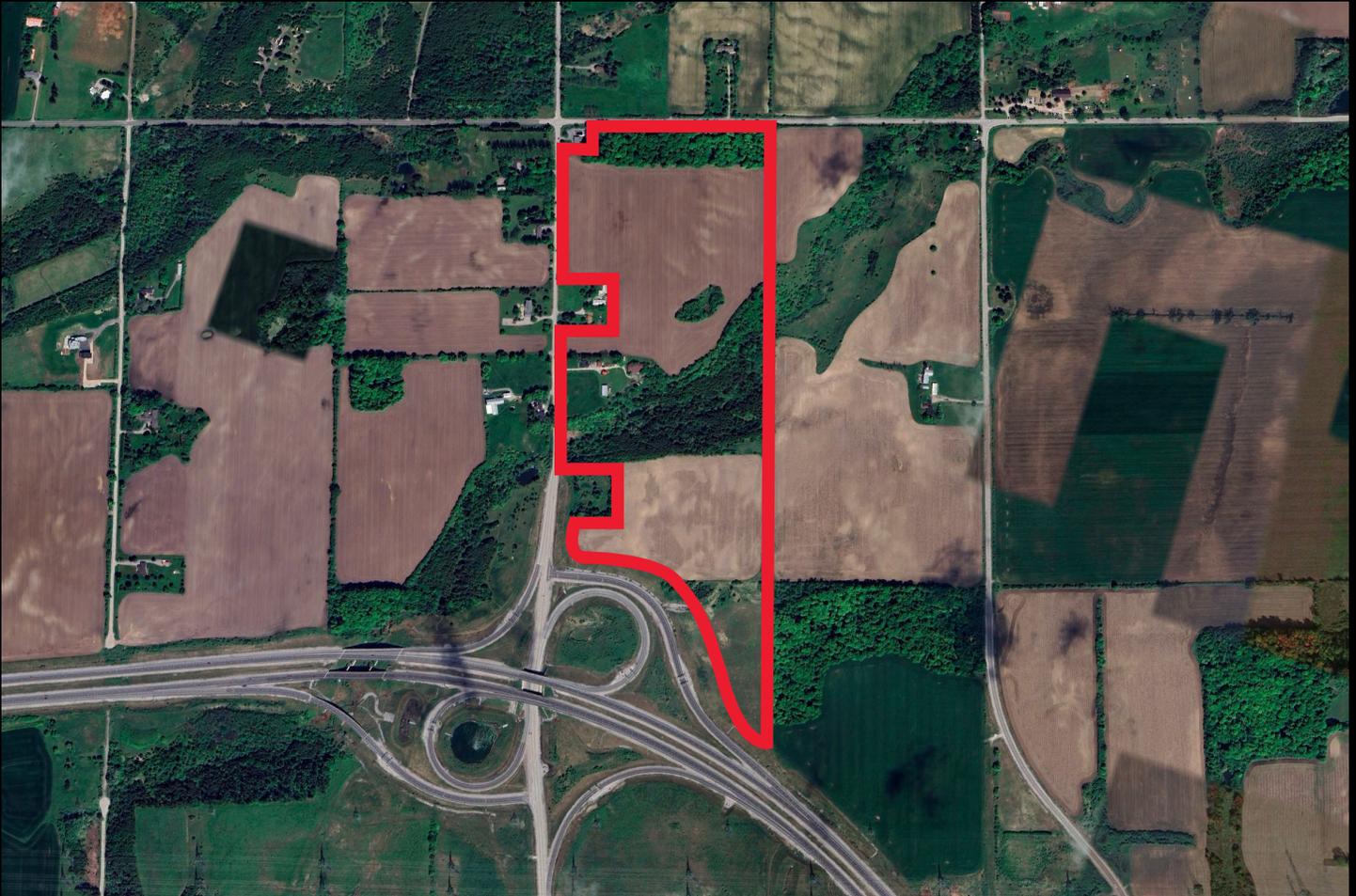


FOR SALE

EXCLUSIVE LISTING 85.27 ACRES

Urban Development Land



3189 HARMONY ROAD, LOT #4

Oshawa, ON

Carol Bull, Commercial REALTOR®
613.720.4032 | 613.725.1171
carolbull@royallepage.ca

Royal LePage® Team Realty, Brokerage
1723 Carling Avenue, Ottawa, ON

Independently Owned & Operated

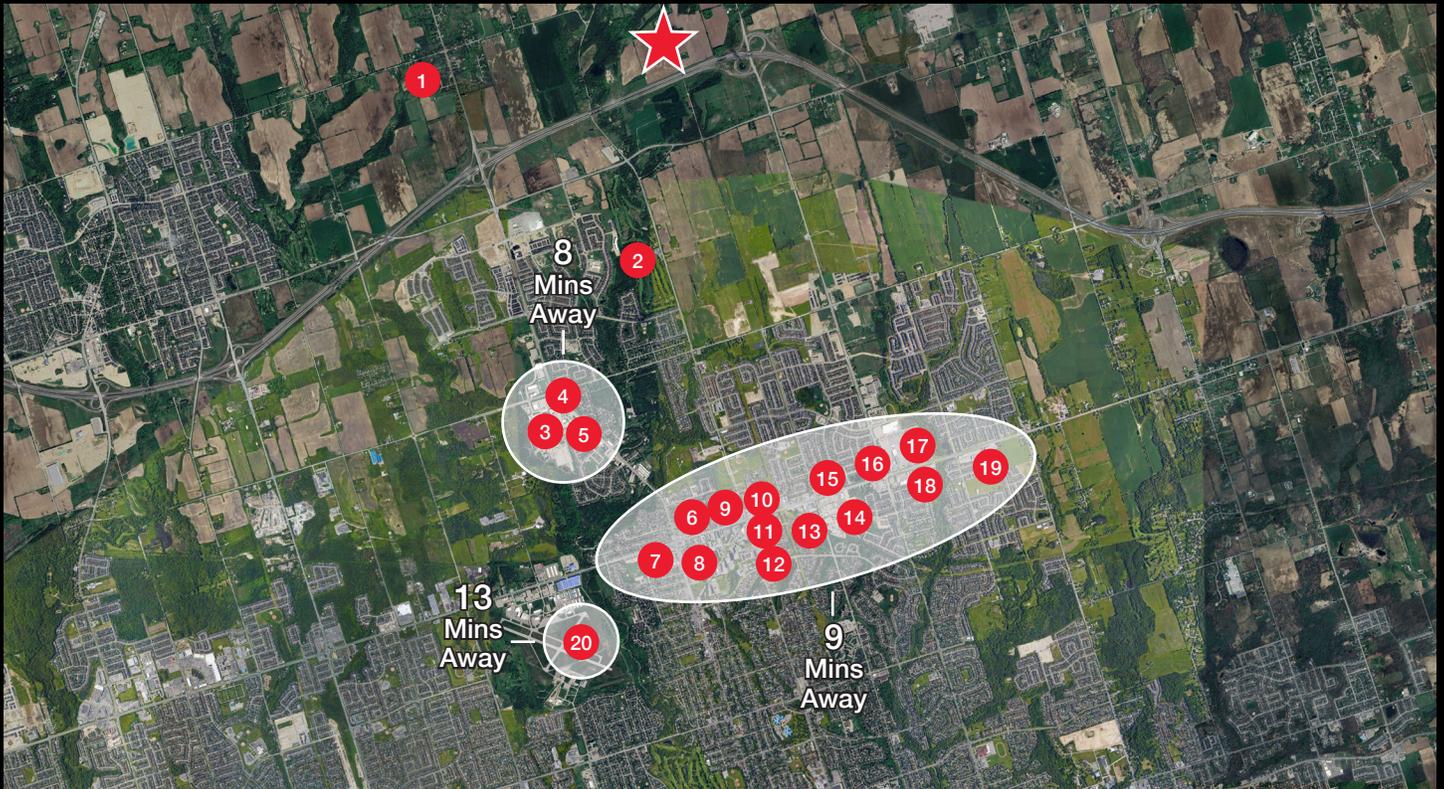
PROPERTY OVERVIEW

\$26,000,000.00

Property Features

- For Sale ±85.27 Acres Urban Development Land
- 28 Acres Residential (High Density) - 17 Acres Employment Land - 40 Acres Greenbelt
- Pt Lot #4, Conc 6 | Pin #163970099
- Zoning: Agriculture (Part Residential and Part Employment)
- Renovated Victorian House, 3 Self Contained Rental Units + Farm Income
- Multiple Garages & large Outbuildings on Property
- Approved for Development September, 2024 added lands to the GTA
- Close to Smart Centre's Shopping Complex, University of Ontario Institute of Technology, Durham College and the Oshawa Executive Airport

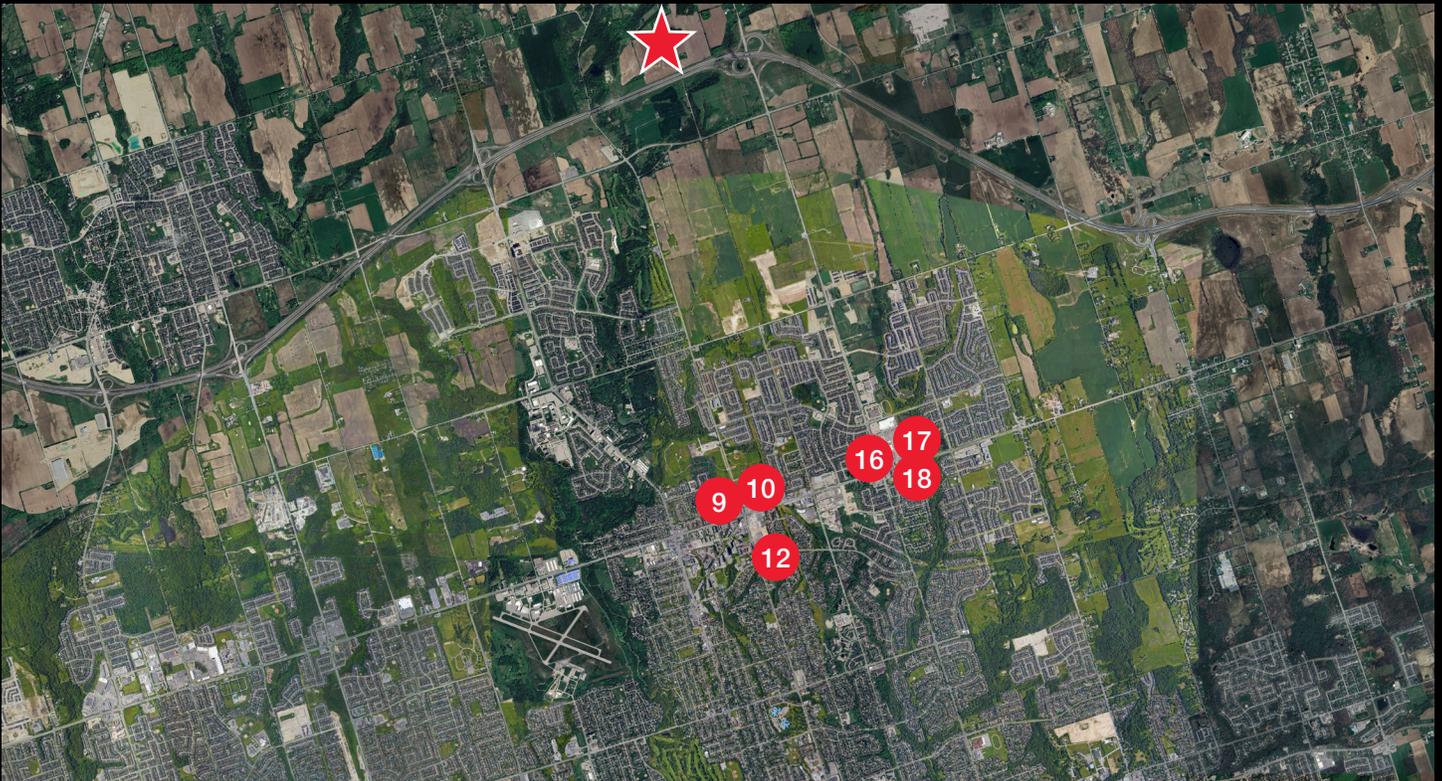
AMENITIES MAP



Local Amenities

- 1 Columbus Golf & Country Club
- 2 Kedron Dells Golf Club
- 3 Durham College | Starbucks
- 4 Copper Branch | Shoppers Drug Mart | Burger Factor
- 5 Osmow's Shawarma | Chaalo Oshawa
- 6 McDonald's | Hardy John's Bar & Grill
- 7 One Eyed Jack Pub & Grill | Taco Bell | Jiffy Lube
- 8 KP&R Tandoor Grill | Double Pizza | KFC
- 9 Taunton Square
- 10 Ritson Centre
- 11 Burger King | Mary Brown's Chicken | Firehouse Subs
- 12 RioCan Five Points Shopping Mall
- 13 NEBs Fun World | Oshawa Carpet One Floor & Home
- 14 Canadian Tire Gas | Canadian Tire | Chick-Fil-A
- 15 BMO | Popeyes | Starbucks | CIBC | Domino's Pizza
- 16 Taunton Hills Centre
- 17 SmartCentres Oshawa North
- 18 SmartCentres Oshawa North II
- 19 Cineplex Odeon
- 20 Oshawa Executive Airporr

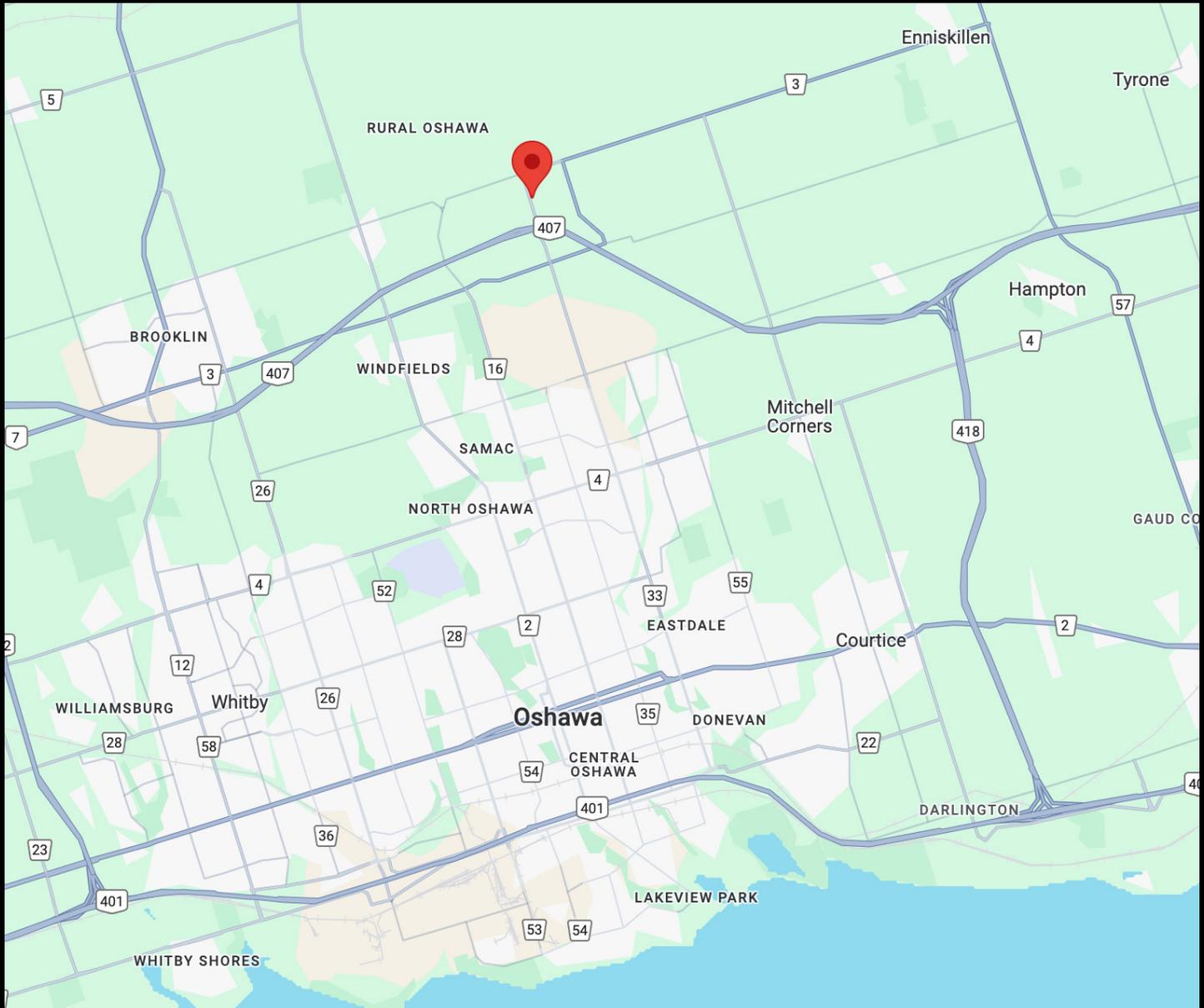
AMENITIES MAP



Shopping Malls

- 9 Taunton Square**
Giant Tiger | Churchills Fish & Chips | Free Topping Pizza | The Rumour Mill | Ritson Pharmacy | Spiritleaf Cannabis | Tokushima Sushi | Harvey's
- 10 Ritson Centre**
Arby's | Waltzing Weasel Pub | Money Mart | Sherry's Diner | Swift Care Wellness Centre | Pet Valu | Pizza Pizza | First Choice Hair | Shoppers Drug Mart | Canada Post |
- 12 RioCan Five Points Shopping Mall**
Metro | The Wine Shop | Value Village | TD Canada Trust | JYSK | Dollarama | LA Fitness | Pita Deli | Wild Wing | Starbucks
- 16 Taunton Hills Centre**
Sleep Country Canda | Bulk Barn | Telus | Shoppers Drug Mart | RBC | Petro-Canada
- 17 SmartCentres Oshawa North**
Walmart | Michaels | Hart Store | DOT Furniture | Best Buy | Swiss Chalet | Montana's BBQ | Tim Horton's | Ardene | Mark's | East Side Mario's | Scotiabank | McDonald's | Bath Depot | Urban Barn | Stacked Pancake & Breakfast House | Loblaws | LCBO | Dollar Tree | The Home Depot | Regal Nails |
- 18 SmartCentres Oshawa North II**
Tim Hortons | Esso | Lone Star Texas Grill | PetSmart | Winners | A&W | Party City | Nice One Nails | BMO | Boston Pizza | Mastermind Toys | The Shoe Company | TD Bank

LOCATION MAP



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