

27-29-31 Harwood Avenue South

OPA/ZBA Approved Mixed-Use Development in Ajax, ON

• 10 Storeys • 131 Units • 123,229 GFA

Being Sold Under Power of Sale
by Court-Appointed Receiver



Originally designed as a residential condo, the site would excel as a seniors residence or a purpose-built apartment complex, benefiting from reduced Development Charges.

Lennard:

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Property Overview

Location: 

27, 29 & 31 Harwood Avenue S, Ajax is located on the east side of Harwood Avenue S, between Kingston Road to the north and Highway 401 to the south.



Site Area:
0.75 acres (32,773 SF)



Asking Price:
\$3,000,000
(\$24 per buildable square foot)



Lot Dimensions:
150.00 ft frontage
x 218.00 ft depth



Legal Description:
LTS92 & 93 PL 377; S/T D21563, D22967 AJAX,
S/T EASE PT 3, PL 40R20190 AS IN DR45375,
S/T EASE PT 3, PL 40R20190 AS IN DR43668

LT 94 PL 3; S/T D18550 AJAX, S/T EASE PT 4,
PL 40R20190 AS IN DR45377, S/T EASE PT 4,
PL 40R20190 AS IN DR43671



Official Plan:
Midtown Corridor



Zoning:
Uptown Mixed Use (UC)



Existing Improvements:

- 27 Harwood Ave. S:
Vacant commercial building ±1,200 sf
- 29 Harwood Ave. S:
Vacant commercial building ±2,500 sf

Water and gas have been disconnected, but electricity is still connected. Building size is estimated based on civil drawings. Property being sold based on land value and development potential.



Taxes:
\$41,719.36 (2025)



Key Highlights

- OPA/ZBA approved and at final stage of Site Plan Approval
- Potential to improve efficiencies
- Located in an established residential node
- Just north of Highway 401
- Area is primed for redevelopment and has been designated for intensification
- Several development projects in the area
- Surrounded by local amenities including parks, retail shops, restaurants and schools
- Municipal servicing capacity is available
- Proximity to GO Station
- The site includes two vacant commercial buildings that can be readily repositioned for occupancy, offering near-term cash flow while deferring development/construction



Development Details



10 storey, 131 unit mixed-use residential and commercial building including 7 ground floor 2-storey dwelling units



4.34 FSI with a gross floor area (GFA) of 123,229 SF
(Potential to increase density and efficiencies)



3 levels of underground parking with 163 spots
(Recent consultation with Planning Staff indicates support for reduction)



141 bicycle parking and 132 Lockers



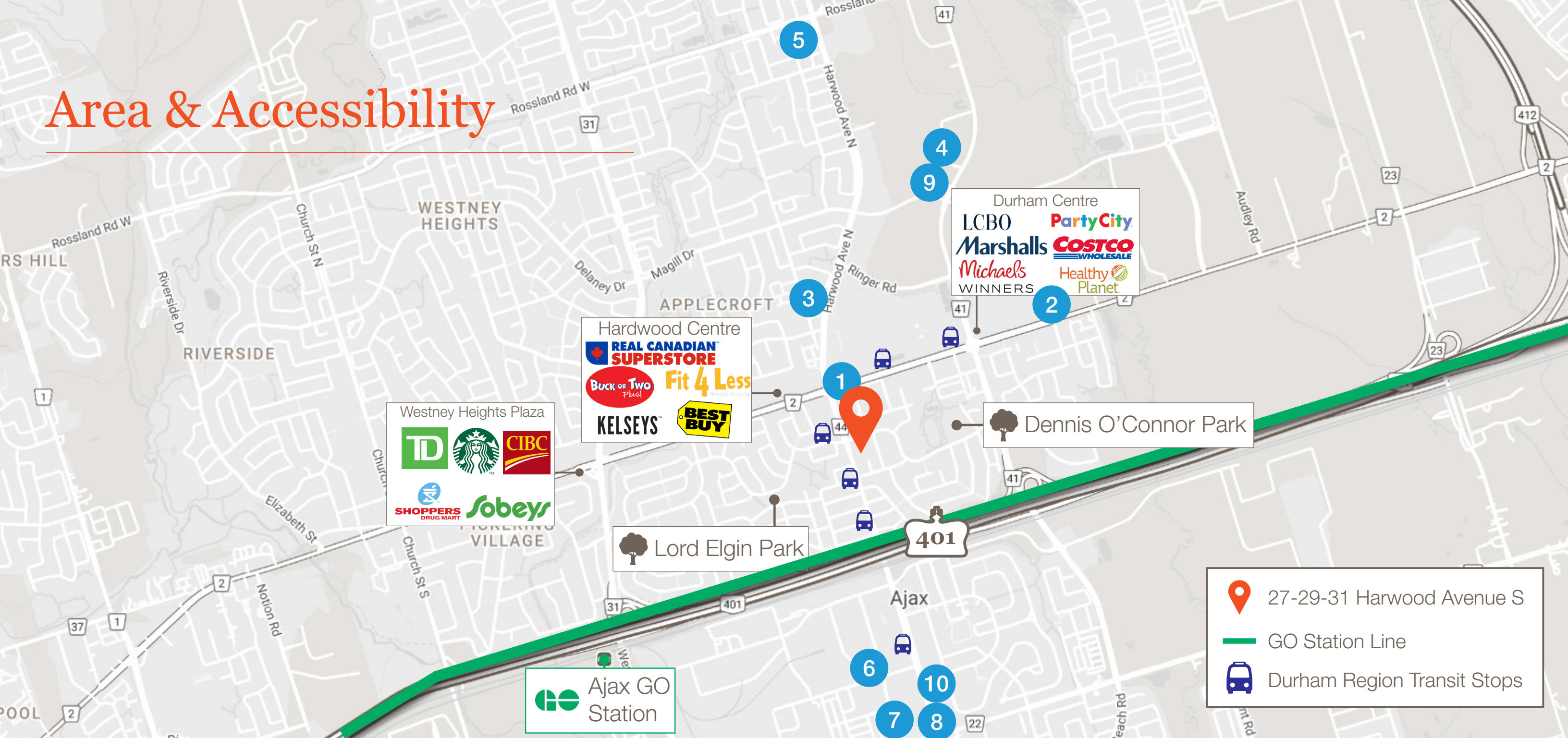
Common outdoor amenity space and rooftop terrace



Cash-in-lieu of parkland dedication



Area & Accessibility

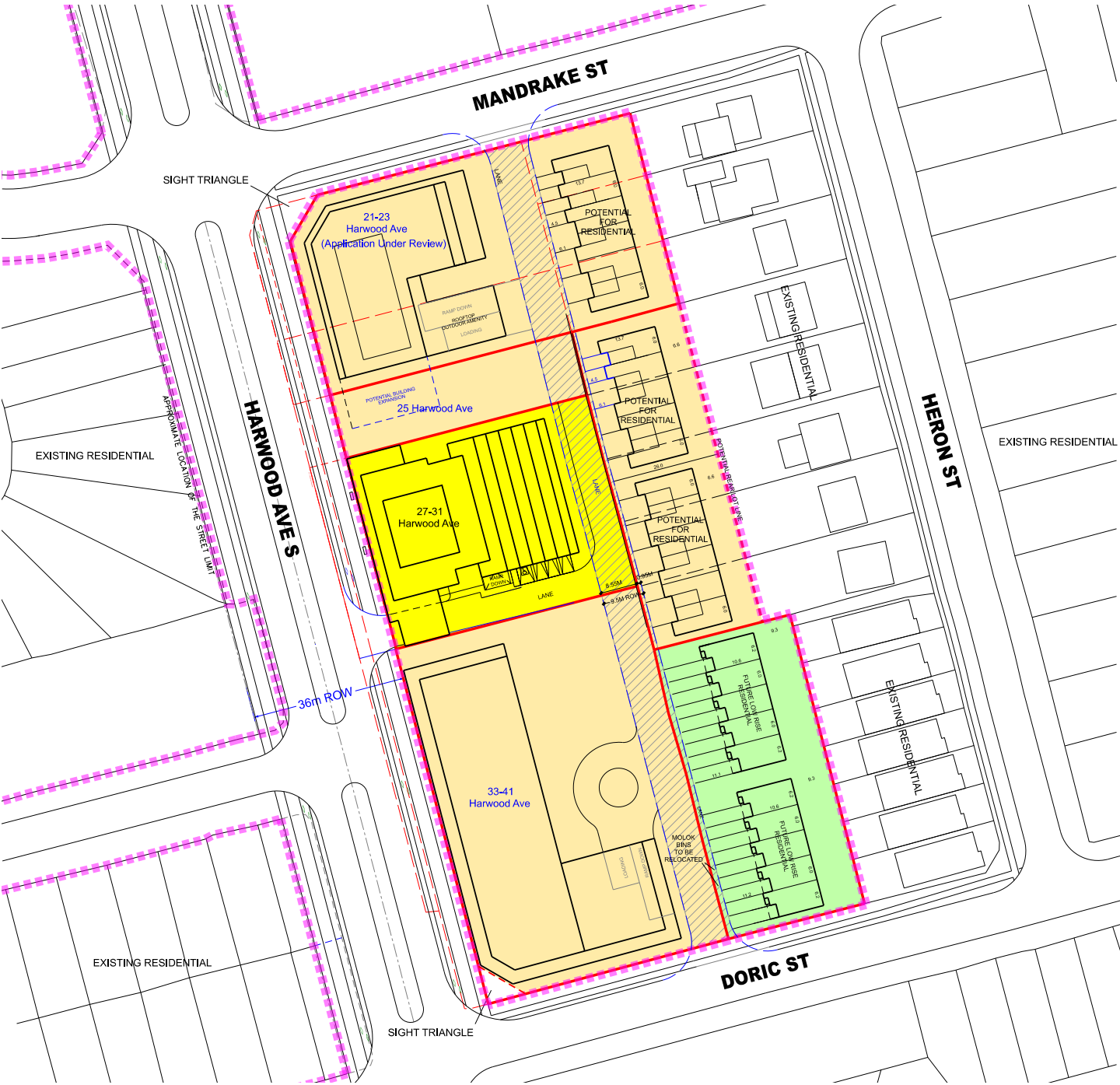


Area Developments

- 1 21-23 Harwood Avenue S: 12 storeys, 195 units. Mixed-Use (Petrina Developments Corporation)
- 2 310 Kingston Road E: 25 storeys, 380 units. Mixed-Use (Ledim Developments Ltd.)
- 3 290 Old Harwood Avenue: 6 storeys, 116 units. Residential/Seniors Home (Spotlight Developments)
- 4 20-30 Blowers Crescent: 6 storey, 105 unit Hotel (Operated by Radisson)
- 5 3 Rossland Road W: 14 storeys, 220 units Residential/Seniors Home (Shannex Ontario Ltd.)

- 6 73 Hunt Street: 2 buildings of 8 storeys each with 303 units. Mixed-Use (Northview REIT)
- 7 72 & 80 Bayly Street W: 23 & 18 storeys with 541 units. Mixed-Use (Icon Architects)
- 8 73 Bayly Street W: 23 & 19 storeys with 551 units. Phase 2. Mixed-Use (Medallion Corporation)
- 9 7400 Salem Rd. N: 36 storeys, 462 units, Mixed-Use (The Santan Group)
- 10 145-159 Kings Crescent: 25 storeys, 335 units Mixed-Use Rentals, (Brosko Property Management)

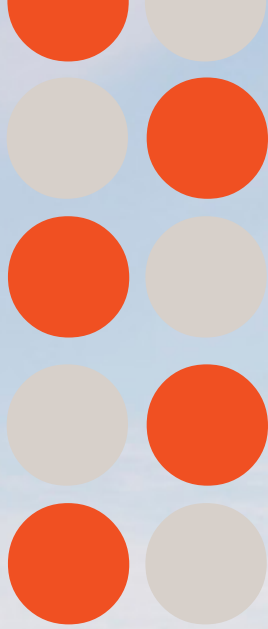
Master Block Plan



Elevation Plan



Renderings



Renderings



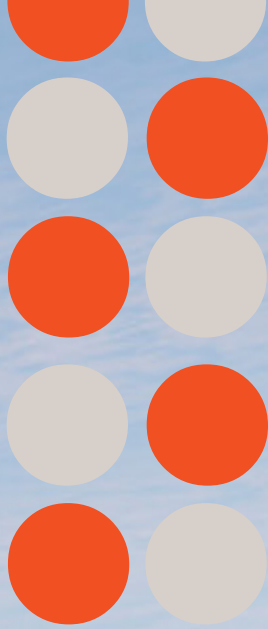
Renderings



Renderings



Renderings



For Sale
OPA/ZBA Approved Mixed-Use Development
• 10 Storeys • 131 Units • 123,229 GFA
27, 29 & 31 Harwood Avenue S, Ajax

Lennard Commercial Realty (the “Advisor”) has been retained by Rosen Goldberg Inc., solely in its capacity as court-appointed receiver and manager of all of the assets, undertakings and properties of 27 Harwood Avenue Inc. and not in its personal capacity and without personal or corporate liability (the “Vendor”), to facilitate the sale of 27,29 & 31 Harwood Avenue S., Ajax, Ontario.

The Property is being sold on an “as-is, where-is” basis without representation and warranty from the Vendor or Advisor. It is the responsibility of the Buyer and its representative(s) to verify and confirm all information and to satisfy themselves.

Process

1. Investment Summary: The Advisor has provided a marketing brochure to prospective purchasers providing an overview of the opportunity to purchase the property.
2. Receipt of Due Diligence Information: purchasers are required to fully execute the Confidentiality Agreement provided and submit same to the Advisor in order to gain access to a secure data room which includes due diligence materials.
3. Offer Submissions: Offers welcome at any time and will be dealt with on a first come, first serve basis.

Confidentiality Agreement

Lennard:

Adam Bronson*
Senior Vice President
416.450.5535
abronson@lennard.com

201-60 Columbia Way, Markham
905.752.2220
lennard.com

*Sales Representative

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