

FOR SALE



WENTWORTH ST W

OXFORD ST

3.95^{AC}

MED DENSITY RES INFILL DEVELOPMENT LAND

501 WENTWORTH ST W, OSHAWA

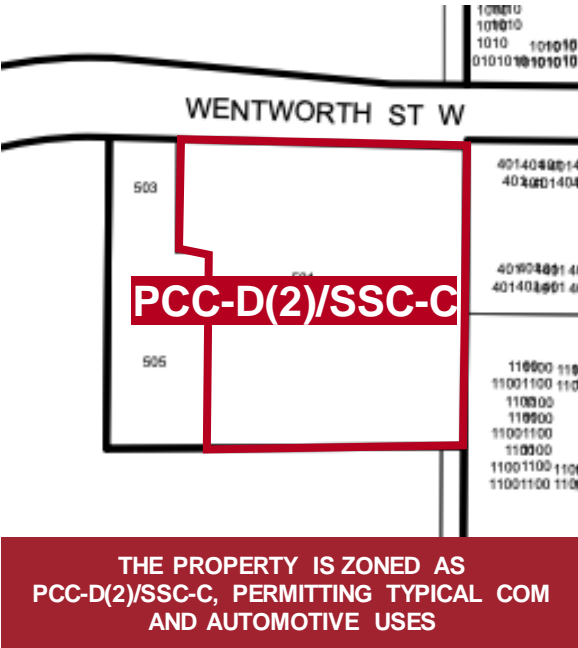
PLANNING INFORMATION

OPPORTUNITY SUMMARY

The subject property is O.P. Designated “Local Central Area” which allows for Med-High Density Residential development. The City is encouraging greater intensification and modern built forms. The subject site would ideally support development of Stacked Townhouses with above-grade parking (144 units) or Mixed-Use to combine 15 storey Residential Condo with stacked towns, as confirmed in a pre-consultation meeting with City staff. Concept plans are available in the property data room. The site is approx. 2 km from the Oshawa GO Station.

OP RESIDENTIAL DENSITY CLASSIFICATION

Medium Density I Residential	30 to 60 units per hectare (12 to 24 u/ac.)	<ul style="list-style-type: none">SingleDetachedSemi-DetachedDuplexTownhouses	Generally located at the periphery of Local Central Areas
Medium Density II Residential	60 to 85 units per hectare (24 to 34 u/ac.)	<ul style="list-style-type: none">TownhousesLow RiseApartments andMedium RiseApartments	Generally located at the periphery of Local Central Areas



AREA OVERVIEW



DURHAM COLLEGE



HWY 401

GM OSHAWA PLANT



WENTWORTH ST

2



CEDAR ST

OXFORD ST

PARK RD S

1

1 TIM HORTONS

2 FRESHCO
• LCBO
• SHOPPERS DRUG MART
• MARY BROWNS

3 SMART CENTRE OSHAWA
• LOWES

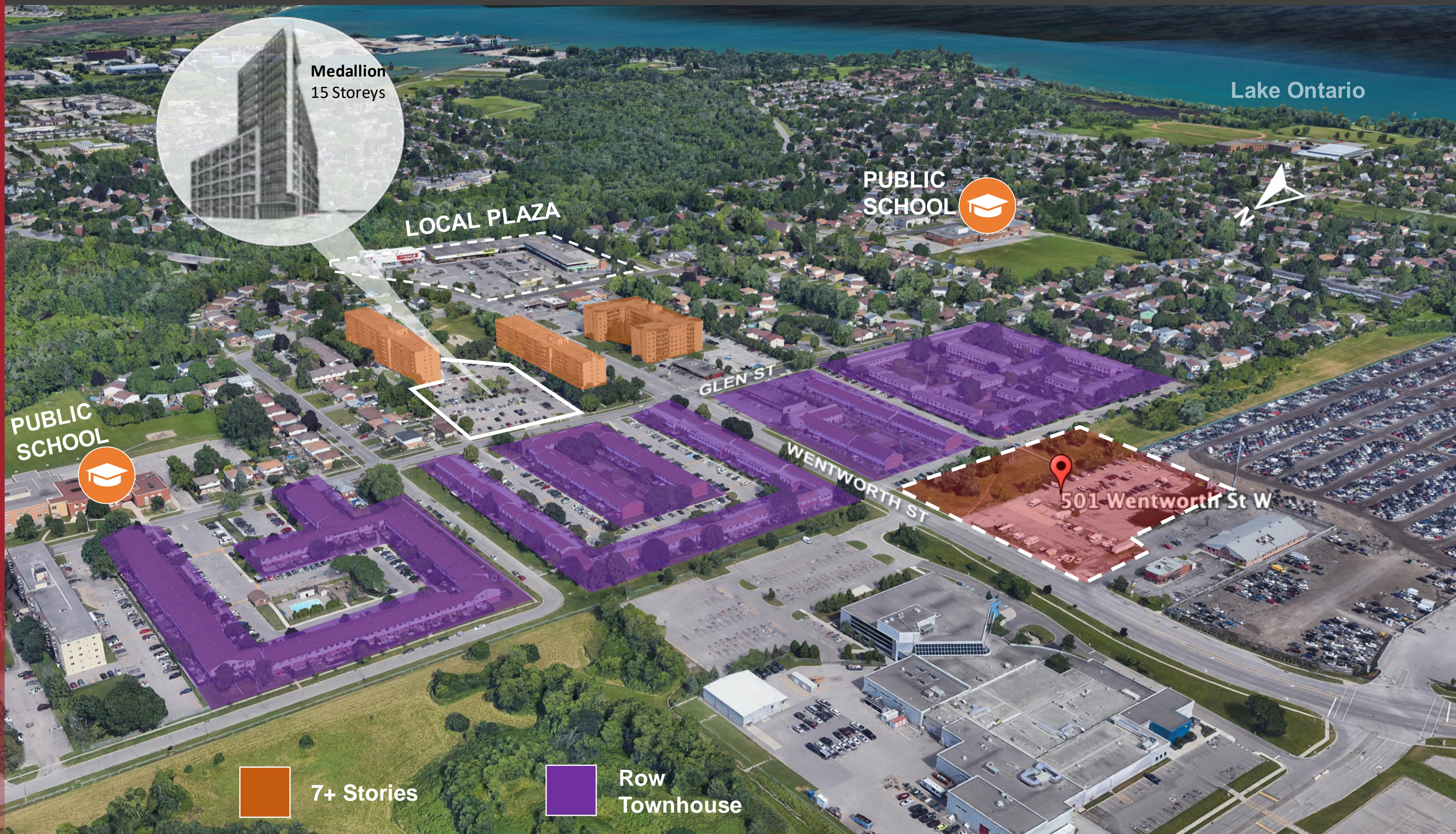
 EDUCATIONAL INSTITUTION

 TTCBUS STOP

Lake Ontario

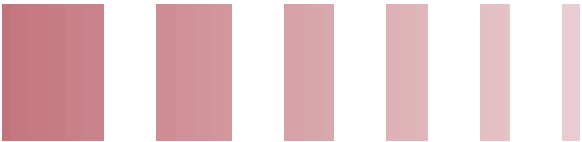


RESIDENTIAL AREA HEIGHTS



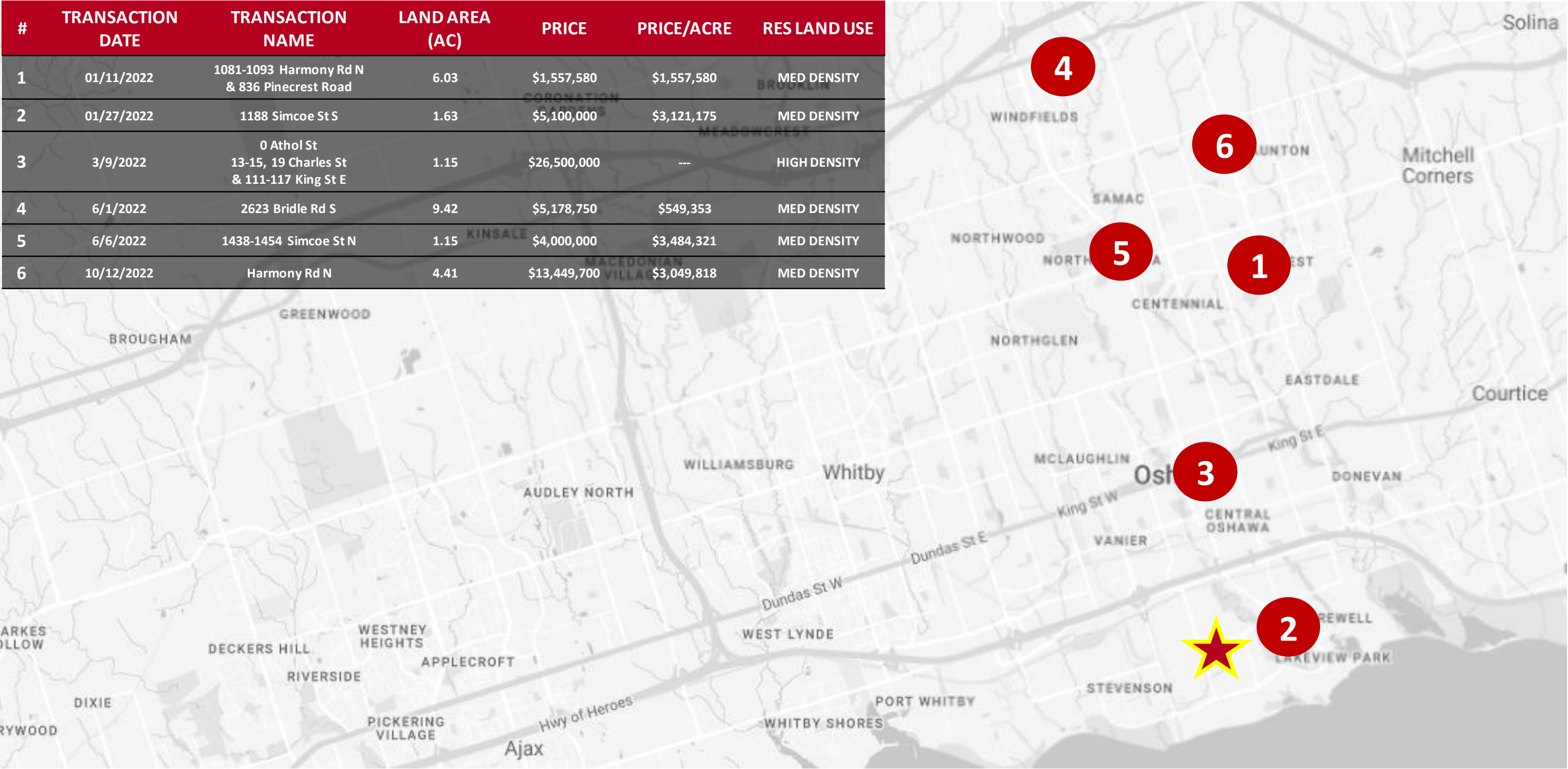
The area is mature offering some infill and development opportunities. Neighboring developments range in density from Bach-To-Back Row-Townhouse to Mid-Rise Residential (7 Storeys), developed under old planning policies. A new application by Medallion proposes 15 Storeys, located across the street from the subject property. According to the Provincial Growth Forecast 2020, the Region of Durham is set to double in population to approx. 1.3 million. The subject site is also 1.5 km distance to the Oshawa Waterfront, providing lake views from 3rd floor and above.

HIGH-MED DENSITY LAND SALES



FROM FEB 2023 TO FEB 2024

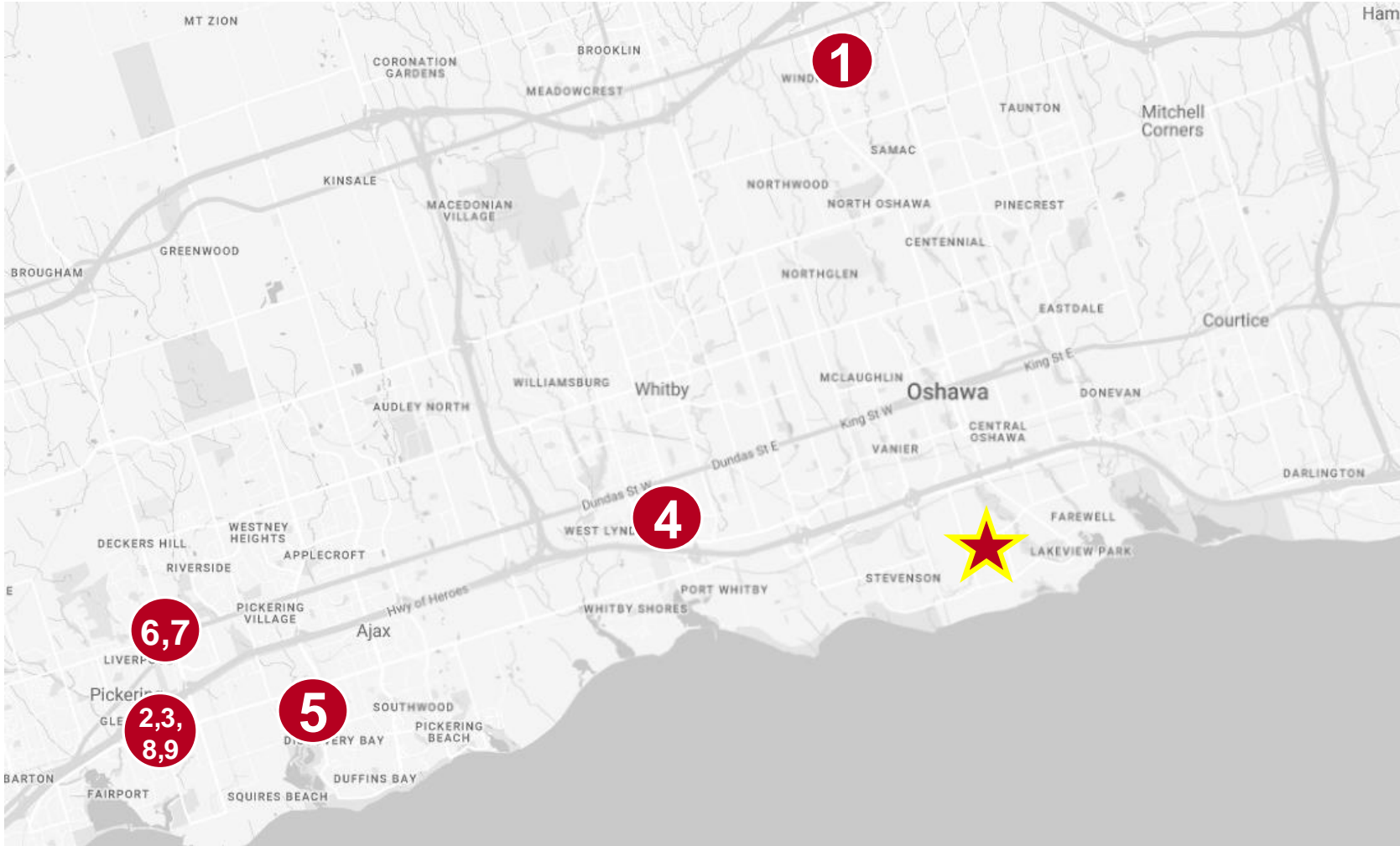
#	TRANSACTION DATE	TRANSACTION NAME	LAND AREA (AC)	PRICE	PRICE/ACRE	RES LAND USE
1	01/11/2022	1081-1093 Harmony Rd N & 836 Pinecrest Road	6.03	\$1,557,580	\$1,557,580	MED DENSITY
2	01/27/2022	1188 Simcoe St S	1.63	\$5,100,000	\$3,121,175	MED DENSITY
3	3/9/2022	0 Athol St 13-15, 19 Charles St & 111-117 King St E	1.15	\$26,500,000	---	HIGH DENSITY
4	6/1/2022	2623 Bridle Rd S	9.42	\$5,178,750	\$549,353	MED DENSITY
5	6/6/2022	1438-1454 Simcoe St N	1.15	\$4,000,000	\$3,484,321	MED DENSITY
6	10/12/2022	Harmony Rd N	4.41	\$13,449,700	\$3,049,818	MED DENSITY



AREA ACTIVE DEVELOPMENTS



FROM FEB 2022 TO FEB 2024



1. UC Tower 3



4. Station No. 3



5. Lake Pointe



2 & 3. VuPoint Tower 2 & Grand at Universal City



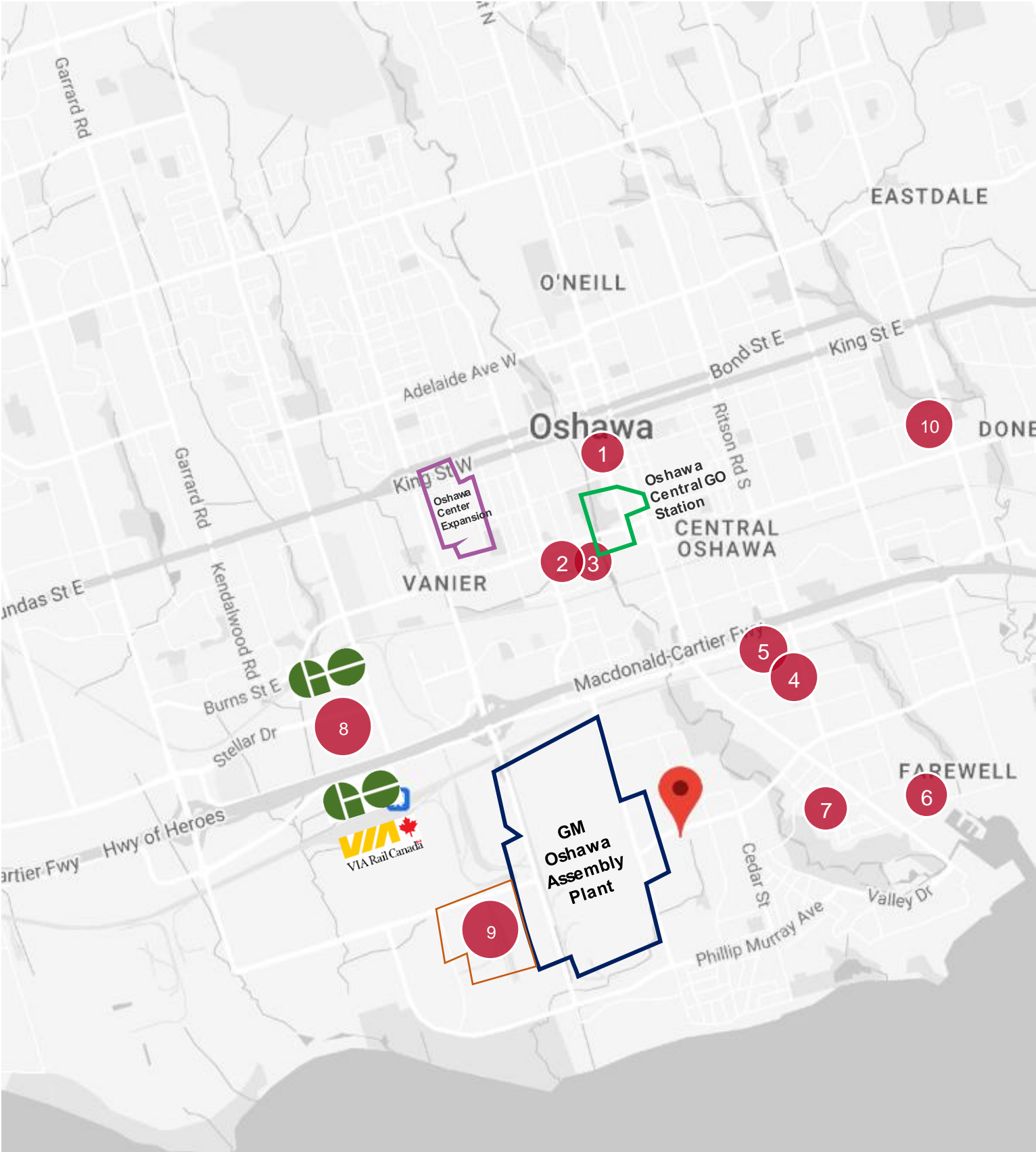
6 & 7. Highmark - Building A & B



9. Pickering City Centre - Tower 2

#	DEVELOPMENT NAME	DEVELOPER	STATUS	UNITS TO BE RELEASED	TOTAL UNITS	ADDRESS	SALES START DATE	UNITS AVAIL.	PRICE RANGE	MAX PRICE	PPSF	STOREYS
1	U.C. Tower 3	Tribute Communities and RioCan Living	Active	0	336	2425 Simcoe St N	April 3, 2022	232	\$500,000.00 to \$907,000.00	\$907,000.00	\$1,094.87	19
2	VuPoint - Tower 2	Tribute Communities	Active	0	612	1105 Kingston Rd	Oct 14, 2022	458	\$603,000.00 to \$997,000.00	\$997,000.00	\$1,200.72	53
3	Grand at Universal City	Chestnut Hill Developments	Active	0	482	1470 Bayly St	Nov 8, 2022	120	\$571,900.00 to \$1,111,900.00	\$1,111,900.00	\$1,148.00	37
4	Station No. 3	Brookfield Residential	Active	0	160	201 Brock Street S	Feb 09, 2023	81	\$596,900.00 to \$1,040,900.00	\$1,040,900.00	\$990.02	6
5	Lake Pointe	Your Home Developments	Active	79	172	255 Lake Driveway W	May 25, 2023	24	\$598,900.00 to \$1,179,900.00	\$1,179,900.00	1,152.08	8
6	Highmark – Building A	Highmark Homes	Active	42	150	1640 Kingston Road	Jun 17, 2023	48	\$504,990.00 to \$838,990.00	\$838,990.00	1,116.15	12
7	Highmark – Building B	Highmark Homes	Active	41	196	1640 Kingston Road	Jun 17, 2023	72	\$572,990.00 to \$968,990.00	\$968,990.00	1,099.07	16
8	Pickering City Centre – Tower 1	CentreCourt Developments Inc.	Active	0	513	1335 Kingston Road	Sep 13, 2023	27	\$521,000.00 to \$774,000.00	\$774,000.00	1,035.19	45
9	Pickering City Centre – Tower 2	CentreCourt Developments Inc.	Active	0	458	1335 Kingston Road	Sep 29, 2023	231	\$520,000.00 to \$691,000.00	\$691,000.00	1,037.54	40

AREA PROPOSED DEVELOPEMENTS



#	DEVELOPMENT NAME	DEVELOPER	TOTAL UNITS	ACRES	STOREYS
1	135 Bruce Street	Medallion Developments	2175	26.4	21
2	446 Simcoe Street	Kingsway Developers	50	0.9	5
3	63 Albany Street	Infill Apartments	65	1.6	4
4	487-517 Bloor Street E	1526055 Ontario Inc.	118	4.1	2-B TH: 4, 3-B TH: 3
5	421,425, 443 Bloor Street E	Veltri Group	42	~1	5
6	80 Harbour Road	Nahid Harbour Condos	1382	~1	PH 1: 12 & 20, PH 2: 12 & 35
7	1188 Simcoe Street S	2581795 Ontario Inc.	94		4
8. Durham Learning & Business District 12 Buildings, Each with a minimum of 5700 SQ M The project will be built to have the capacity for up to 3,000 employees, 150 Acre Total development					
9	1121 Thornton Rd & Wentworth	Panattoni	-	27	631,000 SF Industrial
10	250 Harmony Road S	Marlin Spring Developments	234	12.6	2-3

OFFERING PROCESS

ADDITIONAL INFORMATION

The Land & Investment Group has been retained by the vendor as the exclusive advisor to seek offers for the disposition of 501 Wentworth (the "Property") in Oshawa.

A data room has been created to provide prospective buyers with additional information. To obtain access, please sign and return the Confidentiality Agreement.

OFFER SUBMISSION

The Site is being offered unpriced, "As Is Where Is" Seller seeks best price and terms based on the development potential Reasonable Due Diligence.

All offers are requested to be submitted to Arash Fatemi or Renato Viele.

Royal LePage YCR, Brokerage

187 King St E, Toronto, ON M5A 1J5

8854 Yonge St, Richmond Hill, ON L4C 0T4



LEAD ADVISORS

Renato (Ron) Viele*

Sr. VP, Land & Investment Group

Cell: 416.726.4358

rviele@land-investmentgroup.ca

Arash Fatemi*

VP, Capital Markets

Cell: 416.910.4726

afatemi@land-investmentgroup.ca