

201 Ritson Road North

Oshawa, ON

Commercial Development Opportunity

Capital Markets Group
Investment Summary

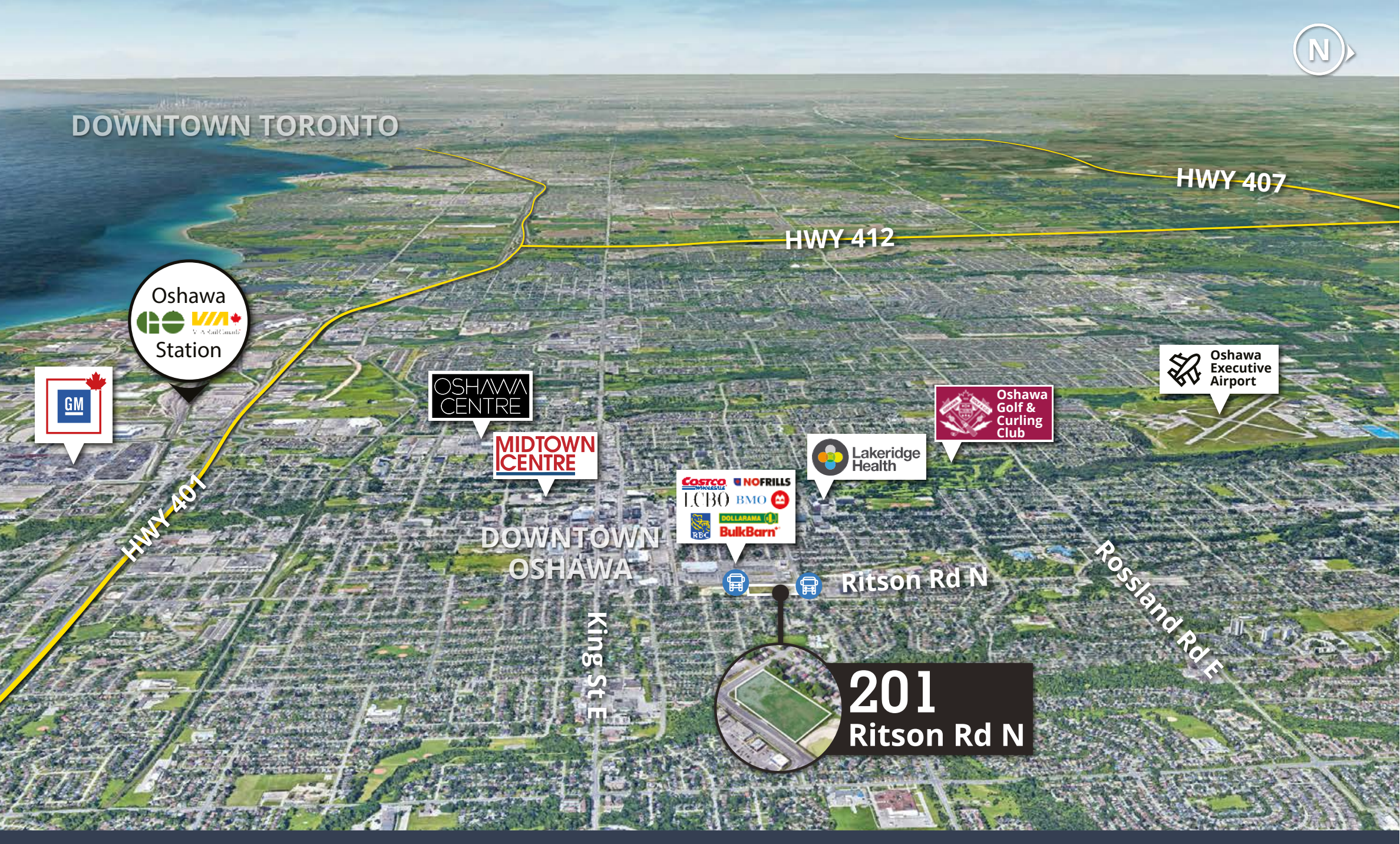
Jonathan Yuan
Principal, Sales Representative
647.895.0254
jonathan.yuan@avisonyoung.com

Richard Chilcott
Principal, Sales Representative
416.666.0036
richard.chilcott@avisonyoung.com

Ankit Jindal, CFA
Director, Sales Representative
437.328.0966
ankit.jindal@avisonyoung.com



Platinum member



The Opportunity

Avison Young Capital Markets group is pleased to bring to market for sale a high-profile infill commercial development opportunity at 201 Ritson Road North, Oshawa (the “Site”). The vendor has had pre-consultation meetings with the city where a variety of commercial uses were all generally supported. The prime 4.56-acre site includes 4.37 of developable acres situated minutes from Highways 401, 407 and King Street providing vital connectivity to the GTA.

Located in the core of downtown Oshawa, 201 Ritson Road North offers investors the opportunity to acquire a development site well-positioned to benefit from the area’s ongoing and dynamic transformation. Oshawa has experienced nearly 10% population growth between December 2019 and May 2024, underscoring the solid fundamentals driving both commercial and residential demand. Oshawa’s evolving skyline reflects this momentum,

underscored by the city’s strong support for a wide range of residential and commercial development projects.

The city is experiencing a significant surge in commercial development, which is actively driving economic growth and strengthening Oshawa’s position within the regional economy. General Motors’ substantial \$2 billion investment in its Oshawa manufacturing plant has resulted in the creation of over 2,600 jobs. Additionally, the Lakeshore East GO Train line extension is anticipated to generate an additional 21,000 permanent new jobs.

As Oshawa experiences strong commercial expansion and key transit investments, population growth follows suit, making this a rare opportunity for developers to build an iconic commercial project in a landmark location.

-  Transit accessible
-  Near parks and schools
-  4.56 acres of commercial land
-  Frontages totalling 828 ft
-  OP: Special Purpose Commercial
-  Zoning: SPC-B(3) h-37

Economically Growing Area

- One of Oshawa’s most active years of construction and economic growth in 2024, with building permits amounting to \$649 million in total construction value
- Future 36 km bus rapid transit corridor spanning Scarborough to minutes away from 201 Ritson Road North in Oshawa projected to generate \$686 million in economic benefits including increased accessibility to commercial hubs
- The nearby Northwood Business Park offers approximately 500 acres of designated employment and commercial land, well positioned to attract new investment and establish Oshawa as a leading commercial hub in the eastern GTA

Strong Consumer Base

- Strong commercial growth combined with key transit investments is driving Oshawa’s forecasted population rise of over 15,000 over the next five years
- Minutes from major community hubs, including Durham College, Ontario Tech University, and Oshawa Executive Airport, adding to daytime population and commercial traffic
- Expanding labour pool fueling demand for office, service, and other commercial spaces

Retail and Amenity Rich Location

- 180+ retail and service amenities within a 2.5 km radius, including Oshawa Centre, numerous plazas, grocery stores, and restaurants along the Ritson Rd and King St corridors
- The site is adjacent to Oshawa Gateway Mall providing convenient access to Costco, No Frills, and LCBO
- The presence of national and local businesses allows the site to gain from surrounding commercial momentum and increased visibility for a wide range of users

Exceptional Connectivity

- Located minutes from Oshawa Go Station and ~1 km from the future Ritson Road Go Station, a key stop on the Lakeshore East Go extension, expected to support over 21,000 new jobs
- Easy access to Durham Region Transit, a key regional transit system linking Oshawa to seven municipalities within Durham in the GTA
- Located minutes away from major transportation arteries, including Highway 401, 407, and King Street, perfectly positioned with easy access for daily commuters and future businesses



Please contact the listing agents for more information:

Jonathan Yuan

Principal, Sales Representative
647.895.0254
jonathan.yuan@avisonyoung.com

Richard Chilcott

Principal, Sales Representative
416.666.0036
richard.chilcott@avisonyoung.com

Ankit Jindal, CFA

Director, Sales Representative
437.328.0966
ankit.jindal@avisonyoung.com

Visit us online
avisonyoung.ca

©2026 Avison Young Commercial Real Estate Services, LP, Brokerage.
All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

**AVISON
YOUNG**