

ONE

SPICER SQUARE

BOWMANVILLE, ONTARIO



401



DEVELOPMENT OPPORTUNITY FOR SALE

AVISON
YOUNG

Property Highlights

EXCLUSIVE OPPORTUNITY THROUGH AVISON YOUNG

Avison Young is pleased to present One Spicer Square in Bowmanville, Ontario. This 1.134-acre site is an exceptional development opportunity strategically located in one of the region's most dynamic growth areas. Situated with an impressive frontage of 223.26 feet by 185.04 feet, it is ideal for a variety of mixed-use opportunities. Supported by a combination of approved developments in the area, strategic location, and a vibrant community, this property is a highly attractive investment for those looking to establish a unique presence in Bowmanville with Highway 401 visibility.

STRATEGIC LOCATION

Enjoy seamless access to both regional and local transportation. The site is easily reachable via a variety of local roads and major highways, including Highway 401 and the expanding Durham Highway 407.

APPROVED HOTEL SITE

Features approval for an upper-midscale limited-service hotel under the Marriott brand, offering 85 keys.

VIBRANT NEIGHBOURHOOD

The area boasts a dynamic mix of restaurants, office buildings, and a retail shopping center, surrounded by primary residential zones.

BUSINESS HUB

Numerous businesses including car dealerships and hotels enrich the vicinity.

Municipal Address 1 Spicer Square

Municipality Bowmanville

Land Area 1.134 acres

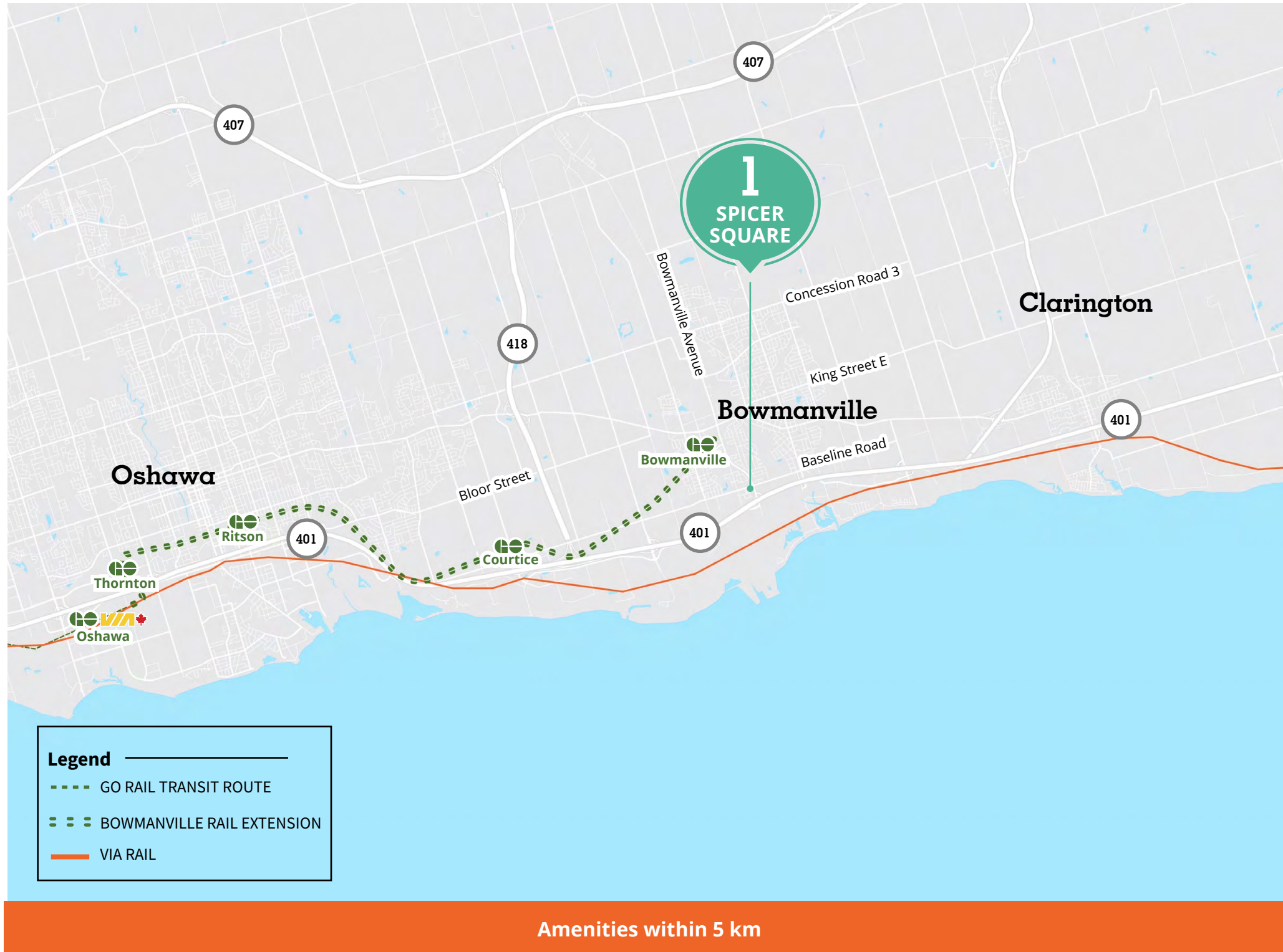
Frontage 223.26 ft. x 185.04 ft.

Zoning Gateway Commercial

Asking Price \$3,680,000

Taxes(2024) \$11,615.37





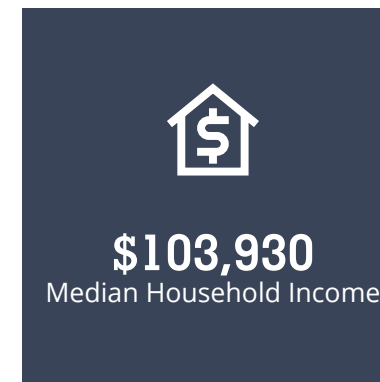
Area Overview

BOWMANVILLE

With a population of 40,000, Bowmanville is a growing community in the Region of Durham, just an hour from Toronto. The town is becoming increasingly connected and economically vibrant, partly thanks to the GO Transit expansion which includes four new stations extending to Bowmanville.

PRIME ACCESSIBILITY

Located near major transit routes, the land is just a 75-minute drive from Toronto's Union Station and a 2-minute drive from the future Metrolinx Bowmanville Station at Martin Road.



23

Schools



69

Restaurants



145

Retail



8

Gas Stations



9

Banks



5

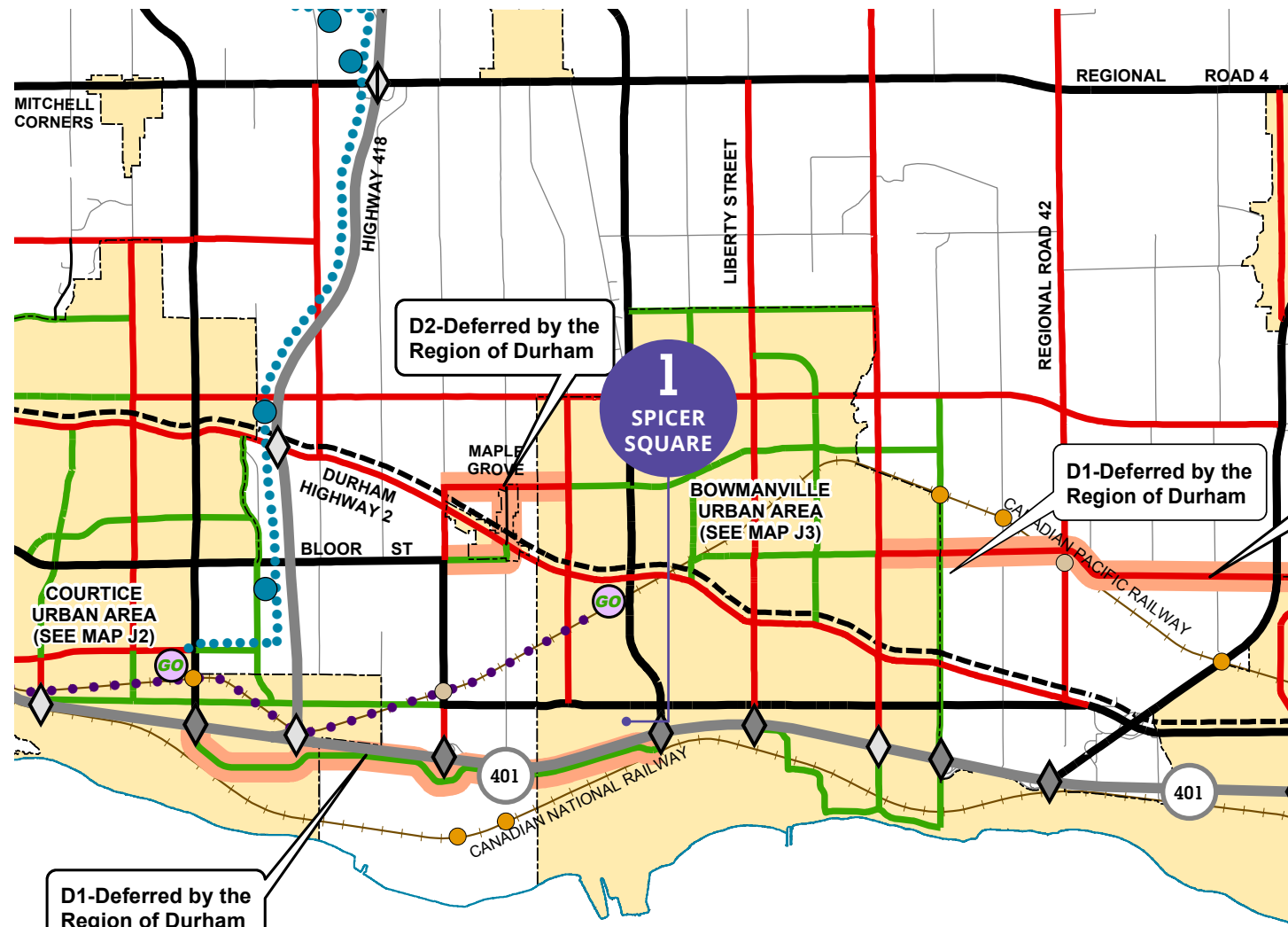
Fitness Centres



5

Parks

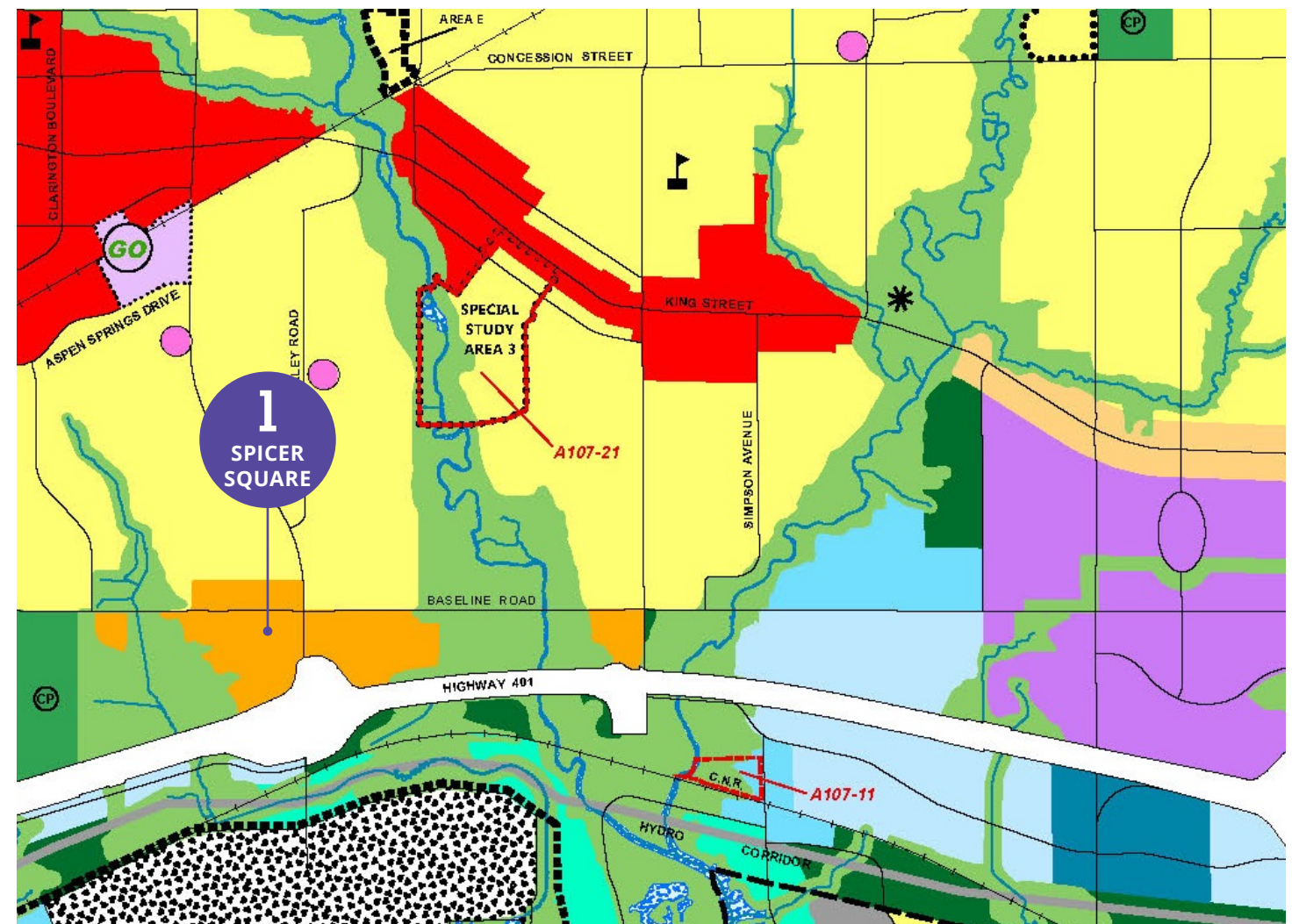
Transportation Network



Lake Ontario

- | | | | |
|-------|--------------------------------|----|------------------------------------|
| ----- | SETTLEMENT AREA BOUNDARY | ◆ | EXISTING FREEWAY INTERCHANGE |
| ===== | FREEWAY | ◇ | FUTURE FREEWAY INTERCHANGE |
| ————— | TYPE A ARTERIAL ROAD | ◊ | FUTURE PARTIAL FREEWAY INTERCHANGE |
| ————— | TYPE B ARTERIAL ROAD | ● | EXISTING GRADE SEPARATION |
| ————— | TYPE C ARTERIAL ROAD | ○ | PROPOSED GRADE SEPARATION |
| ————— | COLLECTOR ROAD | ● | FREQUENCY TRANSIT STATION |
| ----- | REGIONAL TRANSIT SPINE | GO | TRANSPORTATION HUB |
| | FREEWAY BUS RAPID TRANSIT LINE | | |
| | RAIL TRANSIT LINE | | |
| ----- | RAILWAY | | |

Zoning (GATEWAY COMMERCIAL)



- | | | | | | |
|---|----------------------|---|--------------------------|-----|---------------------|
| ▲ | SECONDARY SCHOOL | ■ | GENERAL INDUSTRIAL | ■ | WATERFRONT GREENWAY |
| ● | NEIGHBOURHOOD CENTRE | ■ | BUSINESS PARK | ■ | COMMUNITY PARK |
| ■ | REGIONAL CORRIDOR | ■ | GATEWAY COMMERCIAL | ● | MUNICIPAL WIDE PARK |
| ■ | URBAN RESIDENTIAL | ■ | AGGREGATE EXTRACTION | --- | WATERFRONT PLACE |
| ■ | URBAN CENTRE | ■ | UTILITY | --- | URBAN BOUNDARY |
| ■ | PRESTIGE EMPLOYMENT | ■ | ENVIRONMENTAL PROTECTION | --- | SPECIAL POLICY |
| ■ | LIGHT INDUSTRIAL | ■ | GREEN SPACE | --- | SPECIAL STUDY |
| | | ■ | | --- | A107 |
| | | | | | APPEALED TO THE OMB |



Local Development Projects

Goodyear Village 45 Raynes Ave, Bowmanville

A master-planned mixed-use redevelopment featuring residential units (townhouses, market-rate rentals, condos), commercial spaces (office, retail), and public amenities including healthcare facilities and parks.

GFA	1,931,947
FSI	1.5
TOTAL # OF UNITS	1,536

Your Home Developments 1585 Bowmanville Ave, Bowmanville

Proposed development by Your Home Developments featuring multi-storey condo and townhouse units.

GFA	410,031
FSI	4
TOTAL # OF UNITS	446

Sunray Group 10 Aspen Springs Drive

A Sunray Group project proposing a mixed-use development with high-rise condos and commercial spaces.

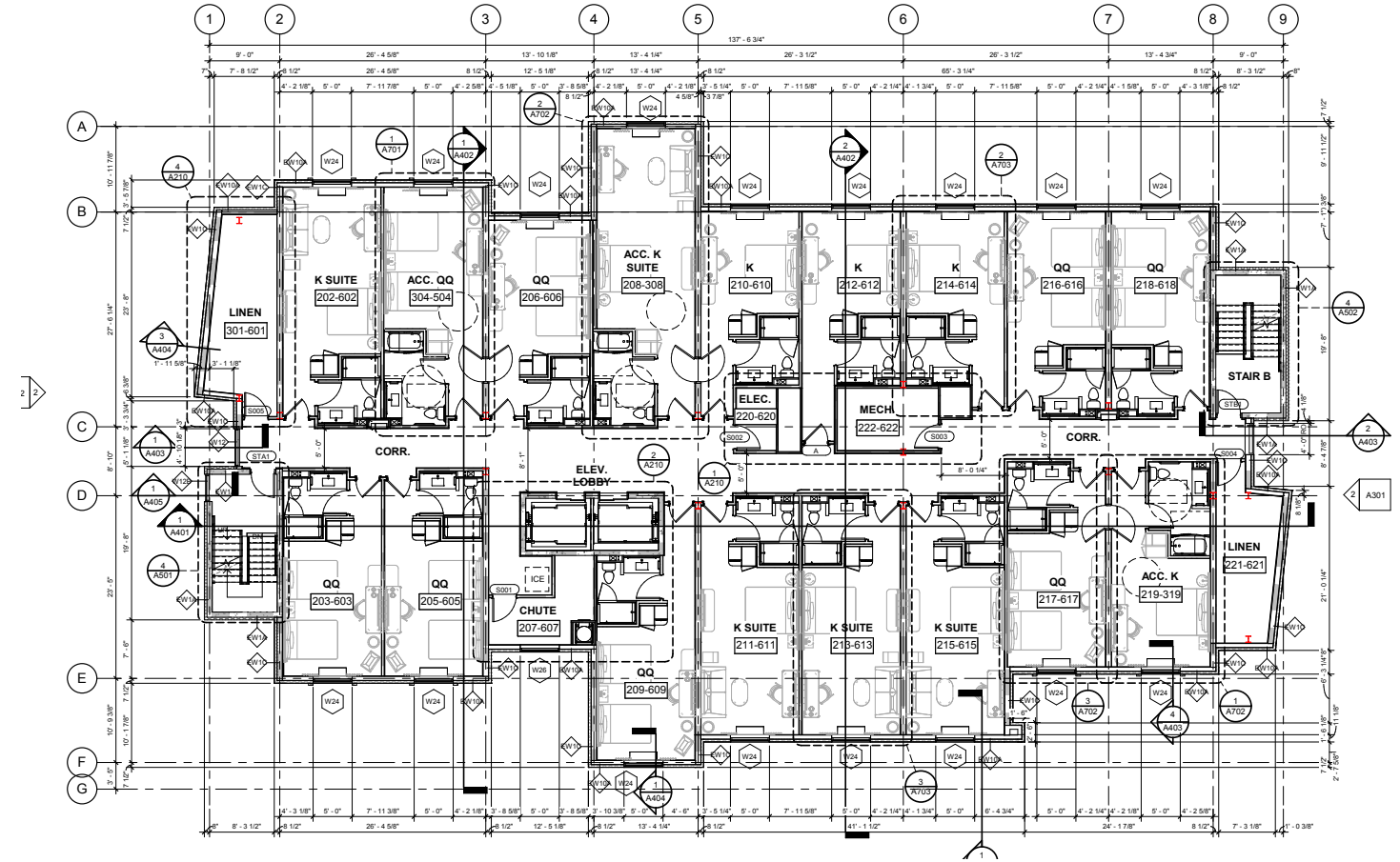
FSI	1.5
TOTAL # OF UNITS	1,536

APPROVED DEVELOPMENT

Kaitlin Corporation	55 Clarington Boulevard Bowmanville	46 Stevens Road Bowmanville
GFA	392,202	784,737
FSI	2.08	2.40
TOTAL # OF UNITS	440	592

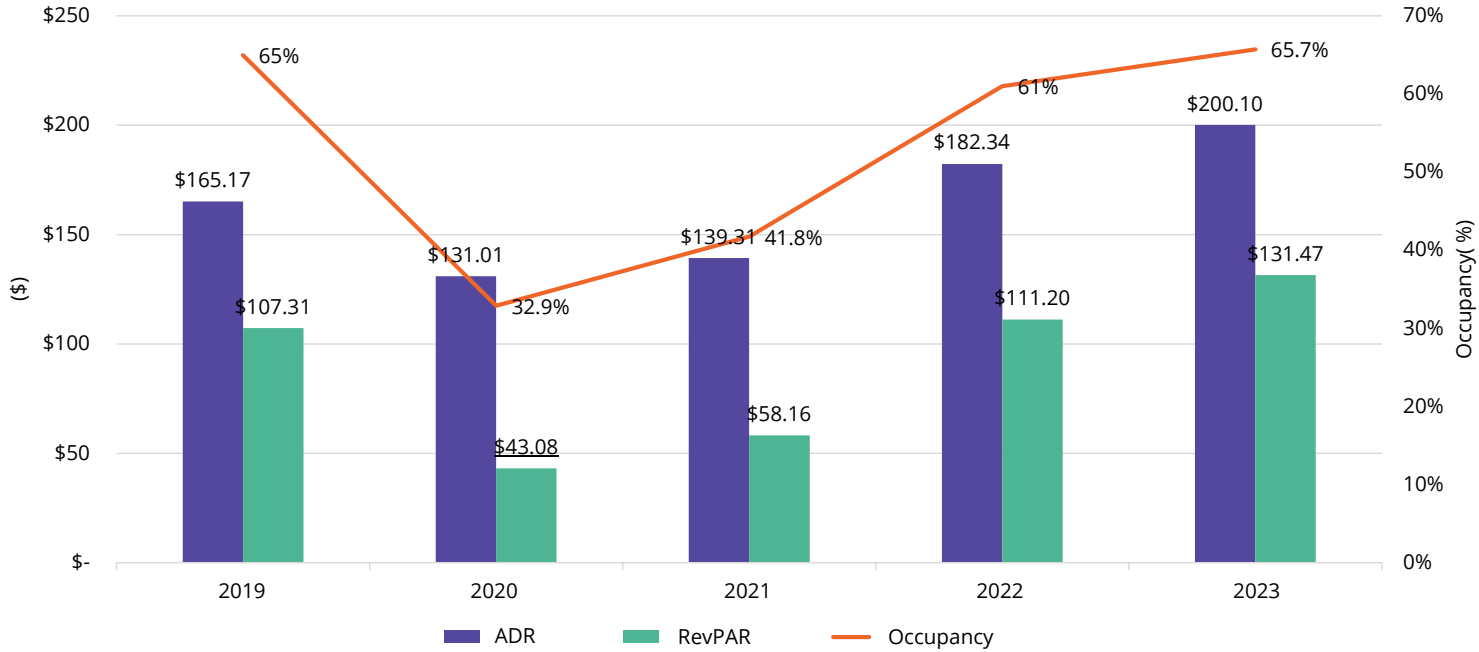
Elevation

Floor Plan



SUITE MIX												
Unit Type	Number of Floors						T	Mix %	Total Mix	Mix %	Total Acc	Acc %
	1	2	3	4	5	6						
King Room	0	3	3	3	3	3	15	17.6%	40	47.1%	4	4.7%
King Acc	0	1	1	0	0	0	2	2.4%				
King Suite	0	4	4	4	4	6	21	24.7%				
King Acc Suite	0	1	1	0	0	0	2	2.4%				
Double Queen Room	0	7	7	8	8	8	38	44.7%	45	52.9%	5	5.9%
Double Queen Suite	0	0	0	0	1	1	2	2.4%				
Double Queen Acc Suite	0	0	0	1	0	0	1	1.2%				
Double Queen Acc	0	1	1	1	1	0	4	4.7%				
TOTAL PER FLOOR	0	17	17	17	17	17	85	100.0%				

Canadian Year End Occupancy, ADR and RevPAR



Source: CoStar

Ontario Central Forecast 2024

Ontario Central - Upper Midscale Segment					
	Apr-24	Apr-25	Apr-26	Apr-27	Apr-28
12 Mo ADR	\$161.83	\$171.17	\$177.53	\$180.29	\$184.41
12 Mo ADR Chg	3.30%	5.80%	3.70%	1.60%	2.30%
12 Mo Occupancy	65.70%	63.50%	64.60%	64.50%	64.40%
12 Mo Occupancy Chg	-0.50%	-3.50%	1.80%	-0.10%	-0.20%
12 Mo RevPAR	\$106.38	\$108.62	\$114.68	\$116.37	\$118.83
12 Mo RevPAR Chg	2.80%	2.10%	5.60%	1.50%	2.10%

Source: CoStar





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BOWMANVILLE, ONTARIO

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