

# FOR SALE

4.94 ACRE OF EMPLOYMENT LAND AND BUILDING SLATED FOR REDEVELOPMENT



CREILAND  
CONSULTANTS



**509**  
BAYLY STREET EAST,  
AJAX, ON



PROPOSED CONCEPTUAL DESIGN



GOOGLE STREETVIEW



PROPERTY WEBSITE



VIDEO TOUR

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# PROPERTY OVERVIEW

Prime 4.94-acre land development opportunity situated along the high traffic Bayly Street commercial corridor in Ajax, offering exceptional exposure and visibility. The property includes an existing industrial building with approx. 11,664 SF generating approximately \$241,908 in gross annual revenue (inclusive of HST). A draft site plan has been prepared for a proposed commercial condominium development of around 100,000 square feet. Ideally located with convenient access to Highway #401 and in close proximity to key amenities such as Pickering Casino Resort, major shopping centres, and established employment hubs. Surrounded by existing and future residential communities, this site presents a flexible and strategically positioned investment opportunity for developers and user/investors seeking growth in Durham Region.

- 

**\$8,950,000**  
ASKING PRICE
- 

**11,664 SF**  
INDUSTRIAL BUILDING
- 

**4.94 AC**  
LAND
- 

**\$82,000**  
PROPERTY TAX  
(EST.2025)
- 

**Prestige Employment (PE)**  
ZONING
- 

**Employment Areas**  
OFFICIAL PLAN

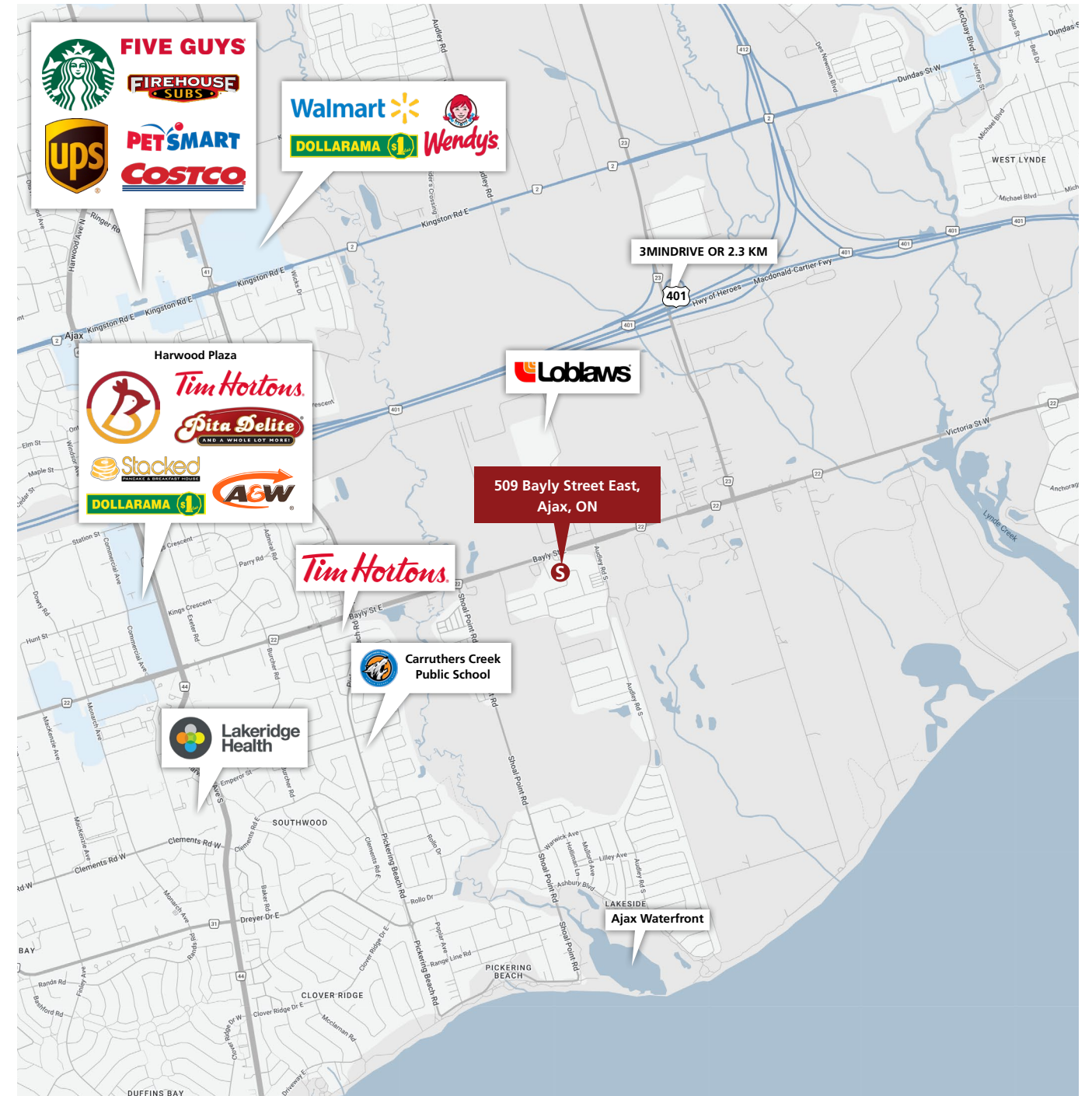


**PROPERTY TYPE**  
INDUSTRIAL BUILDING AND LAND



**PROPERTY INTERSECTION**  
BAYLY ST. E. & AUDLEY RD. S.

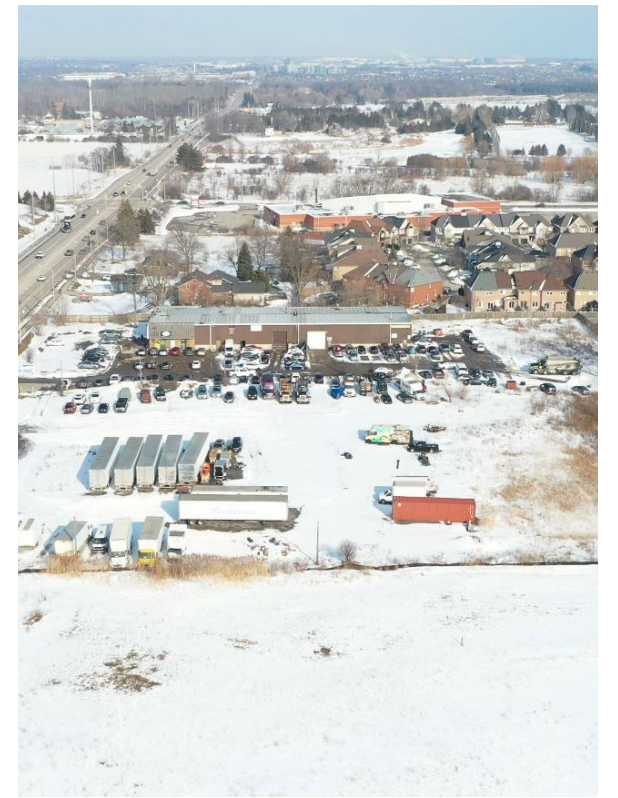
## NEARBY AMENITIES



# AERIAL PHOTOS



# AERIAL PHOTOS



# PROPOSED CONCEPTUAL RENDERINGS

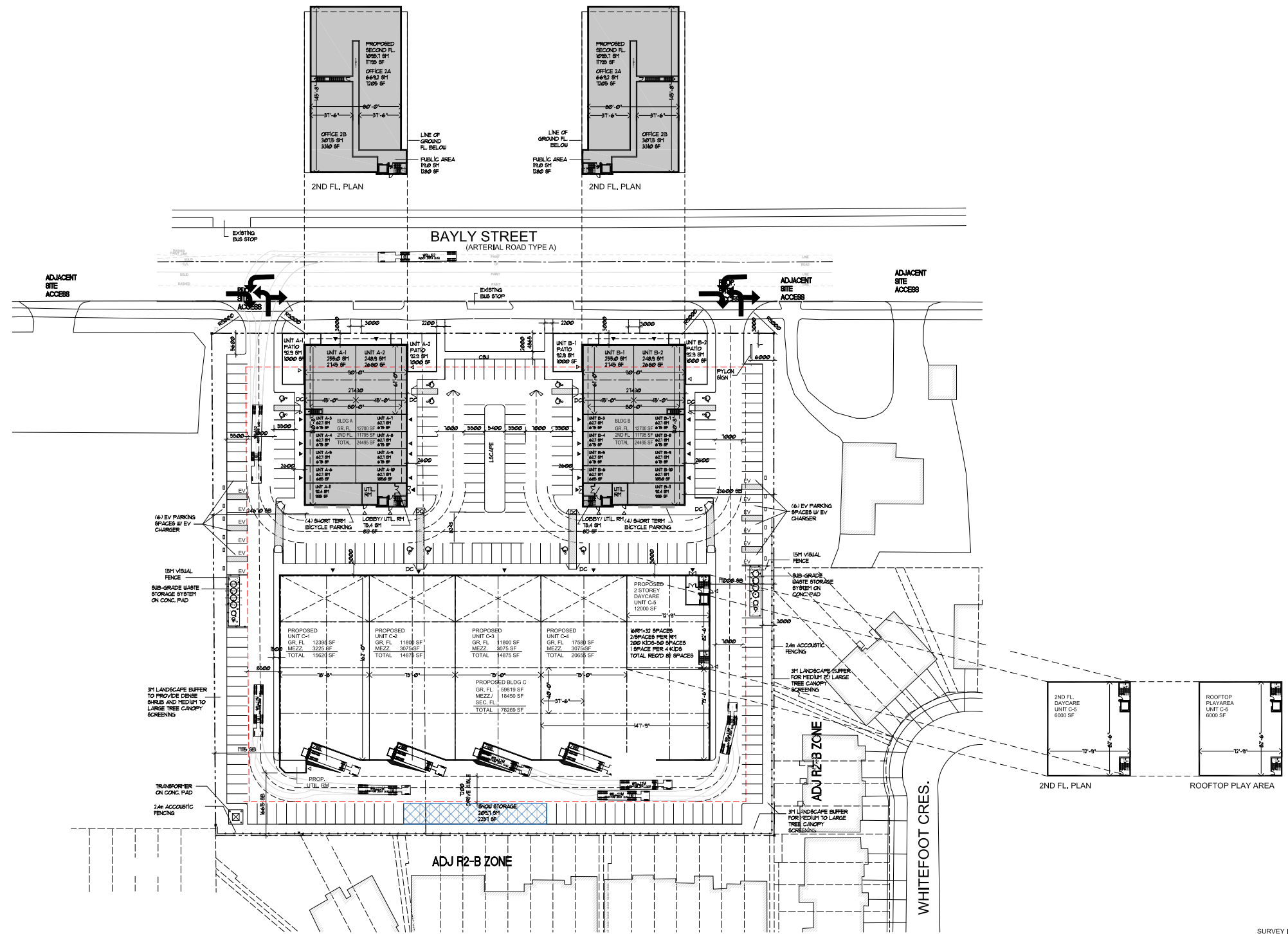


# PROPOSED CONCEPTUAL RENDERINGS

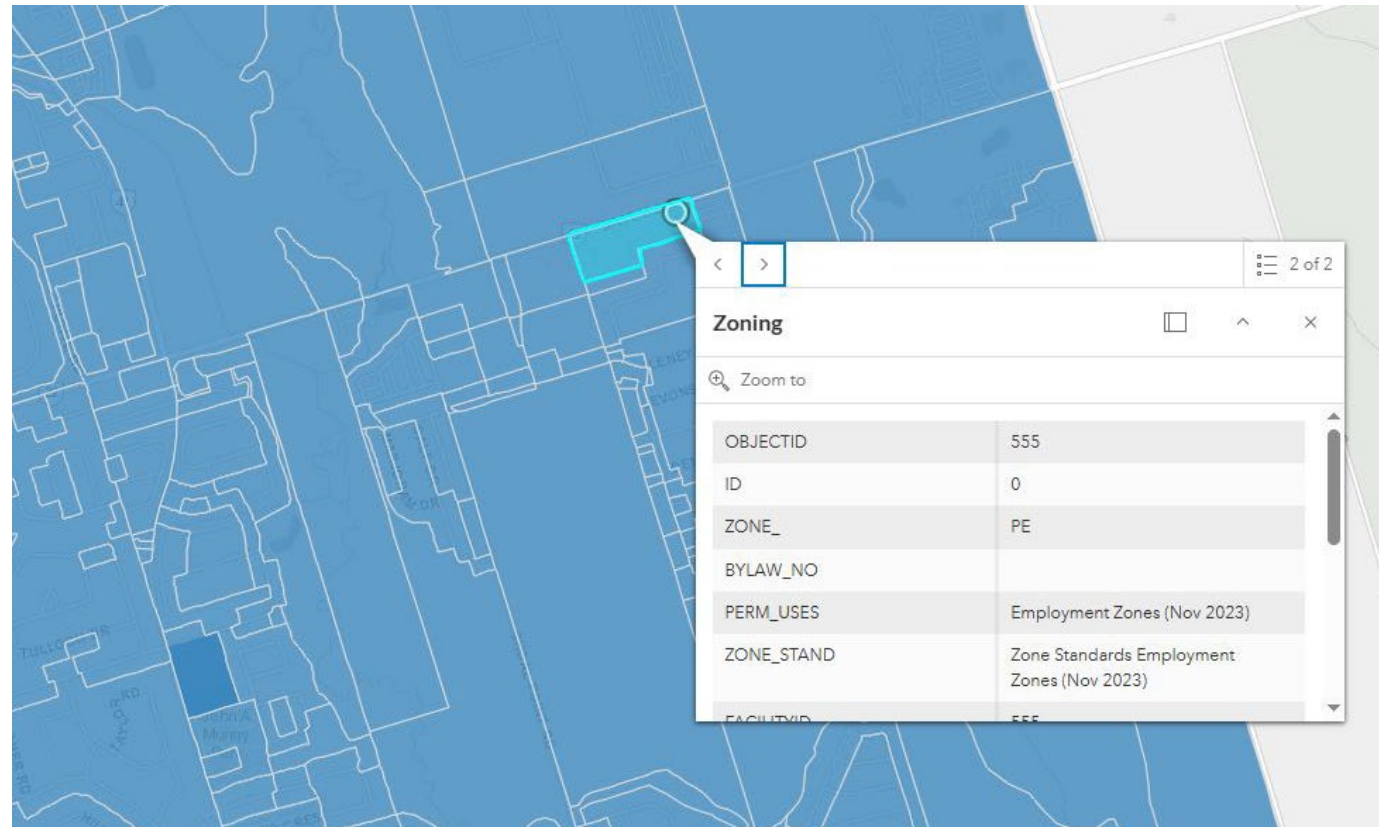


# SITE PLAN

A draft site plan has been submitted to the City of Ajax and subsequent revisions are in the works



# ZONING - PRESTIGE EMPLOYMENT (PE)



Within this Zone, the following uses are permitted uses:

- Accessory Retail Sales Outlet (1)
- Banquet Facilities
- Commercial Fitness Centre
- Commercial School (6)
- Community Centre
- Day Care Facility
- Drive-Thru Facility
- Dry Cleaning Establishment
- Emergency Service Facilities
- Financial Institution
- Funeral Home
- Hotel
- Licensed Accessory Outdoor Patio (4)
- Light Manufacturing (2)
- Medical Clinic
- Motel
- Motor Vehicle Rental Establishment
- Motor Vehicle Sales Establishment
- Offices
- Personal Service Shop
- Place Of Assembly
- Place Of Entertainment
- Public Storage Facility — no maximum coverage
- Recreation Facility
- Restaurant
- Restaurant, Drive-Thru
- Service or repair shop
- Sports arena
- Unlicensed Accessory Outdoor Patio
- Veterinary clinic
- Warehouse/ Distribution Centre

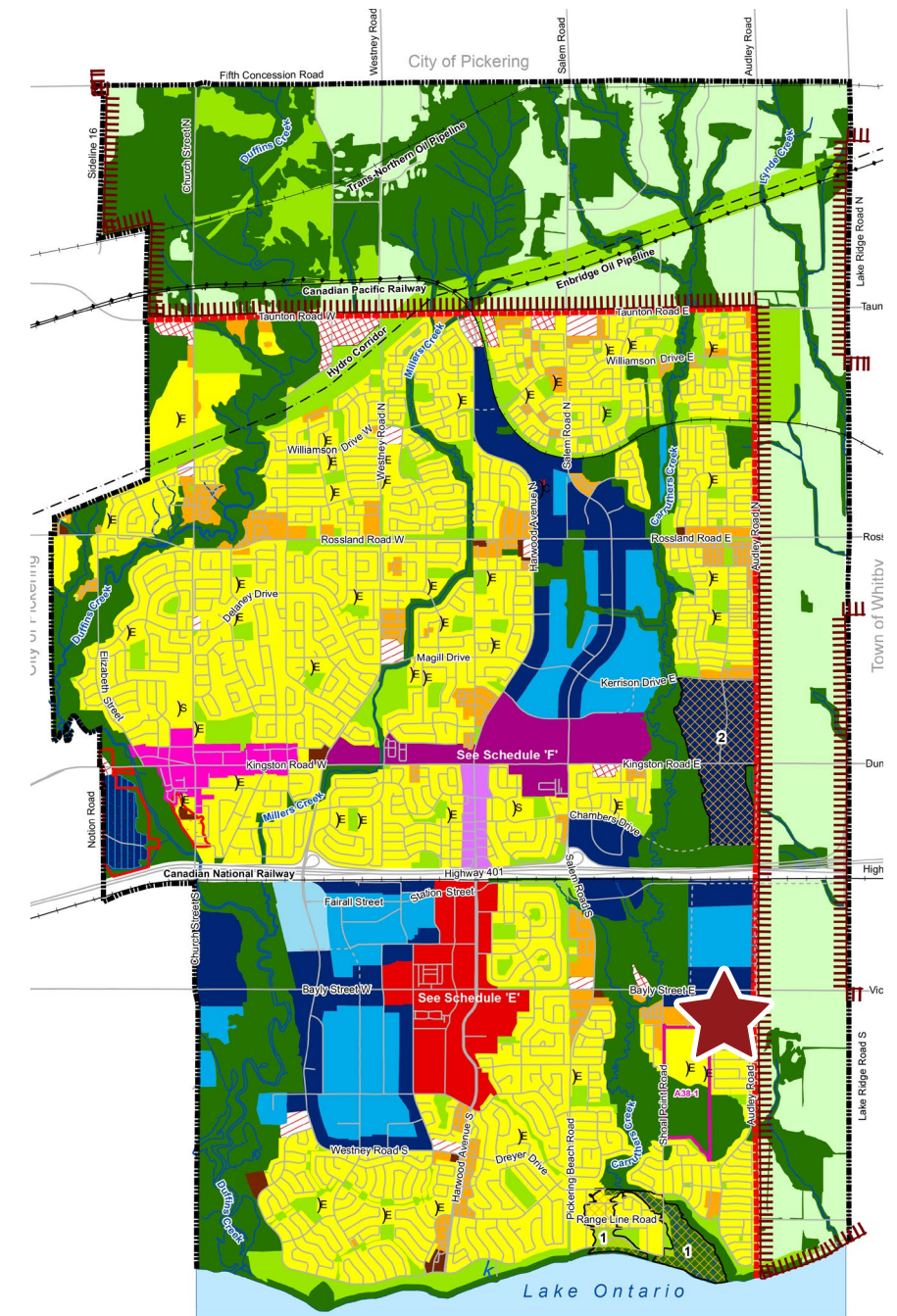
# OFFICIAL PLAN

The subject site is designated "Employment Areas" with the "Regional Corridor" overlay in the Regional Official Plan.

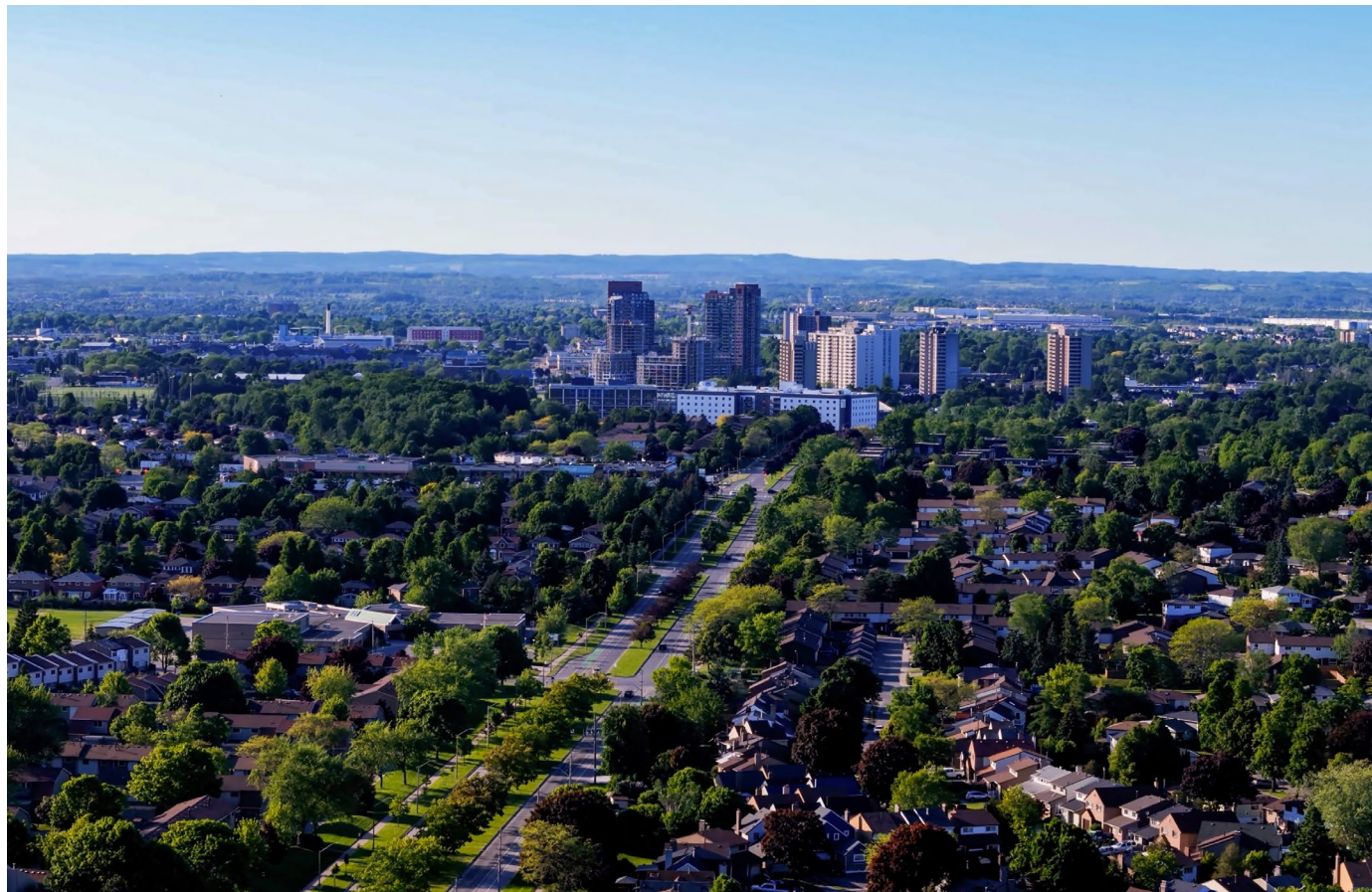
Employment Areas are set aside for uses that by their nature may require access to highway, rail, and/or shipping facilities, separation from sensitive uses, or benefit from locating close to similar uses. Permitted uses may include manufacturing, assembly and processing of goods, service

industries, research and development facilities, warehousing, offices and business parks, hotels, storage of goods and materials, freight transfer and transportation facilities. Limited personal service and retail uses, serving the immediate designated Employment Area may be permitted as a minor component (e.g. 10%) of the aggregate gross floor areas of the uses in the designated Employment Area.

Regional Corridors are designated as an overlay of the underlying land-use designation. They are to be planned as higher density mixed-use areas, supporting higher order transit services and pedestrian oriented development. The proposed development appears to be permitted by the policies of the current ROP



## COMMUNITY PROFILE



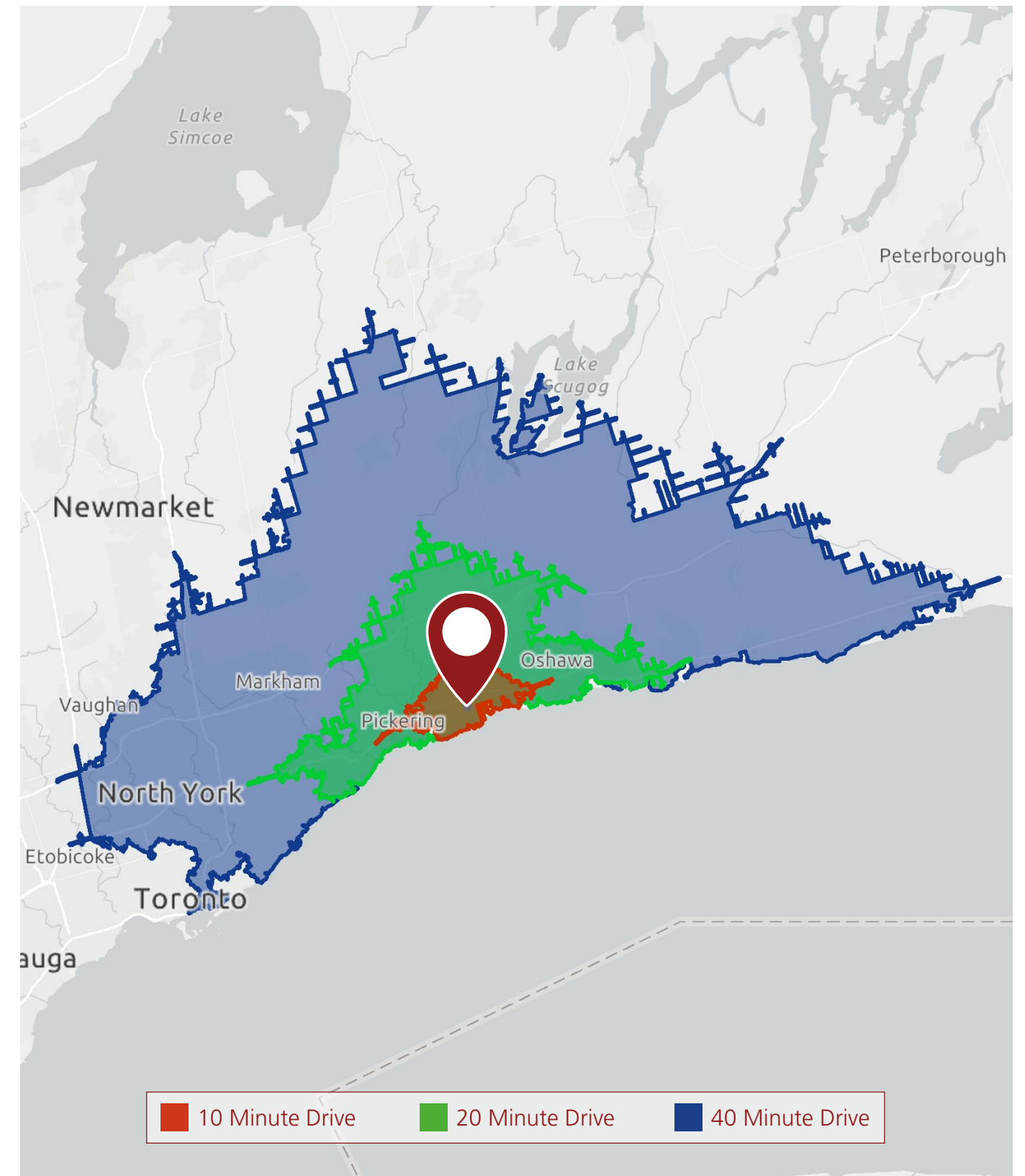
Ajax is a vibrant town located in the eastern part of the Greater Toronto Area, along the northern shore of Lake Ontario. It is part of the Regional Municipality of Durham and is known for its beautiful waterfront, diverse community, and strong sense of local pride. Ajax offers a peaceful suburban lifestyle while still providing easy access to downtown Toronto, making it an attractive place for families and professionals.

The town has a rich history that dates back to World War II. It was named after HMS Ajax, a Royal Navy cruiser that played a significant role in the Battle of the River Plate in 1939. Originally developed as a defence manufacturing community, Ajax has grown into a thriving residential and commercial center.

One of the highlights of Ajax is its scenic waterfront, featuring parks, trails, and conservation areas. Residents and visitors enjoy outdoor activities such as cycling, walking, and picnicking along the lake. The town also hosts community events, cultural festivals, and farmers' markets throughout the year.

With excellent schools, recreational facilities, and a welcoming atmosphere, Ajax continues to grow and develop. Its combination of natural beauty, history, and modern amenities makes it a desirable place to live and visit in Ontario.

## DRIVE TIME MAP



# KEY FACTS

## 509 Bayly St E, Ajax, Ontario, L1Z 1W7

Ring of 1 kilometer

Population  
**3,739**

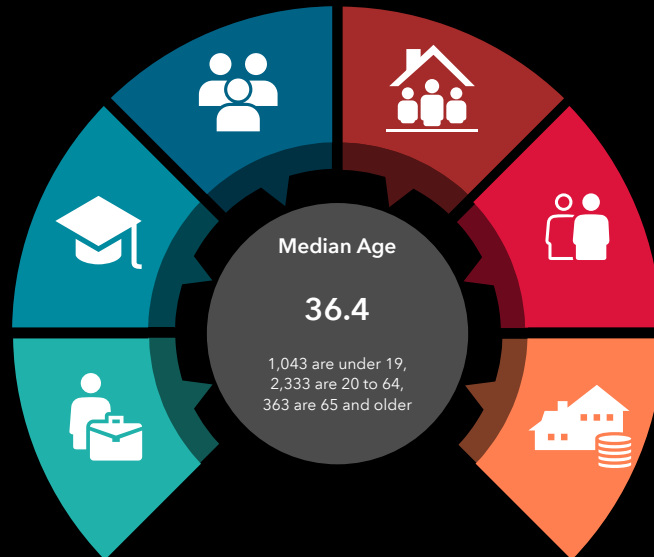
With growth of 1,930, the population is expected to reach 5,669 by 2025.

University Degree or Higher  
**1,155**

264 have no High School Diploma, 807 are High School Graduates, and 506 have College.

Labour Force  
**2,276**

There are 248 self-employed individuals, and 427 working from home.



Households  
**1,102**

An estimated 56 of households live below the poverty line, while 382 households have an income over \$200,000

Visible Minority  
**2,758**

There are 249 first generation immigrant population, and immigrating to Canada since 2022.

Median Household Income  
**CA\$153,571**

With an average of 3.4 people per household, the average household income is CA\$178,333.81

### Key Facts



Source: This infographic contains data provided by Environics (2025, 2030).

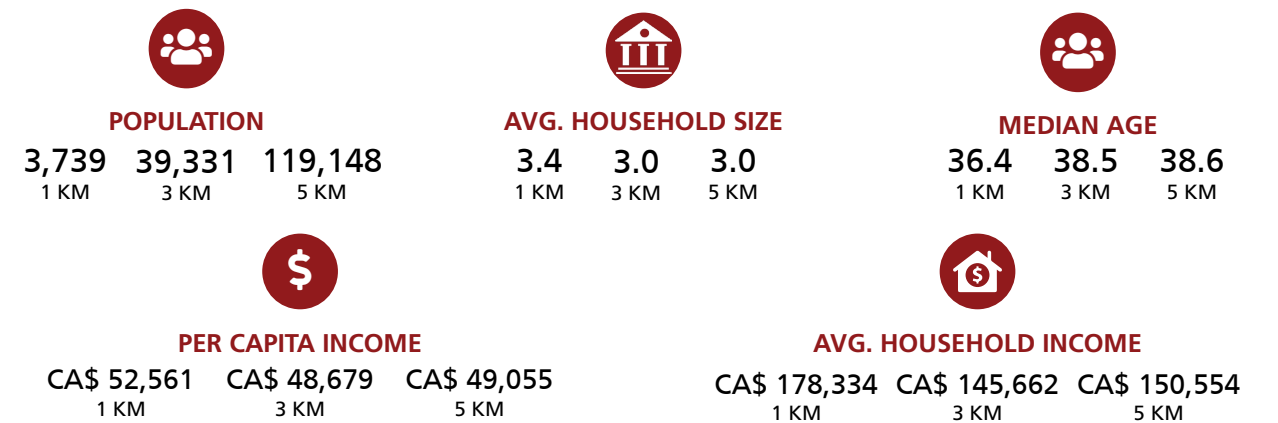
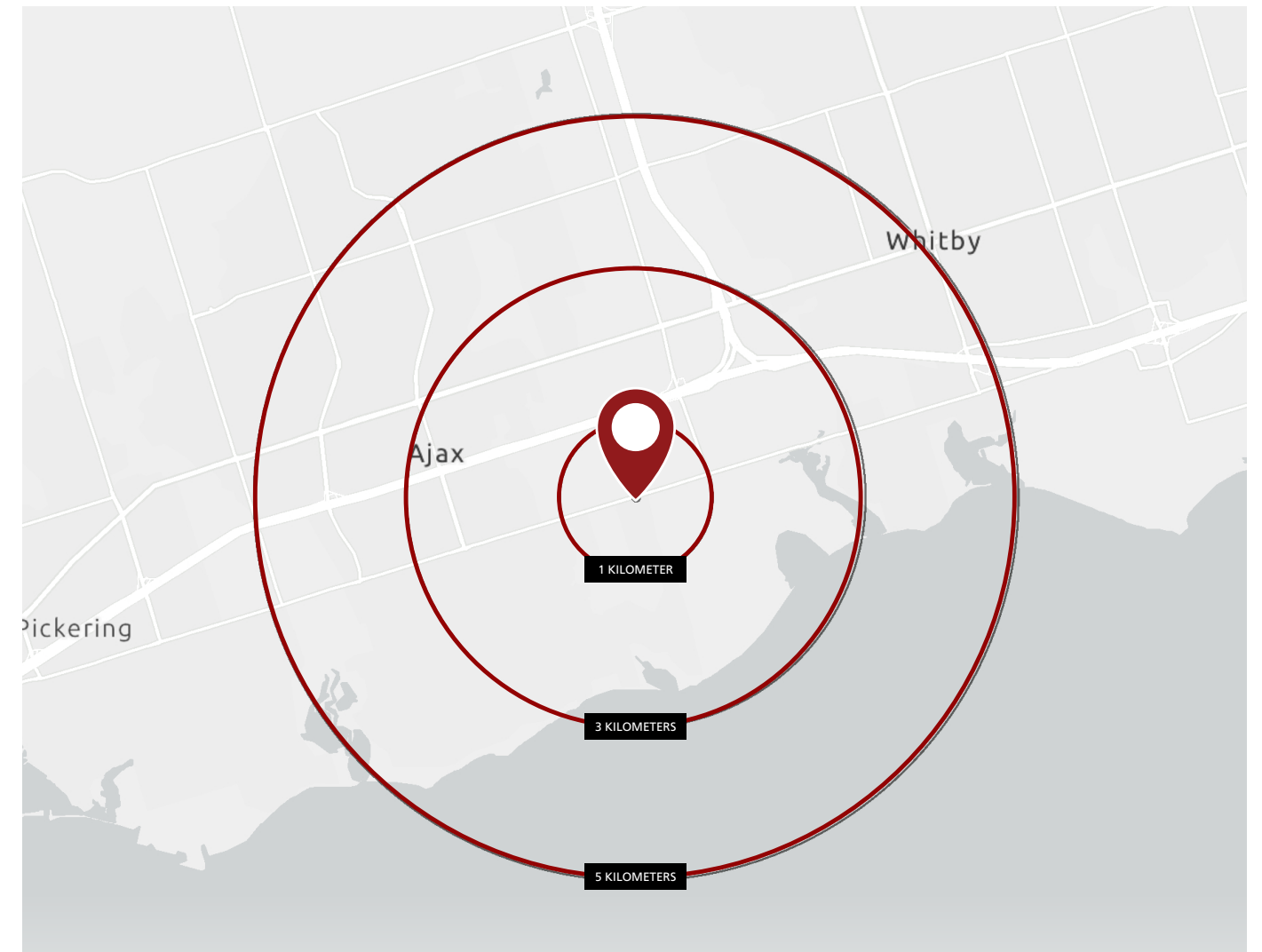
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MULTIPLE LISTING SERVICE NUMBER

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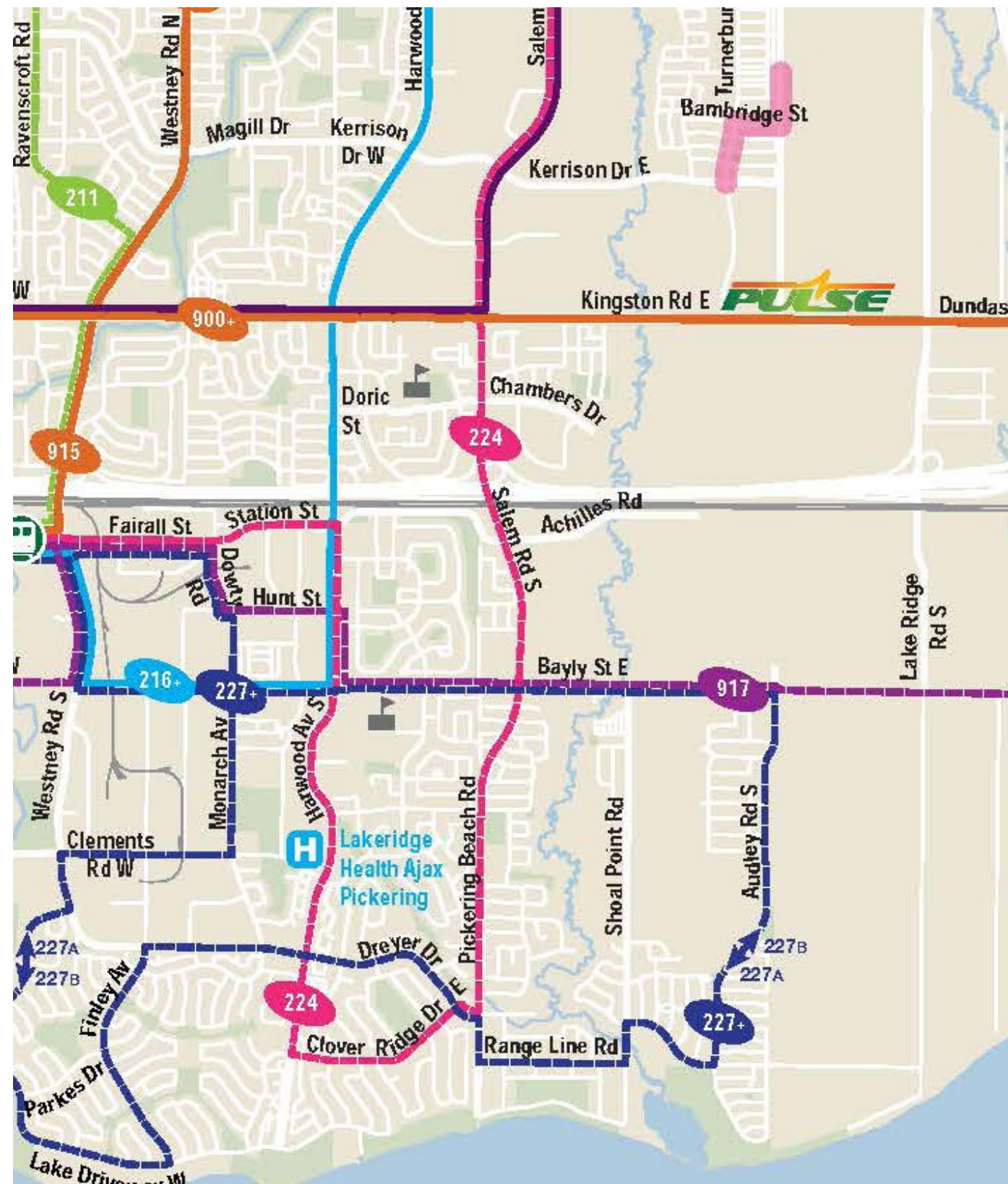
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# DEMOGRAPHICS





















[CLICK HERE TO VIEW DETAILED DEMOGRAPHICS](#)

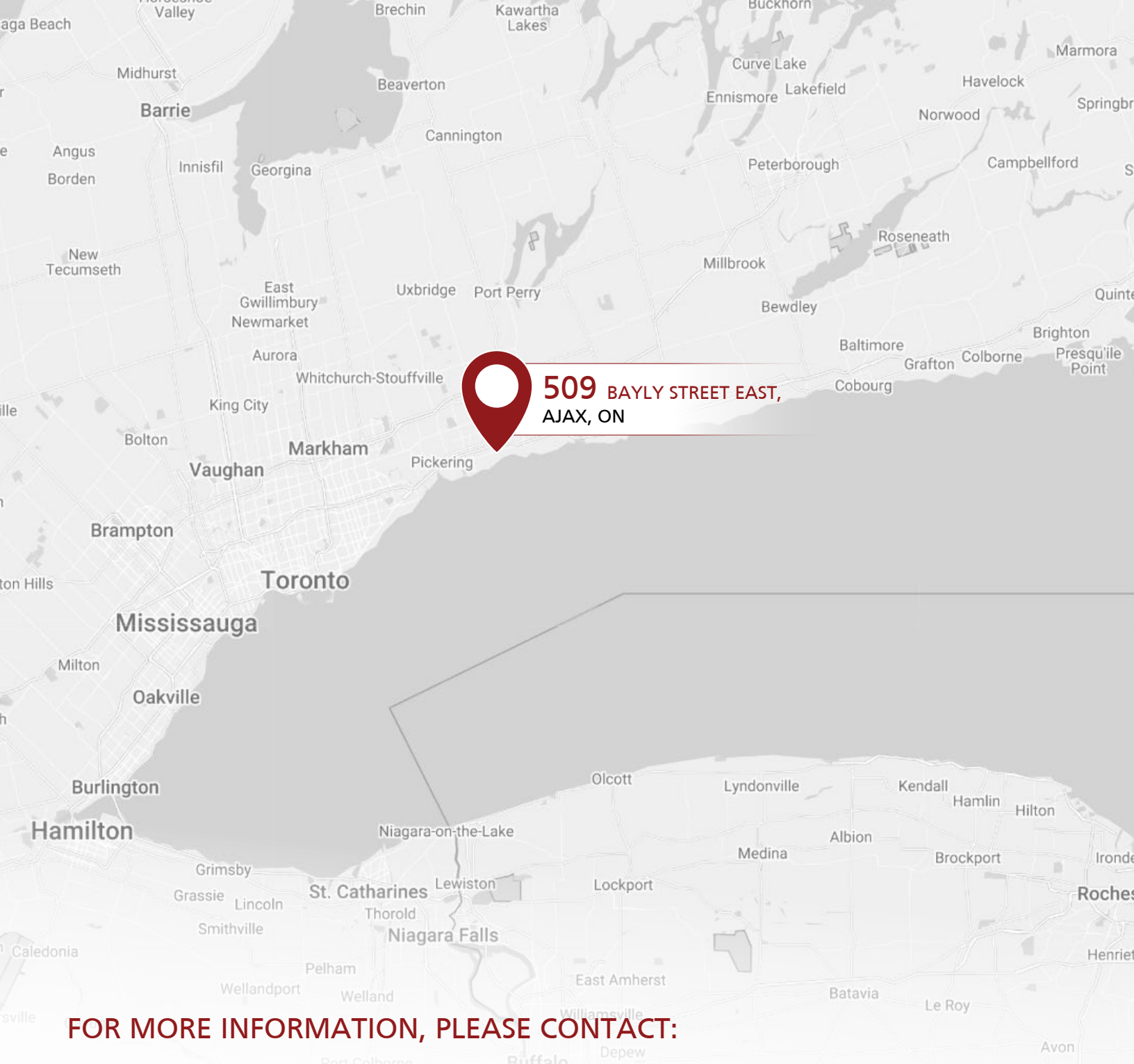
# TRANSIT MAP



# LEGEND

-  Operates at least every 20 minutes, weekdays, from AM peak through PM peak  
Operates at least every 30 minutes at other times.
-  Operates at least every 30 minutes
-  Operates at least every 15 minutes during certain times, operates at least every 30 minutes at other times.
-  Operates at least every 30 minutes
-  Operates at least every two hours
-  Express segment of route. Stopping only at express stops
-  On Demand available at bus stops in these areas
-  On Demand is available at bus stops when scheduled service is not operating
-  Pedestrian bridge or tunnel
-  Route number
-  Branch
-  Direction of travel
-  Service Frequency
-  Hospital
-  Train station
-  Terminal
-  Secondary School
-  College / University





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**FOR MORE INFORMATION, PLEASE CONTACT:**



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