemi or Renato Viele.

**Royal LePage YCR, Brokerage**  
8854 Yonge St, Richmond Hill  
187 King St E, Toronto



## LEAD ADVISORS

### Arash Fatemi\*

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