



CREILAND
CONSULTANTS

FOR SALE

**5300 Main Street,
Orono, ON**



Main Street

Station Street



[Google Streetview](#)

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PROPERTY OVERVIEW

ADDRESS:

5300 MAIN STREET, ORONO

Conveniently located along Main Street in the heart of Orono, this property benefits from a central, walkable location within close proximity to local shops, dining, schools, and community services. The area offers easy access to Highway 115 and nearby transit routes, providing connectivity to surrounding communities and the Greater Toronto Area.

The property consists of two separate two-bedroom apartments with rear parking spaces. Zoned C1-2, it offers flexibility for a range of permitted uses. Building features include a gas furnace, central air conditioning, and a rear storage shed for additional storage.



PRICE:
\$589,000



AVAILABILITY:
Unit 1 - Vacant
Unit 2 - Vacant



NO. OF BATHS
2



TOTAL AREA:
2,895 SF



NO. OF BEDROOMS
4

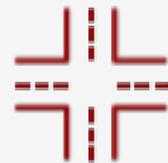


PROPERTY TAX (2024):
\$5,304



Property Type

Residential / Commercial



Property Intersection

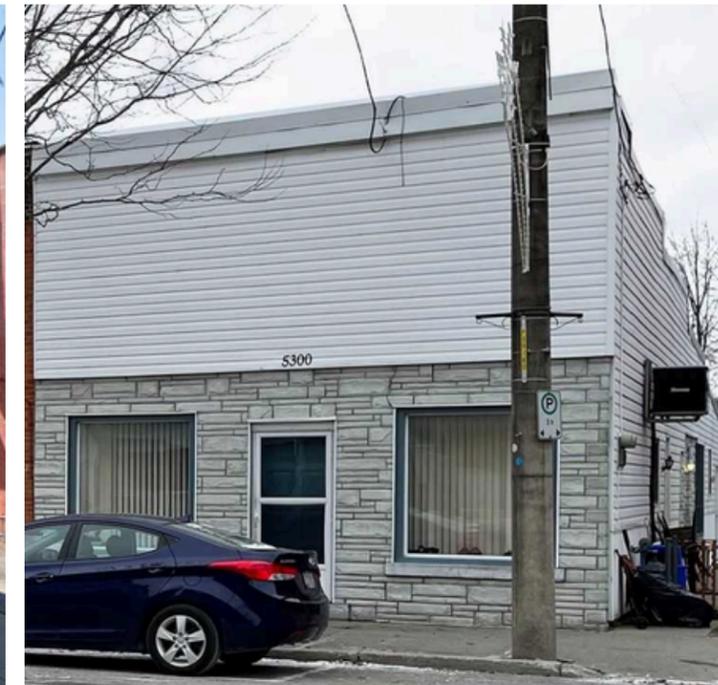
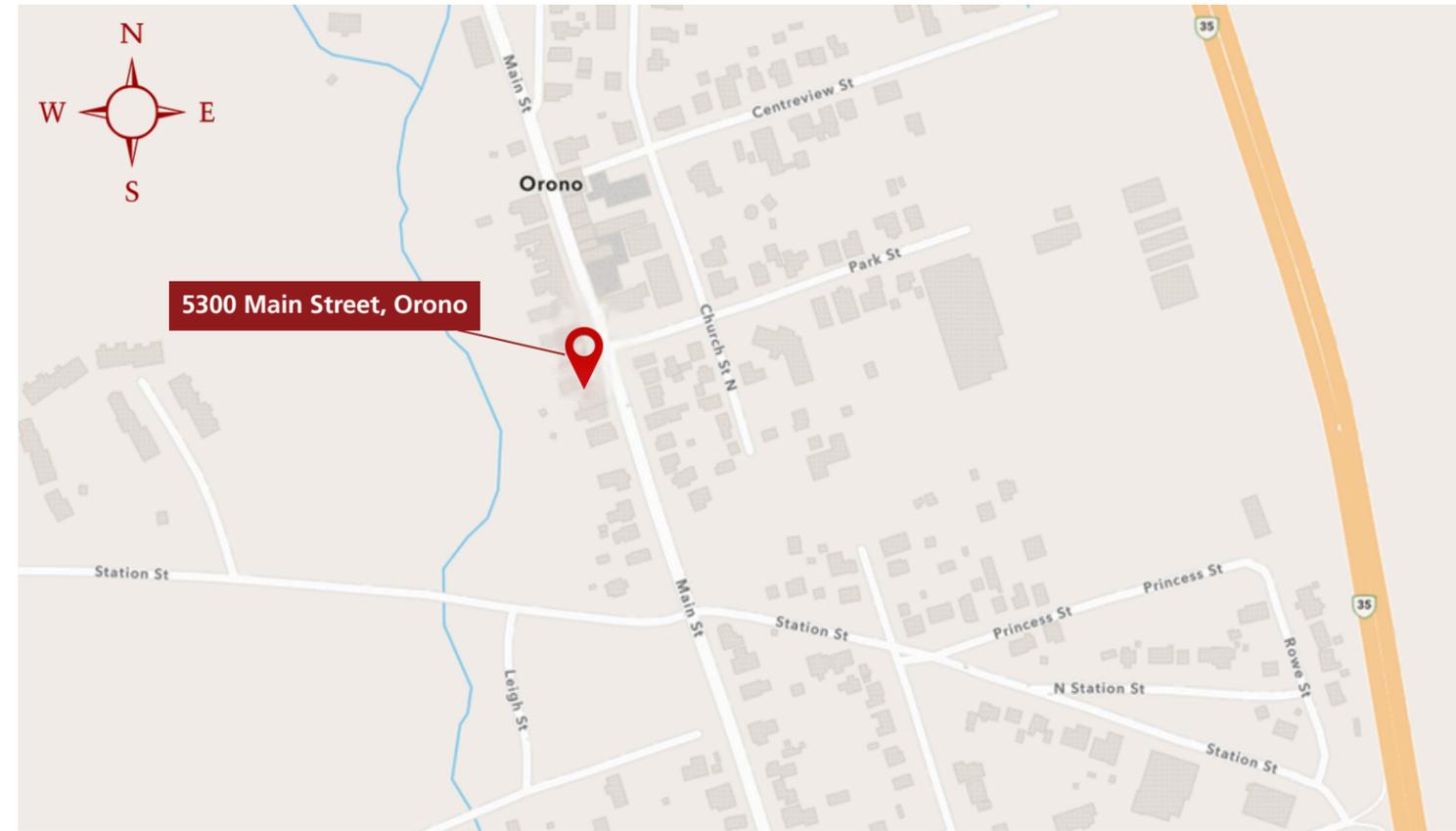
Main St. & Park St.



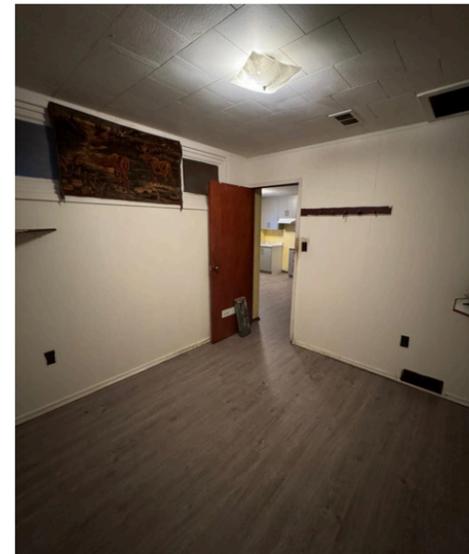
Zoning

Neighborhood Commercial District (C1 - 2)

LOCATION



PROPERTY PHOTOS



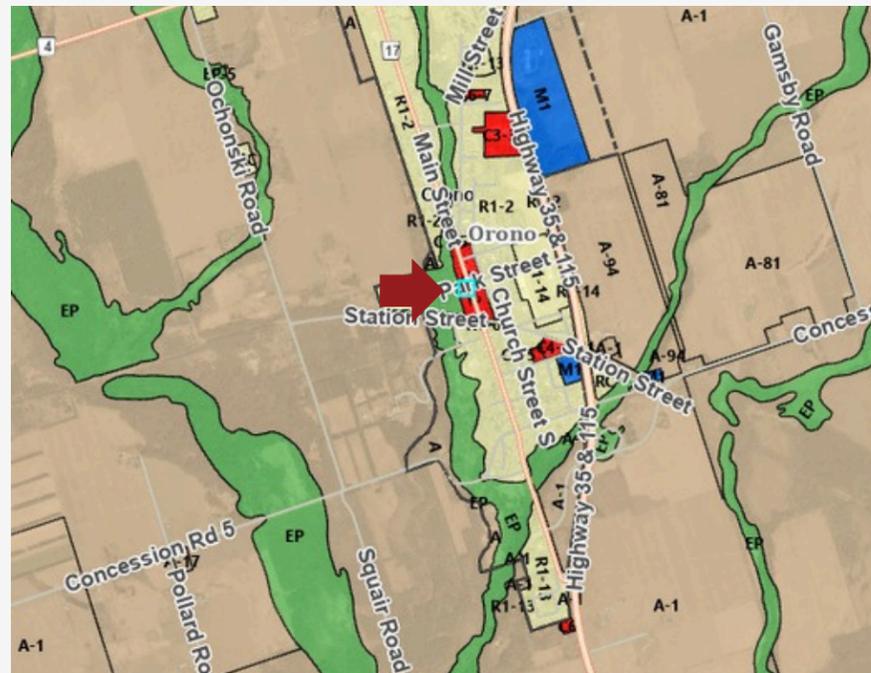
ZONING MAP

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.



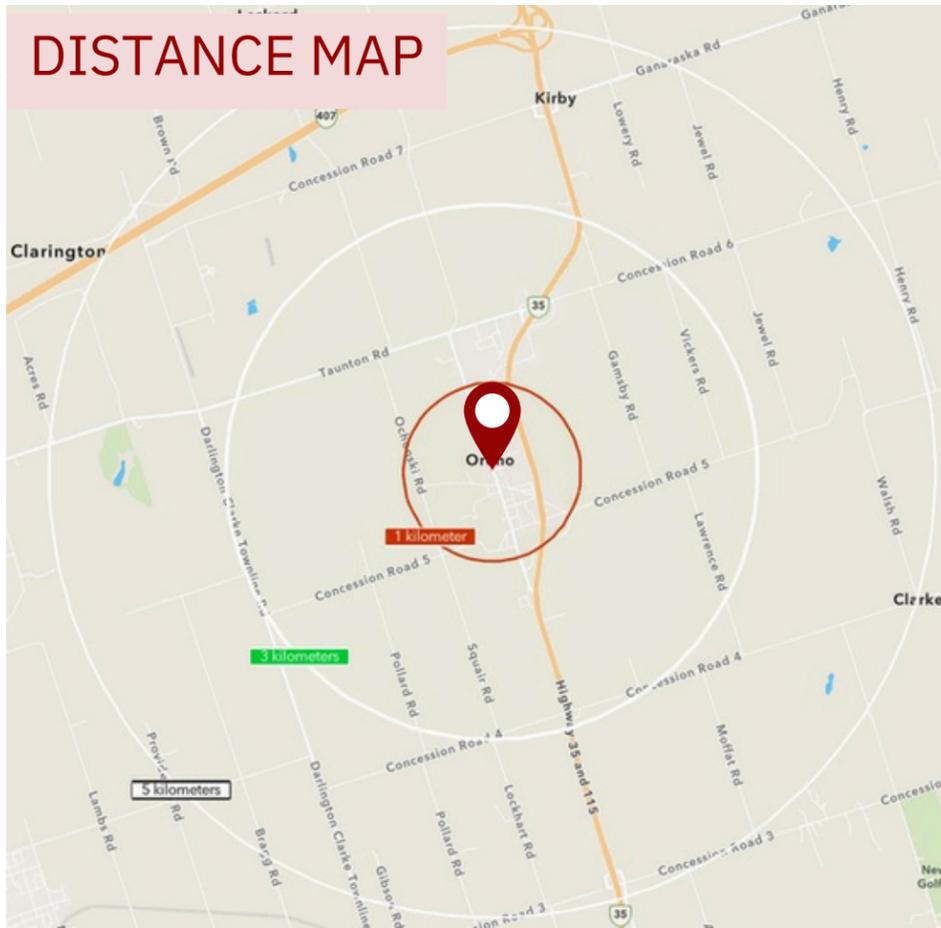
SITE AREA



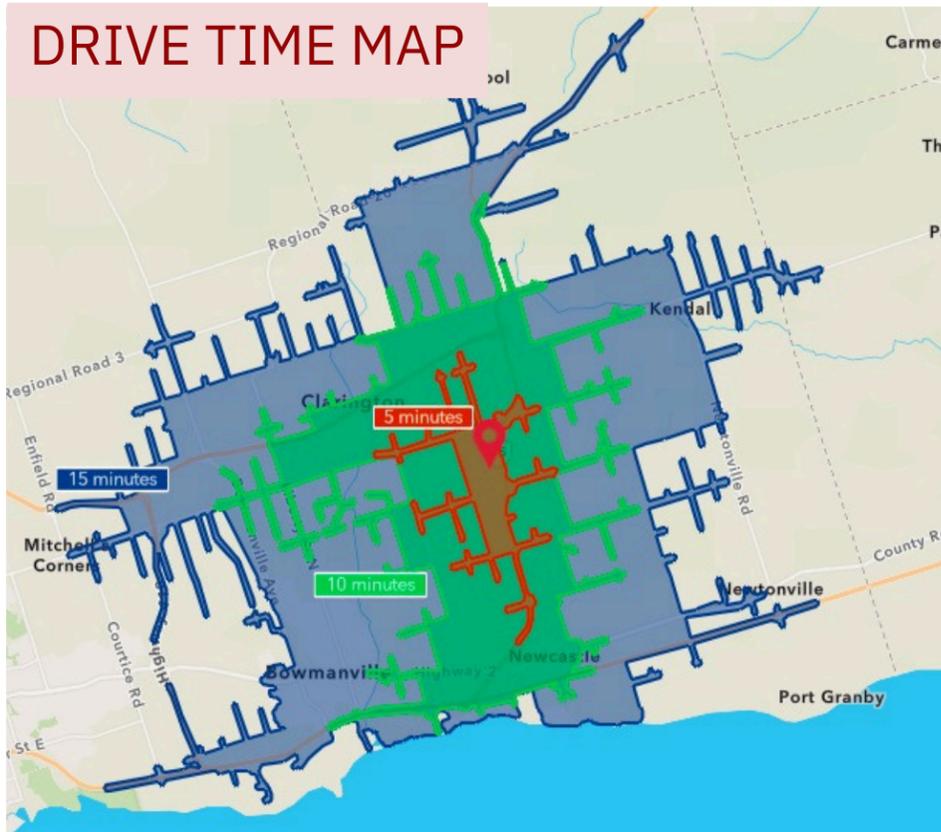
AMENITIES MAP



DISTANCE MAP



DRIVE TIME MAP

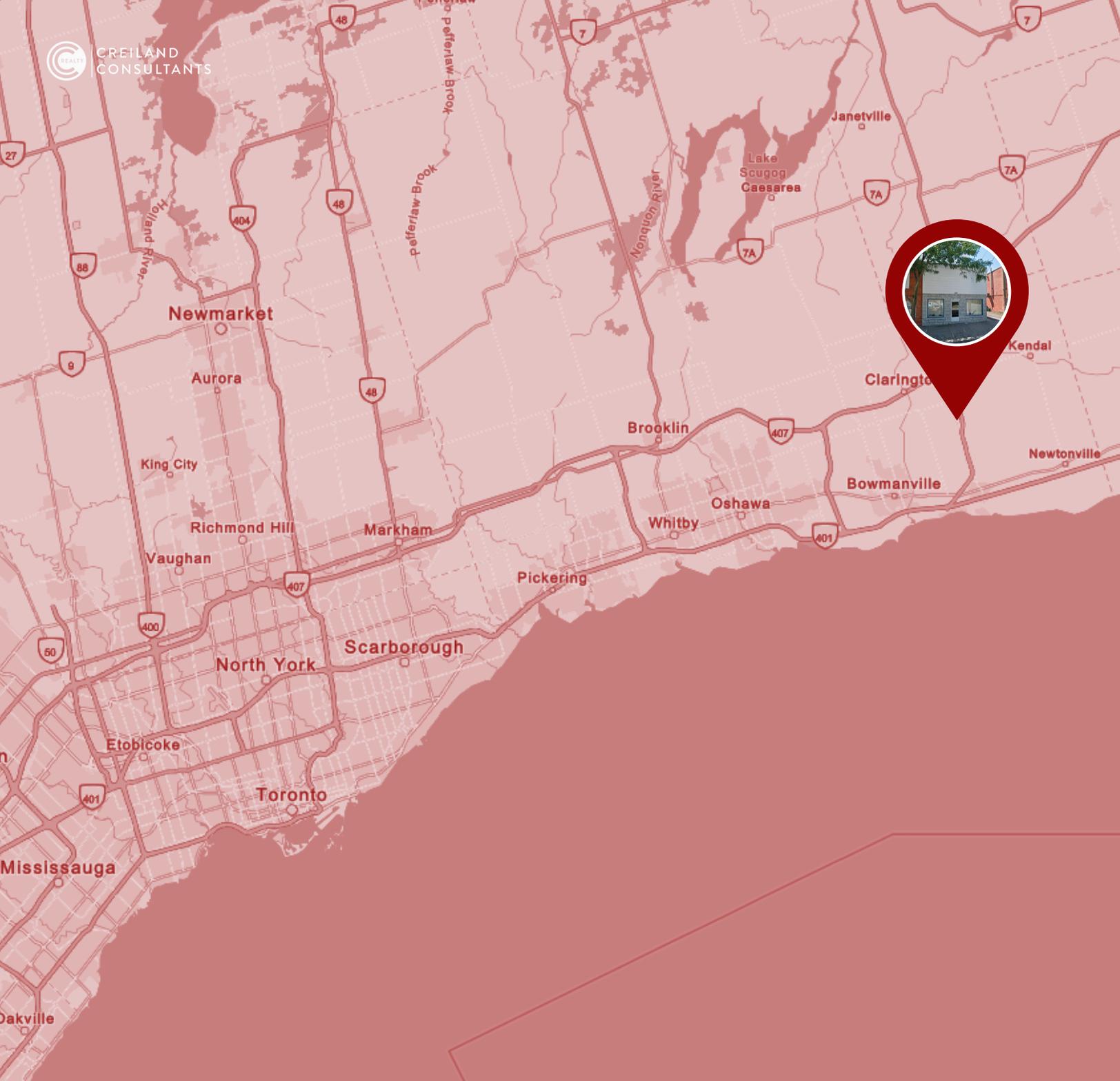


[See Drive Time Stat Sheet Here](#)

DEMOGRAPHICS

The population at 5300 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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