FOR SALE

4.94 ACRE OF EMPLOYMENT LAND AND BUILDING SLATED FOR REDEVELOPMENT

CREILAND CONSULTANTS

PROPOSED CONCEPTUAL DESIGN

509

BAYLY STREET EAST, AJAX, ON

GOOGLE STREETVIEW | PROPERTY WEBSITE | VIDEO TOUR

Creiland Consultants Realty Inc.

250 Consumers Road, Suite #1007
North York, Ontario, M2J 4V6

www.creiland.com

MIR ALI ASGARY, CCIM
BROKER OF RECORD
647 891 4321
1 800 980 6668
masgary@creiland.com

ADAM G. WATSON, CCIM
SALES REPRESENTATIVE
416 910 8735
1 800 980 6668
awatson@creiland.com

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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)

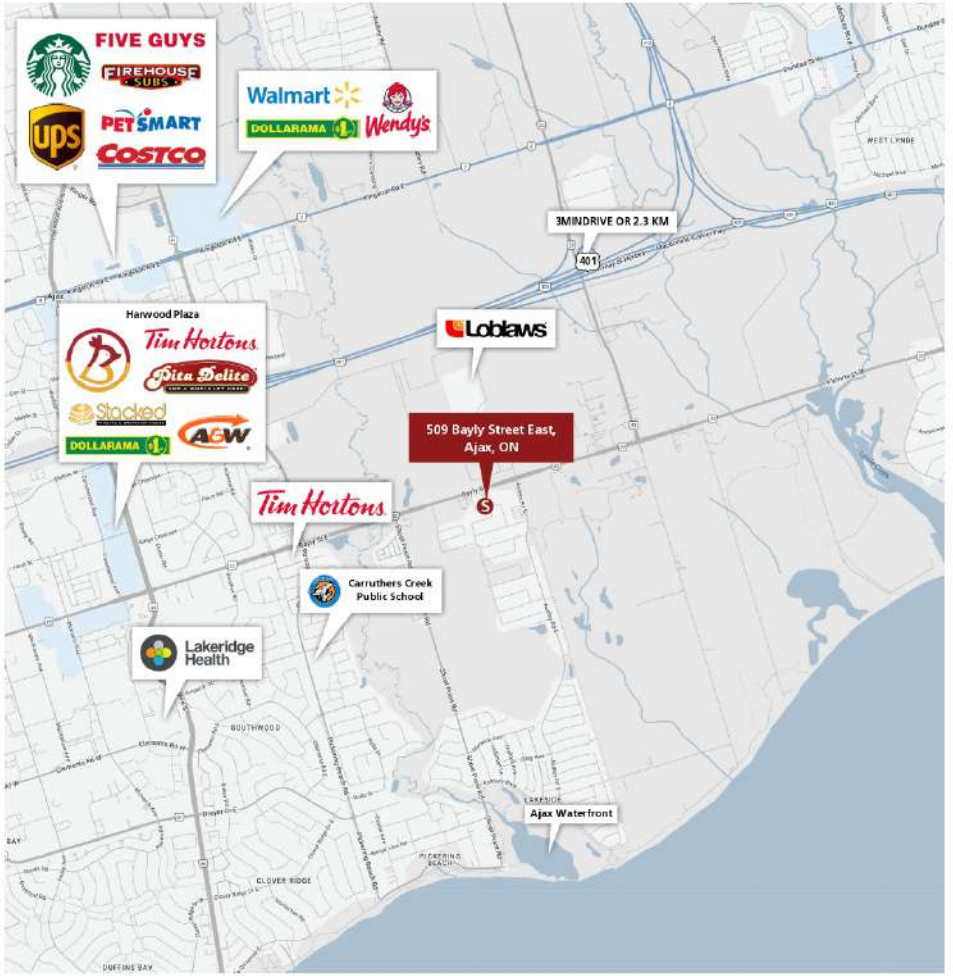
Prestige Employment (PE)
ZONING

Employment Areas
OFFICIAL PLAN

PROPERTY TYPE
INDUSTRIAL BUILDING AND LAND

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

NEARBY AMENITIES



AERIAL PHOTOS

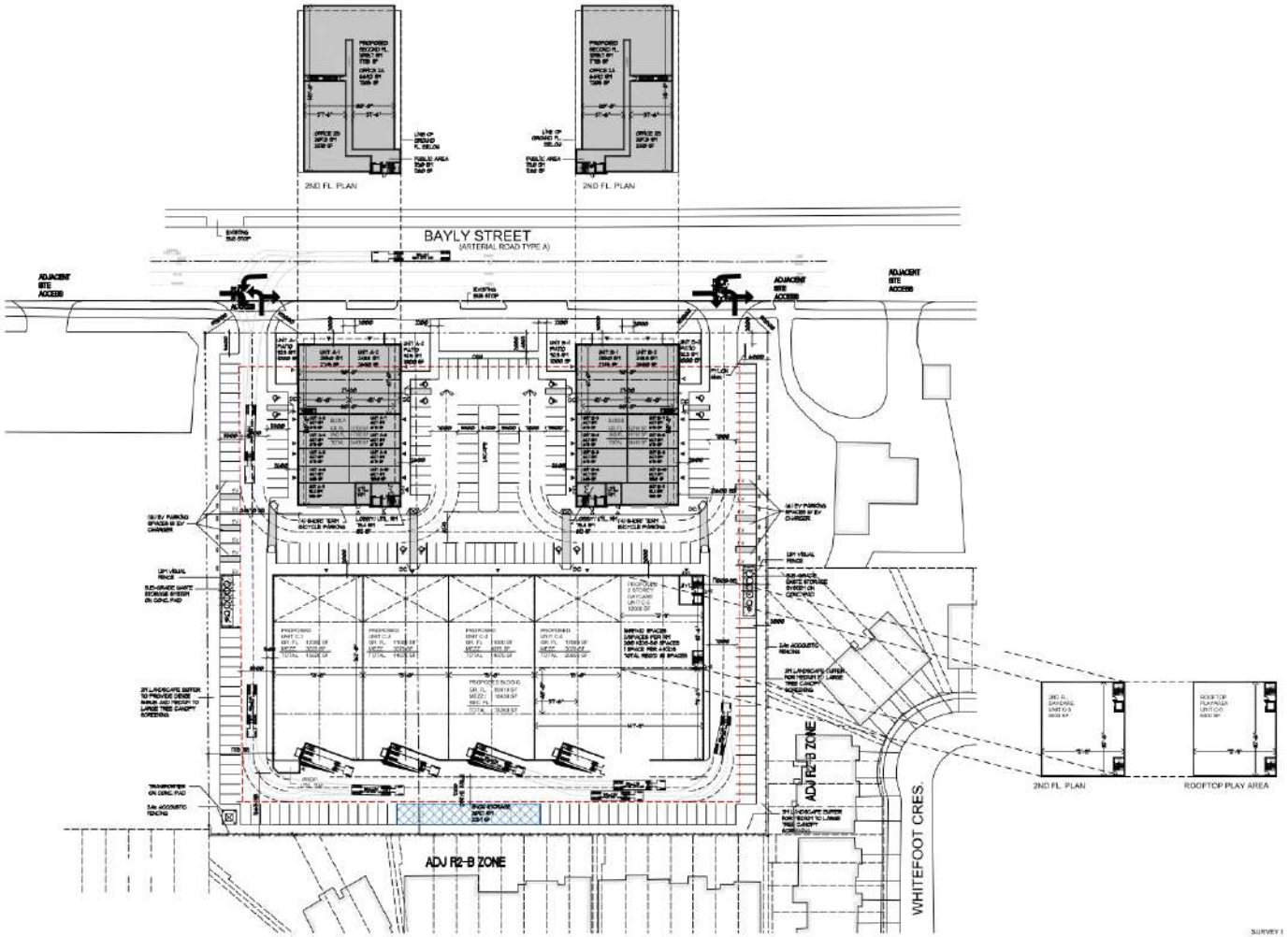
AERIAL PHOTOS

PROPOSED CONCEPTUAL RENDERINGS

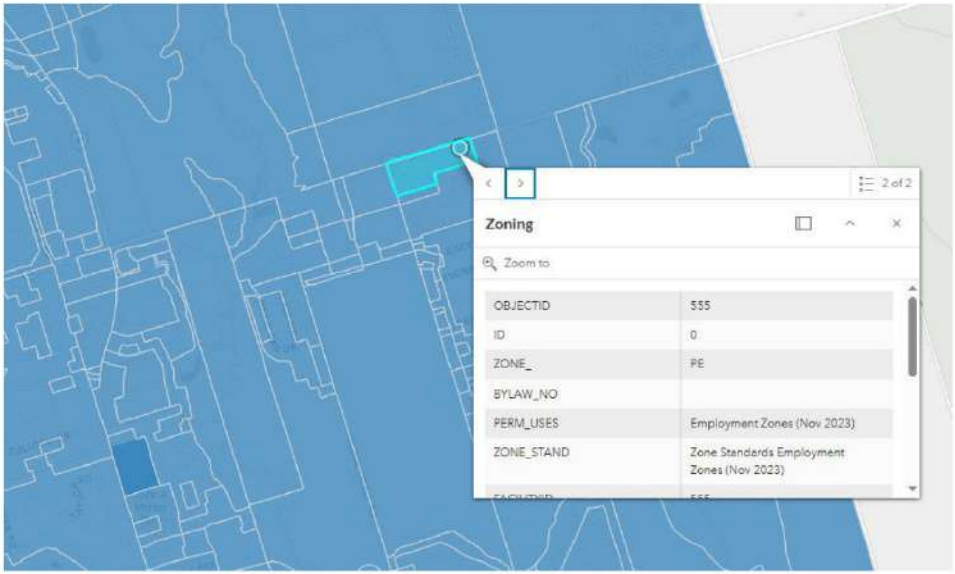
PROPOSED CONCEPTUAL RENDERINGS

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:

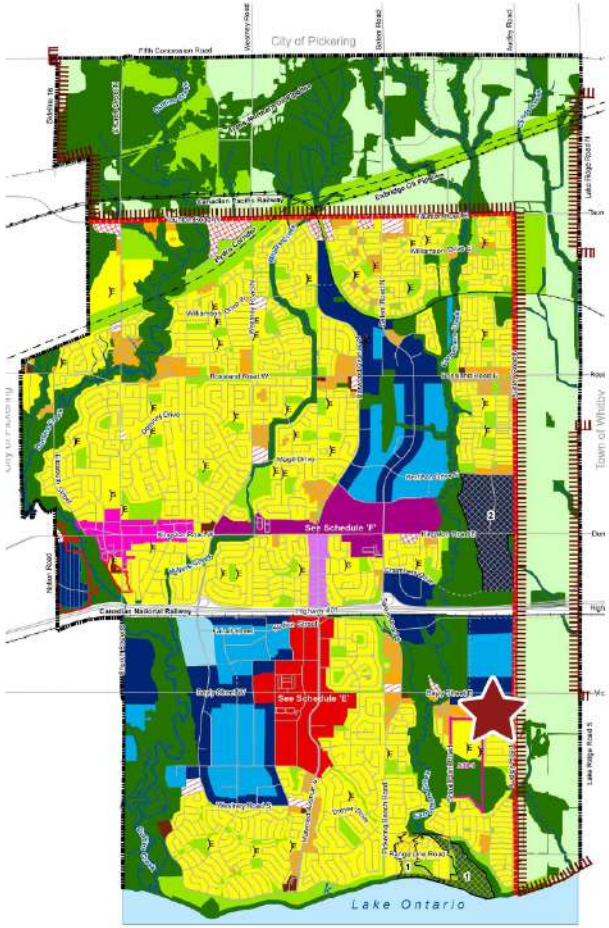
- Accessory Retail Sales Outlet (1)
- Banquet Facilities
- Commercial Fitness Centre
- Commercial School (6)
- Community Centre
- Day Care Facility
- Drive-Thru Facility
- Dry Cleaning Establishment
- Emergency Service Facilities
- Financial Institution
- Funeral Home
- Hotel
- Licensed Accessory Outdoor 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

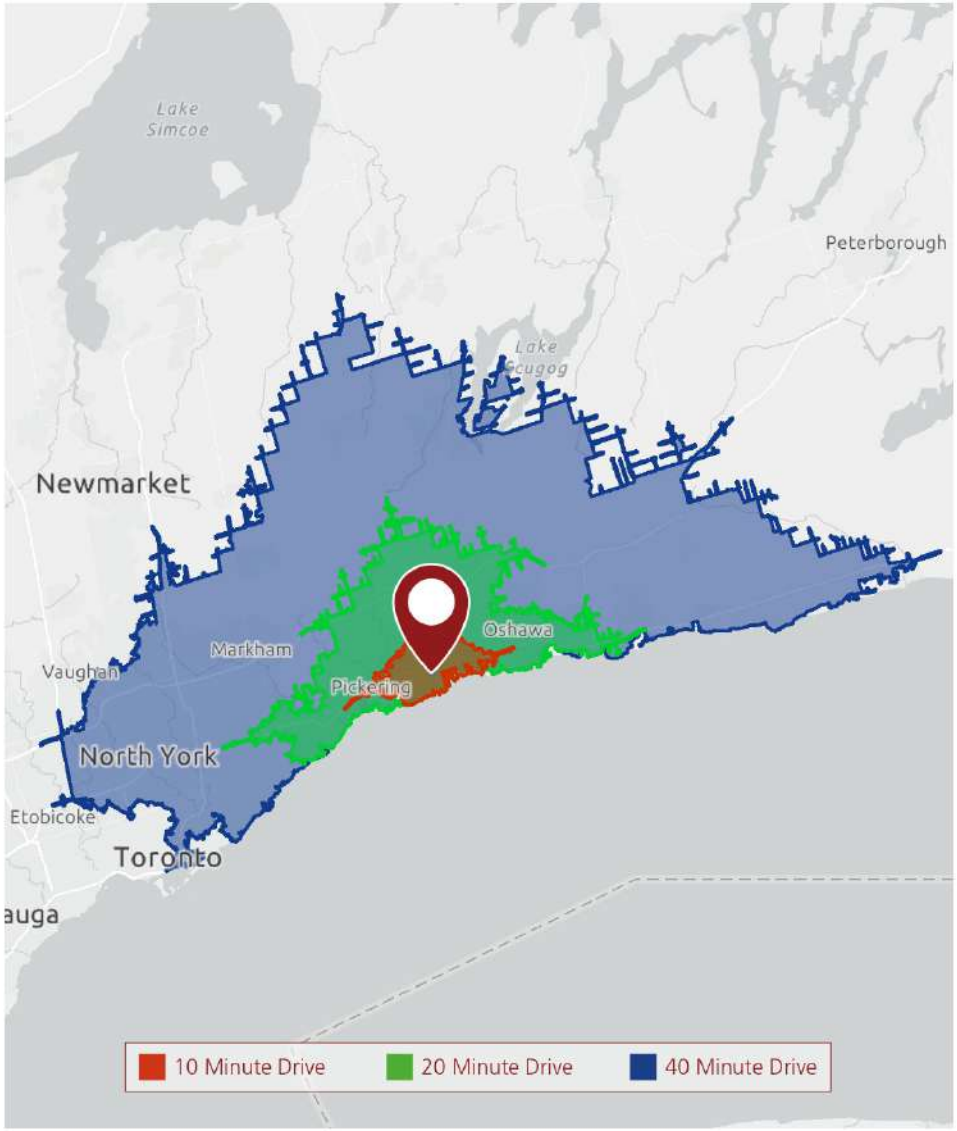
Ajax is a vibrant town located in the eastern part of the Greater Toronto Area, along the northern shore of Lake Ontario. It is part of the Regional Municipality of Durham and is known for its beautiful waterfront, diverse community, and strong sense of local pride. Ajax offers a peaceful suburban lifestyle 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.

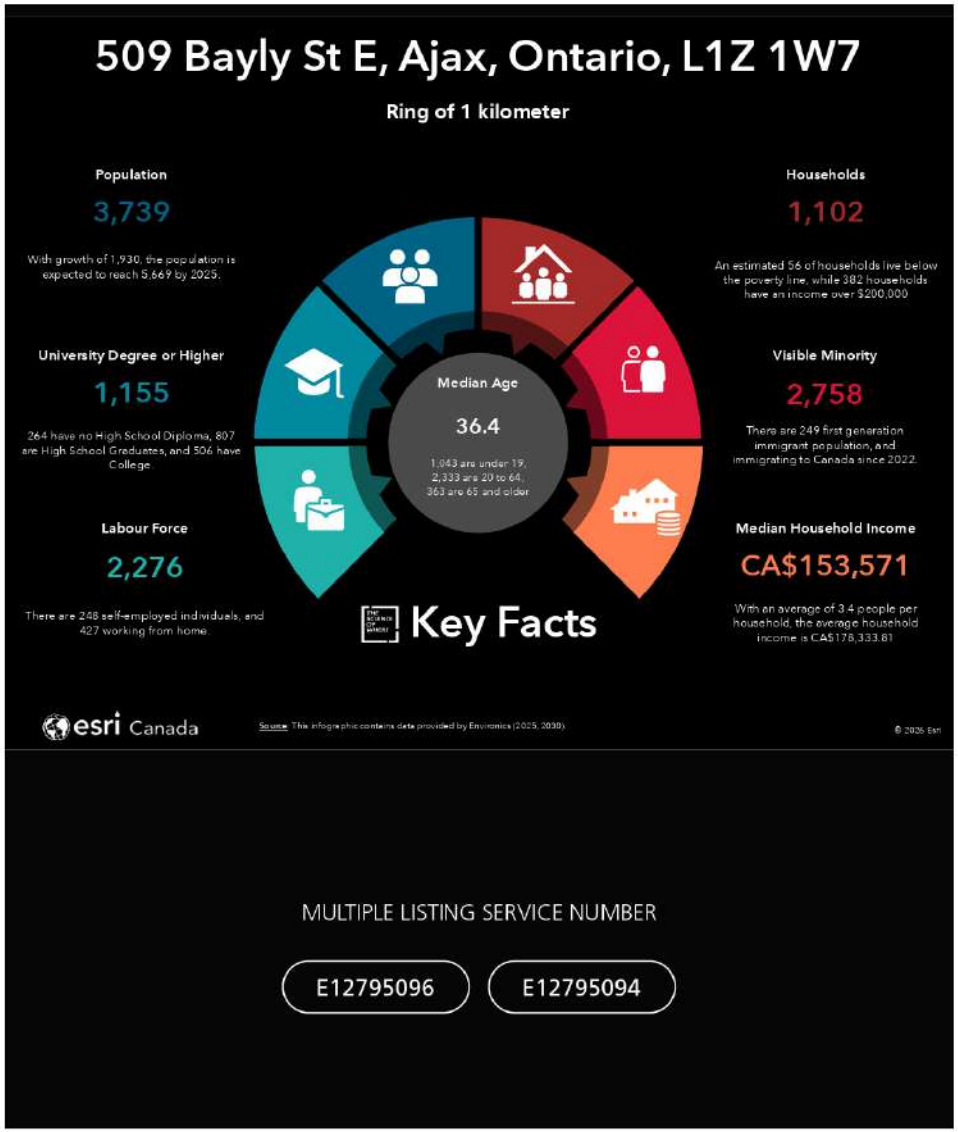
One of the highlights of Ajax is its scenic waterfront, featuring parks, trails, and conservation areas. Residents and visitors enjoy outdoor activities such as cycling, walking, and picnicking along the lake. The town also hosts community events, cultural festivals, and farmers' markets throughout the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



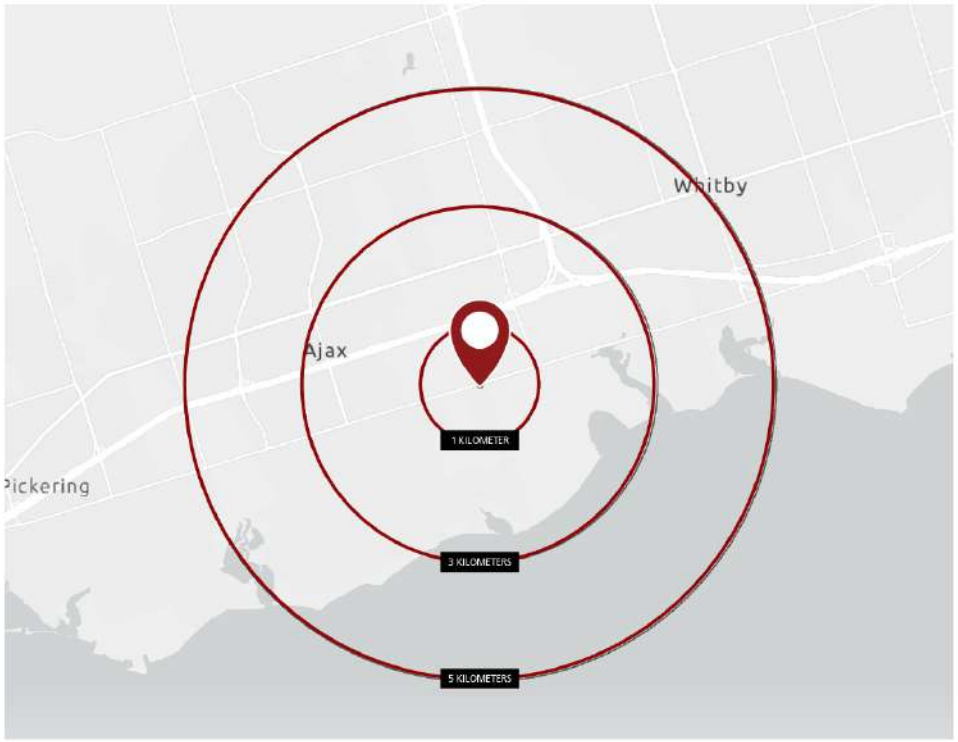
KEY FACTS



MULTIPLE LISTING SERVICE NUMBER

E12795096 E12795094

DEMOGRAPHICS



POPULATION

1 KM	3 KM	5 KM
3,739	39,331	119,148

AVG. HOUSEHOLD SIZE

1 KM	3 KM	5 KM
3.4	3.0	3.0

MEDIAN AGE

1 KM	3 KM	5 KM
36.4	38.5	38.6

PER CAPITA INCOME

1 KM	3 KM	5 KM
CA$ 52,561	CA$ 48,679	CA$ 49,055

AVG. HOUSEHOLD INCOME

1 KM	3 KM	5 KM
CA$ 178,334	CA$ 145,662	CA$ 150,554

CLICK HERE TO VIEW DETAILED DEMOGRAPHICS

TRANSIT MAP

LEGEND

PULSE — Operates at least every 20 minutes, weekdays, from AM peak through F
Operates at least every 30 minutes at other times.

PULSE — Operates at least every 30 minutes

Operates at least every 15 minutes during certain times, operates at lea
30 minute at other times.

Operates at least every 30 minutes

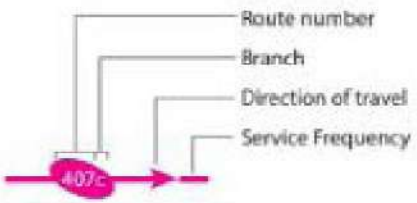
Operates at least every two hours

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 op

Pedestrian bridge or tunnel



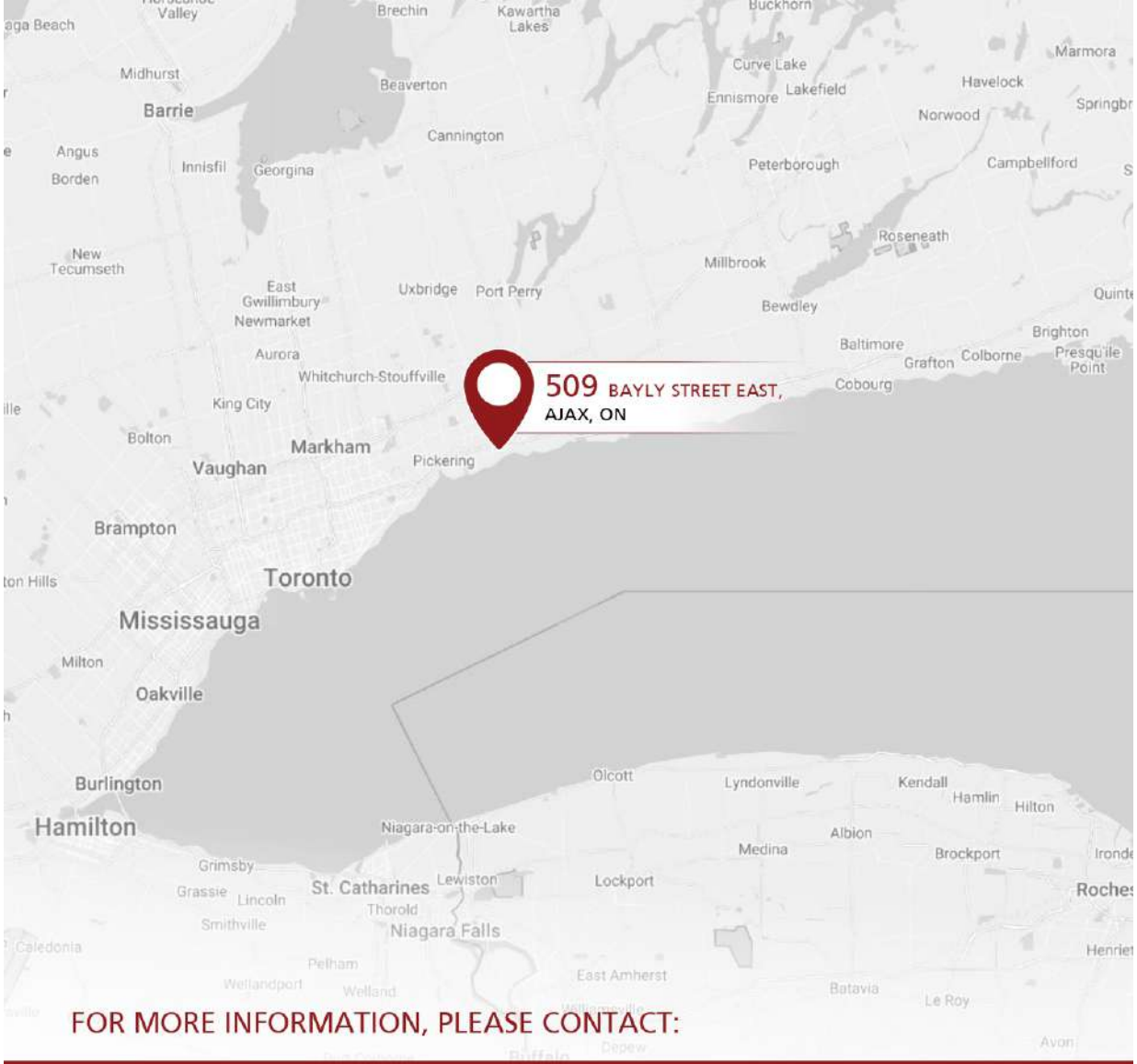
Hospital

Train station

Terminal

Secondary School

College / University



FOR MORE INFORMATION, PLEASE CONTACT:

MIR ALI ASGARY, CCIM
BROKER OF RECORD
647 891 4321
1 800 980 6668
masgary@creiland.com

ADAM G. WATSON, CCIM
SALES REPRESENTATIVE
416 910 8735
1 800 980 6668
awatson@creiland.com

CORINNE C. SARIT
CLIENT SERVICES MANAGER
647 670 0066
1 800 980 6668
csarit@creiland.com

CREILAND CONSULTANTS

CREILAND CONSULTANTS REALTY INC.
250 Consumers Road, Suite #1007, North York, Ontario, M2J 4V6
www.creiland.com

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