

FOR SALE



CREILAND
CONSULTANTS



STOUFFVILLE BUSINESS PARK CONDOMINIUM UNITS

195 Mostar Street,
Stouffville, ON



WEBSITE



STREETVIEW



PROPERTY OVERVIEW

Own a premium business condo designed to elevate your brand and impress clients and employees alike. This new development offers units ranging from 1,934 to 75,500 SQ FT, with versatile zoning (Park EBP(6) & EBP(6)(H-17)) that permits industrial, office, medical, and retail uses. Located in the heart of Stouffville's thriving business park, just minutes from Highway #404, the property boasts prime exposure along Mostar St. and Hoover Park Dr. Consisting of a low vacancy rate of 0.5%, and occupancy is slated for March 2026. Features include insulated concrete pre-cast panels, ESFR sprinkler systems, 24-foot warehouse ceilings, 100-amp electrical service, ample parking for vehicles and trucks, high-efficiency LED lighting, gas-fired heating, and a functional mezzanine with walk-up second-floor access.

\$525 PSF - \$700 PSF
PRICE PER SF RANGE

COMMERCIAL
PROPERTY TYPE

1,897 - 75,500 SF
BUILDING SIZE

MOOSTAR ST. & HOOVER PARK DR.
PROPERTY INTERSECTION

MARCH 2026
OCCUPANCY

PARK EBP(6) & EBP(6)(H-17)
ZONING

147 PARKING SPOTS
TOTAL PARKING

100 AMPS, 600 VOLTS PER UNIT
ELECTRICAL SERVICE

10FT x 14FT DRIVE-IN-DOOR
DRIVE-IN-DOOR

ESFR SPRINKLER SYSTEM
SPRINKLERS

WAREHOUSE 24FT
CEILING HEIGHT

INSULATED CONCRETE PRE-CAST PANELS
CONSTRUCTION

HIGH EFFICIENCY LED
LIGHTING

GAS FIRED SUSPENDED HEATER
HEATING TYPE

PRICING

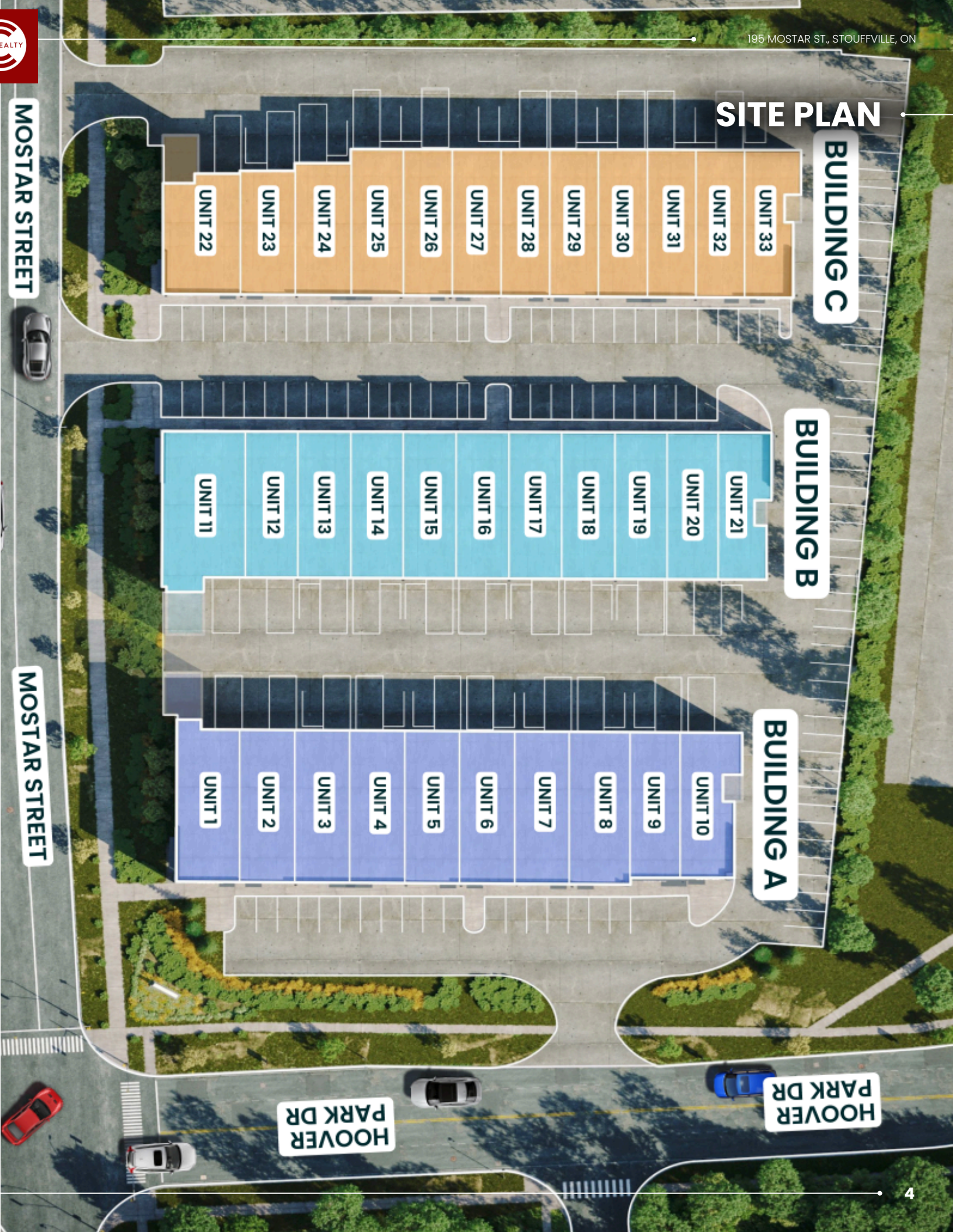
UNIT	BUILDING	GROUND FLOOR SQ.FT.	MEZZANINE SQ.FT.	TOTAL SQ.FT	PRICE PER SQ.FT	PRICES
1	A	2,296.81	637.13	2,933.94	\$700	\$2,053,758
2	A	1,921.50	531.87	2,453.37	\$625	\$1,533,356
3	A	1,921.50	531.87	2,453.37	\$625	\$1,533,356
4	A	1,921.50	531.87	2,453.37	\$625	\$1,533,356
5	A	1,921.50	531.87	2,453.37	\$625	\$1,533,356
6	A	1,921.50	531.87	2,453.37	\$625	\$1,533,356
7	A	1,921.50	531.87	2,453.37	\$625	\$1,533,356
8	A	1,921.50	531.87	2,453.37	\$625	\$1,533,356
9	A	1,873.50	531.87	2,405.37	\$625	\$1,503,356
10 *	A	1,716.21	502.47	2,218.68	\$700	\$1,553,076
11 *	B	2,936.19	776.84	3,713.03	\$700	\$2,599,121
12	B	1,767.33	458.40	2,225.73	\$550	\$1,224,151
13	B	1,767.33	458.40	2,225.73	\$525	\$1,168,508
14	B	1,767.33	458.40	2,225.73	\$525	\$1,168,508
15	B	1,767.33	458.40	2,225.73	\$525	\$1,168,508
16	B	1,767.33	458.40	2,225.73	\$525	\$1,168,508
17	B	1,767.33	458.40	2,225.73	\$525	\$1,168,508
18	B	1,767.33	458.40	2,225.73	\$525	\$1,168,508
19	B	1,767.33	458.40	2,225.73	\$525	\$1,168,508
20	B	1,767.33	458.40	2,225.73	\$525	\$1,168,508
21	B	1,497.82	435.80	1,933.62	\$550	\$1,063,491
22 *	C	2,108.30	578.55	2,686.85	\$700	\$1,880,795
23	C	1,564.66	402.15	1,966.81	\$550	\$1,081,745
24	C	1,665.56	426.15	2,091.71	\$525	\$1,098,148
25	C	1,631.01	409.20	2,040.21	\$525	\$1,071,110
26	C	1,631.01	409.20	2,040.21	\$525	\$1,071,110
27	C	1,631.01	409.20	2,040.21	\$525	\$1,071,110
28	C	1,631.01	409.20	2,040.21	\$525	\$1,071,110
29	C	1,631.01	409.20	2,040.21	\$525	\$1,071,110
30	C	1,631.01	409.20	2,040.21	\$525	\$1,071,110
31	C	1,631.01	409.20	2,040.21	\$525	\$1,071,110
32	C	1,631.01	409.20	2,040.21	\$525	\$1,071,110
33	C	1,627.63	405.40	2,033.03	\$550	\$1,118,166

Deposit Structure:

5% with offer, 5% in 45 days, 5% in 90 days, 5% in 120 days, 5% on occupancy



PROPERTY RENDERINGS



SITE PLAN

BUILDING C

- UNIT 22
- UNIT 23
- UNIT 24
- UNIT 25
- UNIT 26
- UNIT 27
- UNIT 28
- UNIT 29
- UNIT 30
- UNIT 31
- UNIT 32
- UNIT 33

BUILDING B

- UNIT 11
- UNIT 12
- UNIT 13
- UNIT 14
- UNIT 15
- UNIT 16
- UNIT 17
- UNIT 18
- UNIT 19
- UNIT 20
- UNIT 21

BUILDING A

- UNIT 1
- UNIT 2
- UNIT 3
- UNIT 4
- UNIT 5
- UNIT 6
- UNIT 7
- UNIT 8
- UNIT 9
- UNIT 10

MOSTAR STREET

MOSTAR STREET

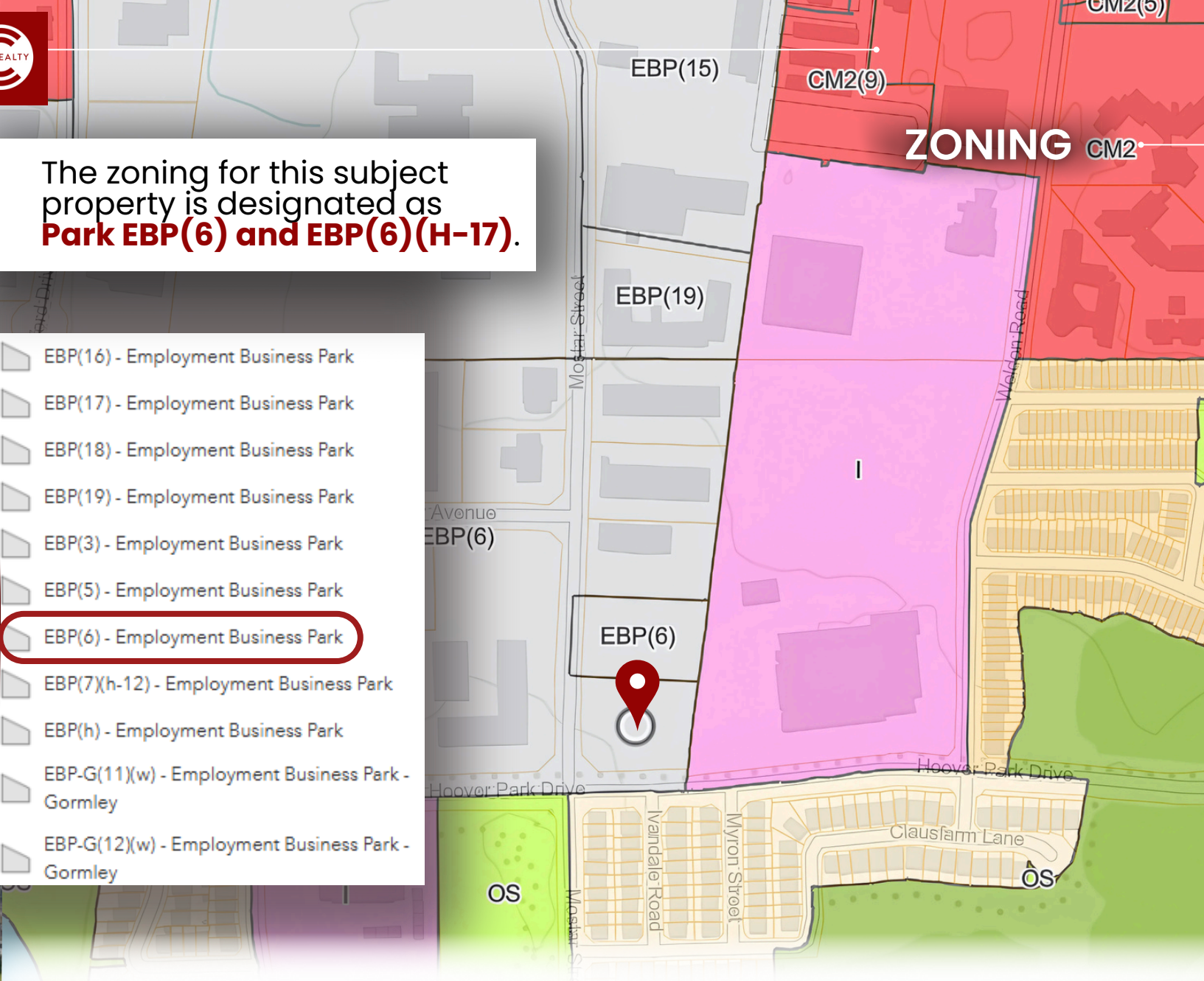
HOOVER PARK DR

HOOVER PARK DR



LOCATION

- 1 Newly Constructed Industrial Strata
- 2 Easy Highway #404 & #407 access
- 3 Located in the heart of Stouffville



The zoning for this subject property is designated as **Park EBP(6) and EBP(6)(H-17).**

- EBP(16) - Employment Business Park
- EBP(17) - Employment Business Park
- EBP(18) - Employment Business Park
- EBP(19) - Employment Business Park
- EBP(3) - Employment Business Park
- EBP(5) - Employment Business Park
- EBP(6) - Employment Business Park**
- EBP(7)(h-12) - Employment Business Park
- EBP(h) - Employment Business Park
- EBP-G(11)(w) - Employment Business Park - Gormley
- EBP-G(12)(w) - Employment Business Park - Gormley

PERMITTED USES

- BUSINESS AND PROFESSIONAL OFFICES
- MANUFACTURING
- WAREHOUSING, NOT INCLUDING COMMERCIAL "SELF-STORAGE" FACILITIES
- WHOLESALE SALES AND DISTRIBUTION
- HOTEL, CONVENTION AND BANQUET FACILITIES
- COMMERCIAL SCHOOLS
- COMMERCIAL RECREATION
- ANCILLARY RETAIL USES, BEING RETAIL AND SERVICE COMMERCIAL USES WHERE THE PRODUCTS SOLD ARE PRODUCED/ASSEMBLED ON THE PREMISES, AND THE RETAIL OPERATION OCCUPIES LESS THAN 10% OF THE AREA OF THE PRINCIPAL BUILDING
- ACCESSORY RESTAURANT
- BUSINESS SERVICES



SURROUNDING AMENITIES



STOUFFVILLE COMMUNITY POLICING CENTRE

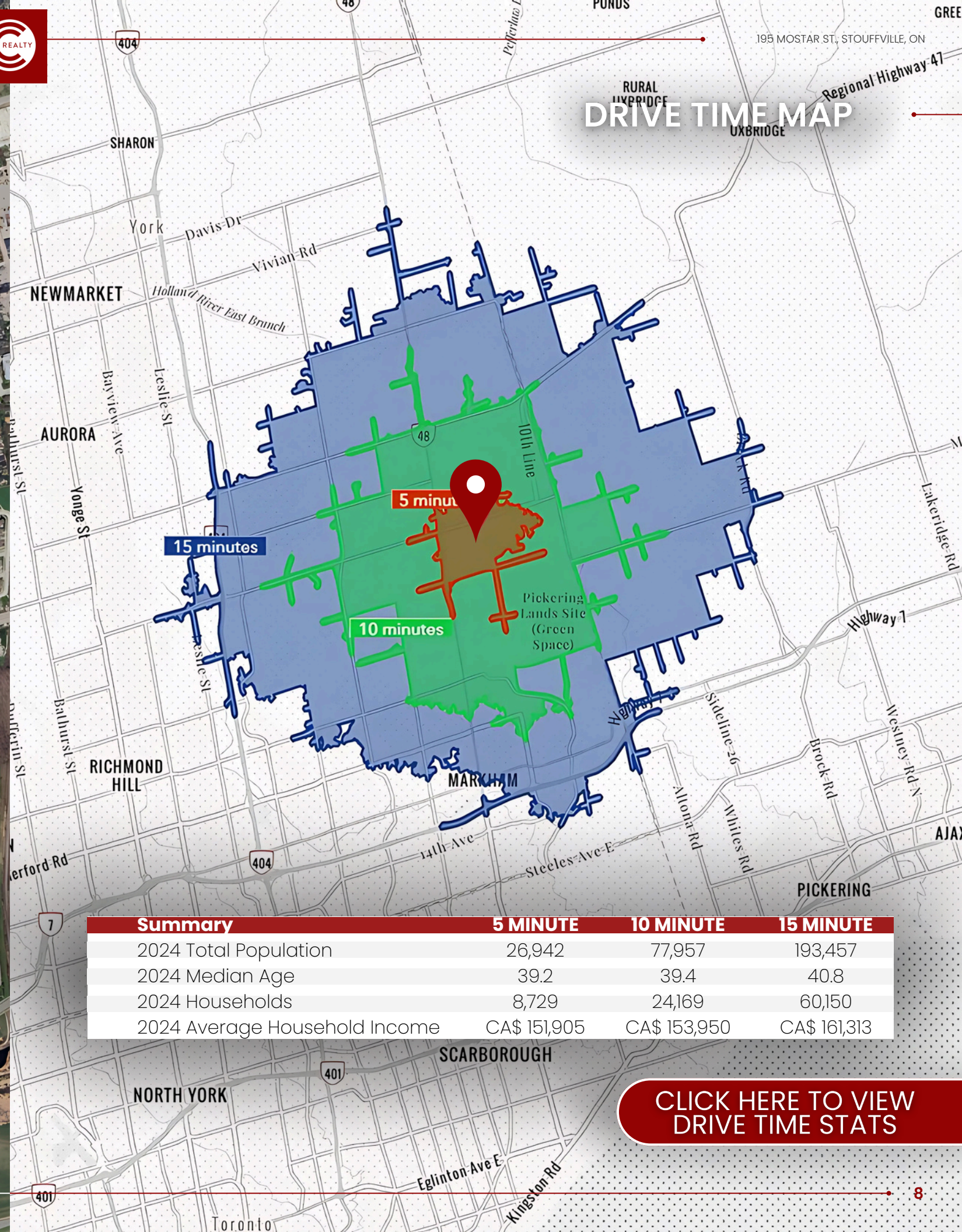
STOUFFVILLE DISTRICT SECONDARY SCHOOL

WHEELERS MILL PARK



Location	DISTANCE	DRIVE TIME
Wheelers Mill Park	140m	2 mins
Stouffville District Secondary School	350m	5 mins
Metro	1.0km	14 mins
Stouffville Memorial Park	1.9km	27 mins

DRIVE TIME MAP



Summary	5 MINUTE	10 MINUTE	15 MINUTE
2024 Total Population	26,942	77,957	193,457
2024 Median Age	39.2	39.4	40.8
2024 Households	8,729	24,169	60,150
2024 Average Household Income	CA\$ 151,905	CA\$ 153,950	CA\$ 161,313

[CLICK HERE TO VIEW DRIVE TIME STATS](#)



DEMOGRAPHICS

The population at 195 MOSTAR ST., STOUFFVILLE, ON within a 5 km radius is 42,730. The median age for this population is 39.2. The number of households in this area is estimated at 13,584 within a 5 km area. The average household income is estimated to be CA\$ 156,492 within a 5 km radius.

Summary	1 Kilometer	2 Kilometers	5 Kilometers
2019 Total Population	6,329	32,389	38,131
2024 Total Population	7,153	36,506	42,730
2029 Total Population	7,234	38,362	45,231
2019-2029 Annual Rate	0.23%	1.00%	1.14%
2019 Households	2,068	10,468	12,258
2019 Average Household Size	3.0	3.1	3.1
2024 Households	2,328	11,667	13,584
2024 Average Household Size	3.0	3.1	3.1
2029 Households	2,345	12,338	14,481
2029 Average Household Size	3.1	3.1	3.1
2024-2029 Annual Rate	0.15%	1.12%	1.29%
2019 Families	1,752	9,409	11,059
2019 Average Family Size	3.2	3.1	3.1
2024 Families	1,963	10,476	12,240
2024 Average Family Size	3.1	3.1	3.1
2029 Families	1,978	11,142	13,120
2029 Average Family Size	3.0	3.0	3.0
2024-2029 Annual Rate	0.15%	1.24%	1.40%
2019 Dwellings	2,068	10,468	12,258
Owned Dwellings	1,700	9,074	10,677
Rented Dwellings	367	1,395	1,581
Band Housing	0	0	0
2024 Dwellings	2,328	11,667	13,584
Owned Dwellings	1,892	10,085	11,795
Rented Dwellings	436	1,582	1,789
Band Housing	0	0	0
2029 Dwellings	2,345	12,338	14,481
Owned Dwellings	1,739	10,536	12,462
Rented Dwellings	606	1,802	2,019
Band Housing	0	0	0
Average Household Income			
2019	CA\$ 124,448	CA\$ 126,889	CA\$ 129,165
2024	CA\$ 150,923	CA\$ 154,058	CA\$ 156,492
2029	CA\$ 171,737	CA\$ 178,552	CA\$ 181,281
Per Capita Income			
2019	CA\$ 40,663	CA\$ 41,010	CA\$ 41,523
2024	CA\$ 49,119	CA\$ 49,236	CA\$ 49,749
2029	CA\$ 55,671	CA\$ 57,426	CA\$ 58,038
Median Age			
2019	38.8	37.8	38.1
2024	40.8	39.0	39.2
2029	42.8	40.1	40.2



[CLICK HERE TO VIEW DETAILED DEMOGRAPHICS](#)



KEY FACTS

195 Mostar St, Stouffville, Ontario, L4A 0Y2
Ring of 5 kilometers

Population

42,730

With growth of 2,501, the population is expected to reach 45,231 by 2025.

University Degree or Higher

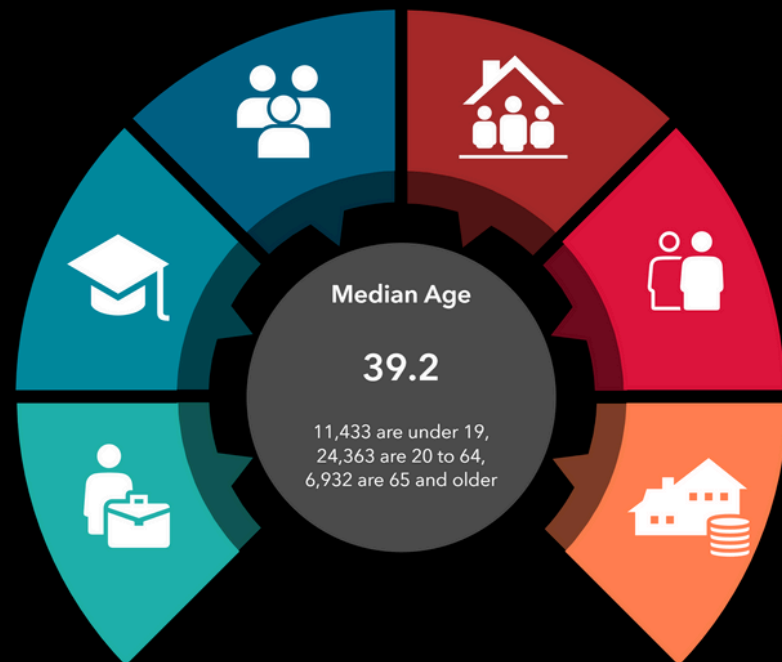
12,318

4,289 have no High School Diploma, 8,663 are High School Graduates, and 6,148 have College.

Labour Force

23,137

There are 3,186 self-employed individuals, and 4,865 working from home.



Households

13,584

An estimated 1,201 of households live below the poverty line, while 3,605 households have an income over \$200,000

Visible Minority

22,723

There are 1,501 first generation immigrant population, and immigrating to Canada since 2022.

Median Household Income

CA\$135,148

With an average of 3.1 people per household, the average household income is CA\$156,492.48

Key Facts



STOUFFVILLE COMMUNITY PROFILE



Stouffville

Nestled in the rolling hills of the Oak Ridges Moraine, Whitchurch-Stouffville offers the perfect balance of urban convenience and rural charm. Just 35 minutes from Toronto, this growing community of 49,864 (as of 2021) combines a rich history with modern amenities.

Diverse and welcoming, 46% of residents belong to visible minority groups, with South Asian, Chinese, Black, and Filipino communities being the largest. The town's heritage is reflected in its population, where over 31% are third-generation Canadians, and more than 80 languages are spoken, including Yue (Cantonese) and Mandarin.

Families thrive here, with a median age of 40, an average family size of 3.1, and over 90% living within family units. Residents enjoy events like RibFest, the Strawberry Festival, and the Stouffville Holiday Market, along with attractions like Nineteen on the Park, the Museum, and recreational programs.

The local economy is diverse, spanning high-tech industries, manufacturing, construction, agriculture, and tourism. Of the 23,000 employed residents, 38% work from home, 17% are self-employed, and 30% work locally.

Surrounded by natural beauty, Whitchurch-Stouffville boasts attractions like the York Region Forest and Bruce's Mill Conservation Area. This vibrant town is evolving, blending its rural roots with urban growth for the best of both worlds.

FOR SALE

Newmarket

195 MOSTAR ST. STOUFFVILLE



Richmond Hill
Vaughan

Markham

Oshawa

Pickering

North York

Etobicoke

Ampton

Toronto

Mississauga

Oakville

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