



CREILAND
CONSULTANTS

FOR SALE



**5300 & 5304
Main Street,
Orono, ON**



Google Streetview

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PROPERTY OVERVIEW

ADDRESS:

5300 MAIN STREET, ORONO

Conveniently located in downtown Toronto, this property consists of two separate two-bedroom apartments with rear parking spaces. Zoned C1-2, it offers flexibility for various uses. Currently, Unit 1 rents for \$720/month, and Unit 2 for \$967/month. Amenities include a gas furnace, central air conditioning, and a rear shed for extra storage.

PRICE:

\$695,000

PROPERTY TAX (2024):

\$5,304

TOTAL AREA:

2,895 SF

NO. OF BEDROOMS

4

NO. OF BATHS

2

CURRENT RENTAL INCOME:

U#1 \$720/MONTH

U#2 \$967/MONTH

PIN #:266860083

ADDRESS:

5304 MAIN STREET, ORONO

This property offers a flexible semi-detached commercial space with a residential apartment, recently upgraded with a fully equipped commercial kitchen, increasing its value. Located in bustling Downtown Orono, it ensures high visibility for businesses and attracts significant foot traffic. Seize this lucrative investment opportunity in Orono. Both one bedroom residential unit and commercial area are vacant offering potential for extra income or personal use.

PRICE:

\$695,000

PROPERTY TAX (2024):

\$6,250

TOTAL AREA:

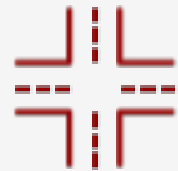
4,036 SF

PIN #: 266860082



Property Type

Residential / Commercial



Property Intersection

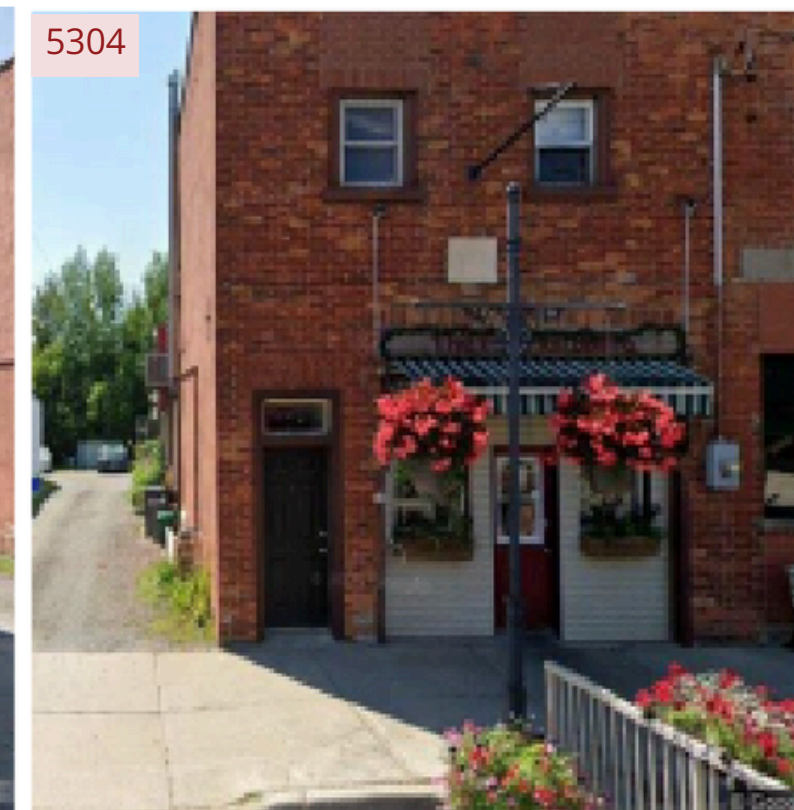
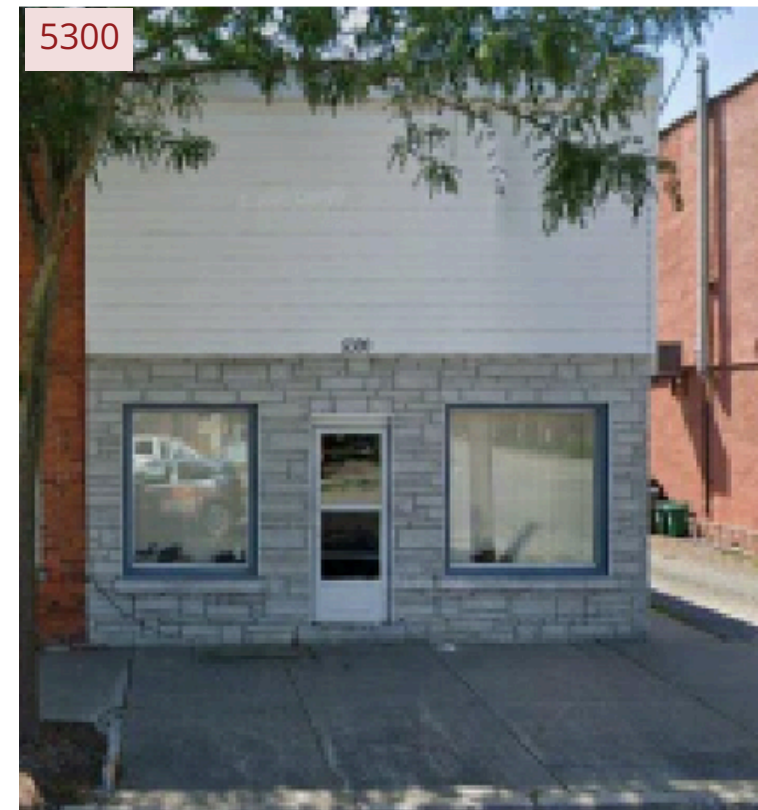
Main St. & Park St.



Zoning

Neighborhood Commercial District (C1 - 2)

LOCATION



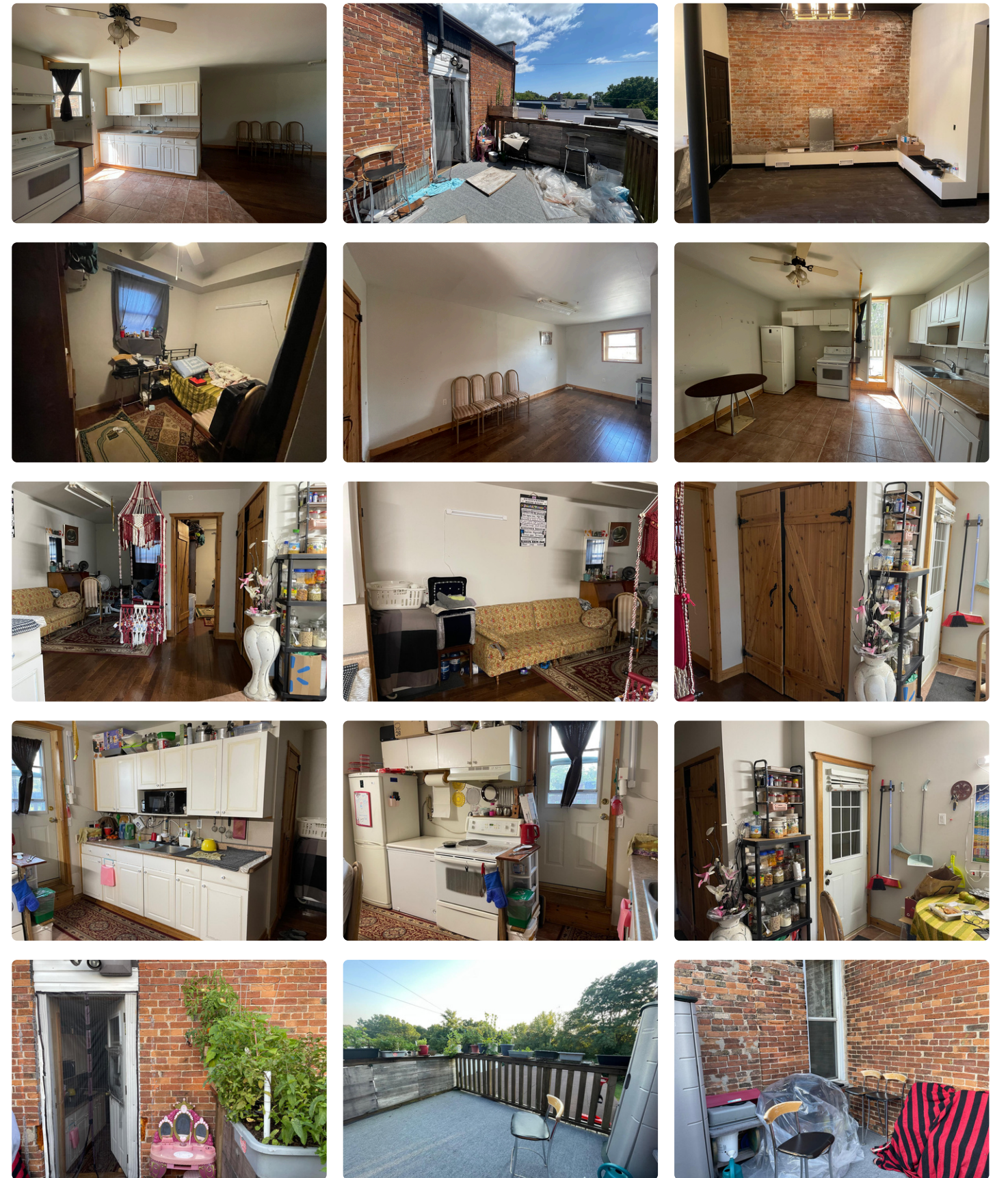
PROPERTY PHOTOS

5304 Main Street



PROPERTY PHOTOS

5304 Main Street



ZONING MAP

According to the Municipality of Clarington zoning bylaw 84-63, the property is currently classified **C1-2 (Neighbourhood Commercial)**.

No person shall, within a Neighbourhood Commercial (C2) Zone, use any land or erect, alter or use any building or structure except as specified hereunder:

a. Residential Uses Residential uses are prohibited except where a dwelling unit is located within a portion of a non-residential building permitted within the Neighbourhood Commercial (C2) Zone.

b. Non-Residential Uses i) Business, professional or administration office; ii) Day nursery; iii) Dry cleaners distribution centre; iv) Eating establishment; take-out; v) Laundry; vi) Convenience store; vii) Medical or dental clinic; viii) Private club; ix) Retail commercial establishment; x) Service shop; personal.



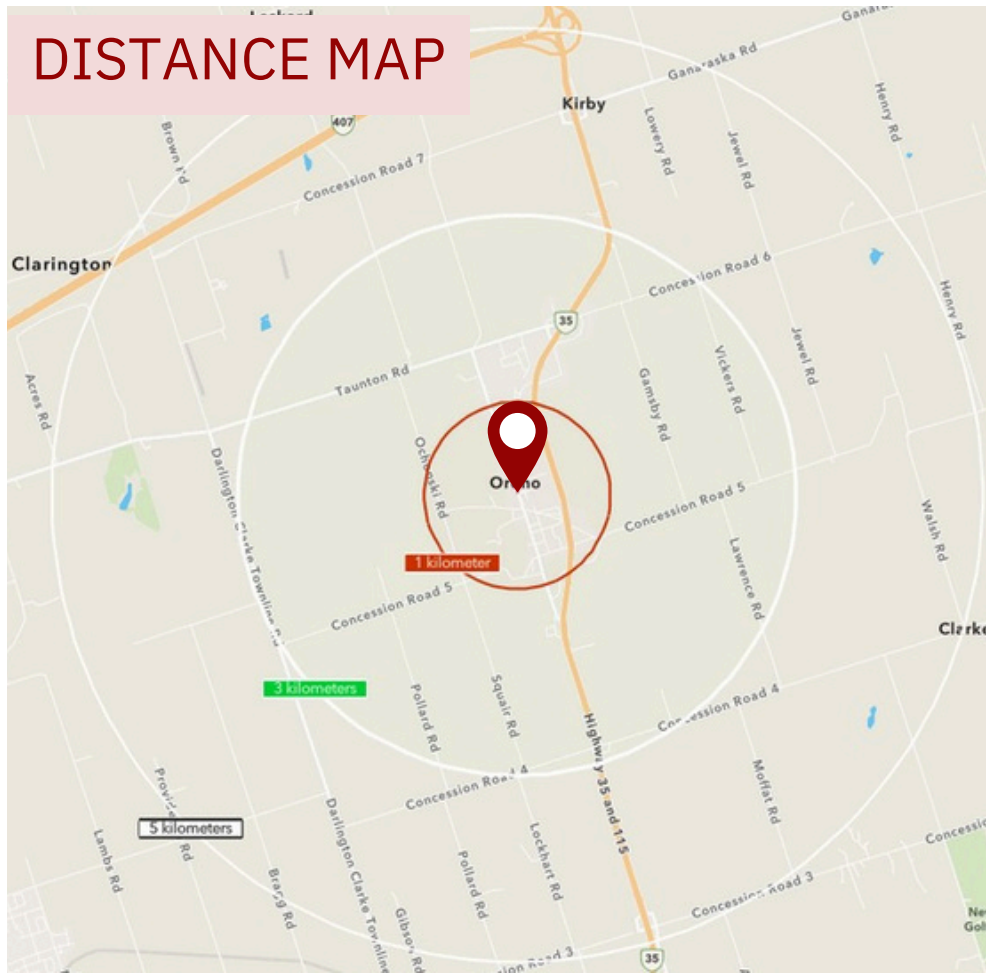
SITE AREA



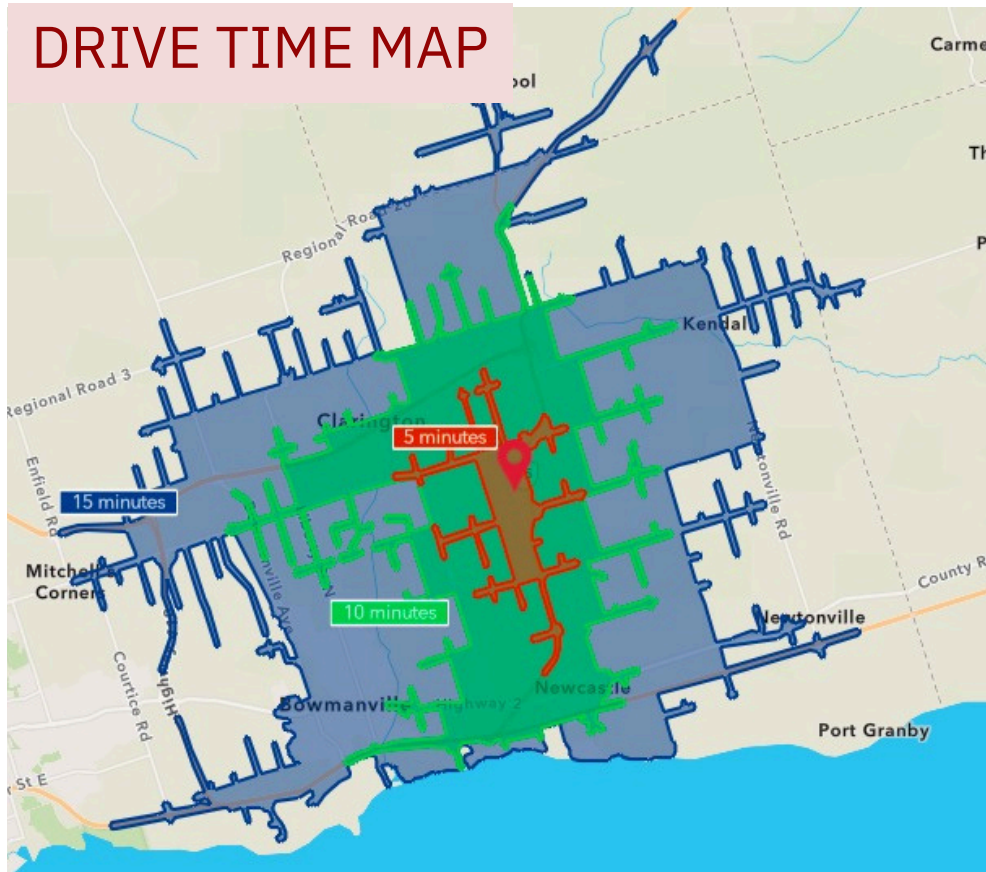
AMENITIES MAP



DISTANCE MAP



DRIVE TIME MAP



[See Drive Time Stat Sheet Here](#)

DEMOGRAPHICS

The population at 5300 & 5304 Main St. within a 5 km radius is 3,856. The median age for this population is 43.4. The number of households in this area is estimated at 1,373 within a 5 km area. The average household income is estimated to be CA\$137,251 within a 5 km radius.

Summary	1 Kilometer	2 Kilometers	5 Kilometers
2018 Total Population	1,454	2,629	3,560
2023 Total Population	1,578	2,819	3,856
2028 Total Population	1,671	2,995	4,144
2018-2028 Annual Rate	1.15%	1.22%	1.45%
2018 Households	576	1,012	1,318
2018 Average Household Size	2.5	2.6	2.7
2023 Households	601	1,051	1,373
2023 Average Household Size	2.6	2.7	2.8
2028 Households	633	1,110	1,464
2028 Average Household Size	2.6	2.7	2.8
2023-2028 Annual Rate	1.04%	1.10%	1.29%
2018 Families	452	828	1,113
2018 Average Family Size	2.8	2.8	2.8
2023 Families	474	862	1,163
2023 Average Family Size	2.8	2.8	2.8
2028 Families	508	925	1,232
2028 Average Family Size	2.8	2.8	2.9
2023-2028 Annual Rate	1.40%	1.42%	1.16%
2018 Dwellings	576	1,012	1,318
Owned Dwellings	481	887	1,151
Rented Dwellings	95	125	167
Band Housing	0	0	0
2023 Dwellings	601	1,051	1,373
Owned Dwellings	490	900	1,178
Rented Dwellings	111	151	195
Band Housing	0	0	0
2028 Dwellings	633	1,110	1,464
Owned Dwellings	508	939	1,237
Rented Dwellings	125	171	227
Band Housing	0	0	0
Average Household Income			
2018	CA\$105,475	CA\$114,241	CA\$116,337
2023	CA\$127,787	CA\$134,877	CA\$137,251
2028	CA\$149,159	CA\$156,833	CA\$159,549
Per Capita Income			
2018	CA\$41,784	CA\$43,976	CA\$43,071
2023	CA\$48,669	CA\$50,286	CA\$48,871
2028	CA\$56,504	CA\$58,125	CA\$56,366
Median Age			
2018	45.9	45.9	45.8
2023	42.8	43.4	43.4
2028	41.6	42.3	42.0



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Main Street

Station Street

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*Sales Representative **Broker