



Investment Summary

# Mixed-Use Retail and Residential Investment Opportunity

14810 Yonge Street | Aurora, ON

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# Introduction

Colliers is pleased to present 14810 Yonge Street, Aurora, a prime mixed-use investment opportunity located in one of the most desirable commercial corridors in the Town of Aurora. Positioned along the west side of Yonge Street just south of Golf Links Drive, the property benefits from exceptional visibility with over 210 feet of direct frontage on Yonge Street within Aurora's core business district. The fully occupied asset consists of 9 commercial units and 19 residential apartment units, providing investors with strong in-place income from a diversified tenant mix. Situated on a 27,083 square foot rectangular site at street grade, the property has also benefited from over \$2.5 million in recent renovations and capital improvements, further enhancing its quality and long-term stability. With its AAA location, stable occupancy, and significant street presence, 14810 Yonge Street offers investors a compelling opportunity with future upside potential through expansion, redevelopment, or assembly with adjacent properties along this highly sought-after stretch of Yonge Street.

## Offering Summary

<b>Property Type</b>	Mixed-Use Retail and Residential
<b>Site Area</b>	0.69 acre
<b>Building Area</b>	19,760 SF
<b>Price</b>	\$15,000,000

## Investment Highlights



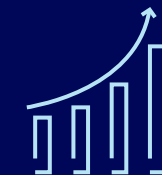
**Prime Yonge Street investment opportunity** in Aurora's core commercial corridor with over 210 feet of prominent street frontage.



**Fully occupied mixed-use asset** featuring 9 commercial units and 19 residential apartments generating stable, diversified income.



**Significant capital investment exceeding \$2.5 million** completed through recent renovations and property improvements enhancing long-term asset quality.



**Strong long-term upside potential** through intensification, redevelopment, or potential assembly with adjacent properties along Aurora's premier retail corridor.

# Area Overview



Aurora, Ontario is an incorporated town in central York Region, situated roughly 48 kilometers north of Downtown Toronto within the Greater Toronto Area. Positioned along the historic Yonge Street corridor and partially on the Oak Ridges Moraine, Aurora combines suburban living with convenient access to major urban centers. With a population of 62,057 as of the 2021 Census, it ranks as one of Canada’s larger mid-sized towns and continues to experience steady growth.

The Property is located within Aurora’s primary Yonge Street commercial node and in close proximity to east-west arterial roads of Wellington Street and Bloomington Road. This area hosts many of Aurora’s key retail amenities and services, benefiting from a growing population and sustained eastward development toward Highway 404. In recent years, Aurora has strengthened its commercial corridors while preserving much of its historic built form, earning heritage awards for its commitment to conservation.

Aurora has seen significant residential expansion, particularly to the east, attracting families and professionals seeking a balance of quiet suburban living and proximity to major employment centers across the GTA. Residents enjoy access to numerous parks, trails, and natural landscapes, including the Aurora Arboretum and nearby conservation areas. The town also maintains a vibrant cultural community, supported by local artisans, the Aurora Cultural Centre, and annual events such as the Aurora Winter Blues Festival.

Overall, Aurora offers an appealing mix of well-preserved heritage neighborhoods, modern amenities, and abundant green space. Its strategic location, strong community identity, and high quality of life make it an attractive destination for individuals and families seeking a smaller-town environment with easy access to the broader economic and cultural offerings of the Greater Toronto Area.



## Demographics

Distance from the Property	1 km	3 km	5 km
<b>Total Population (2025)</b>	5,945	42,815	92,254
<b>Projected Population (2035)</b>	6,164	45,394	98,680
<b>Average Age</b>	46.4	43.7	41.7
<b>Number of Households</b>	2,394	15,516	31,167
<b>Average Household Income</b>	\$162,602	\$209,404	\$211,761
<b>Average Household Size</b>	2.7	2.8	2.9

# Local Area Map

## Viva/YRT Transit System

- Viva Rapid Transit: Blue
- YRT Route: 96 Keele-Yonge
- YRT Route: 98 Yonge



# Property Overview

## Salient Facts

<b>Municipal Address</b>	14810 Yonge Street, Aurora, ON
<b>Legal Description</b>	PLAN 246 LOT 84 CON 1 PT LOT 77 RS65R22753 PARTS 1 & 4
<b>Property Type</b>	Mixed-Use Retail
<b>Site Area</b>	0.69 acre
<b>Site Dimensions</b>	Rectangular lot with approximately 210 feet frontage along Yonge Street
<b>Building Area</b>	19,760 SF
<b>Number of Units</b>	9 retail commercial units and 19 residential apartment units
<b>Year Built</b>	1961
<b>Zoning</b>	C3 - Service Commercial
<b>Parking</b>	47 surface parking stalls
<b>Access</b>	2 access points along Yonge Street
<b>Property Taxes</b>	\$62,273
<b>Price</b>	\$15,000,000



# Building Specifications

## General Building Description

- **Condition:** Excellent overall condition with extensive renovations and significant capital improvements completed throughout the property.
- **Structural Foundation:** Concrete block foundation providing durable structural support.
- **Exterior Walls:** Combination brick and stucco exterior finishes.
- **Roof:** Flat roof with built-up tar and gravel composition, replaced in 2018.

## Finishes & Building Systems

- **Flooring:** Combination of laminate, hardwood, commercial broadloom, and ceramic tile throughout residential and commercial areas.
- **Walls:** Drywall and plasterboard interior wall construction.
- **Ceilings:** Drywall and suspended acoustic ceiling panels in various areas.
- **Lighting:** Standard electric lighting fixtures throughout the building.
- **Electrical:** Electrical systems adequate for the existing mixed-use configuration.
- **HVAC:** Baseboard heating units serving individual residential apartments.
- **Fire Safety:** Building equipped with smoke detectors.

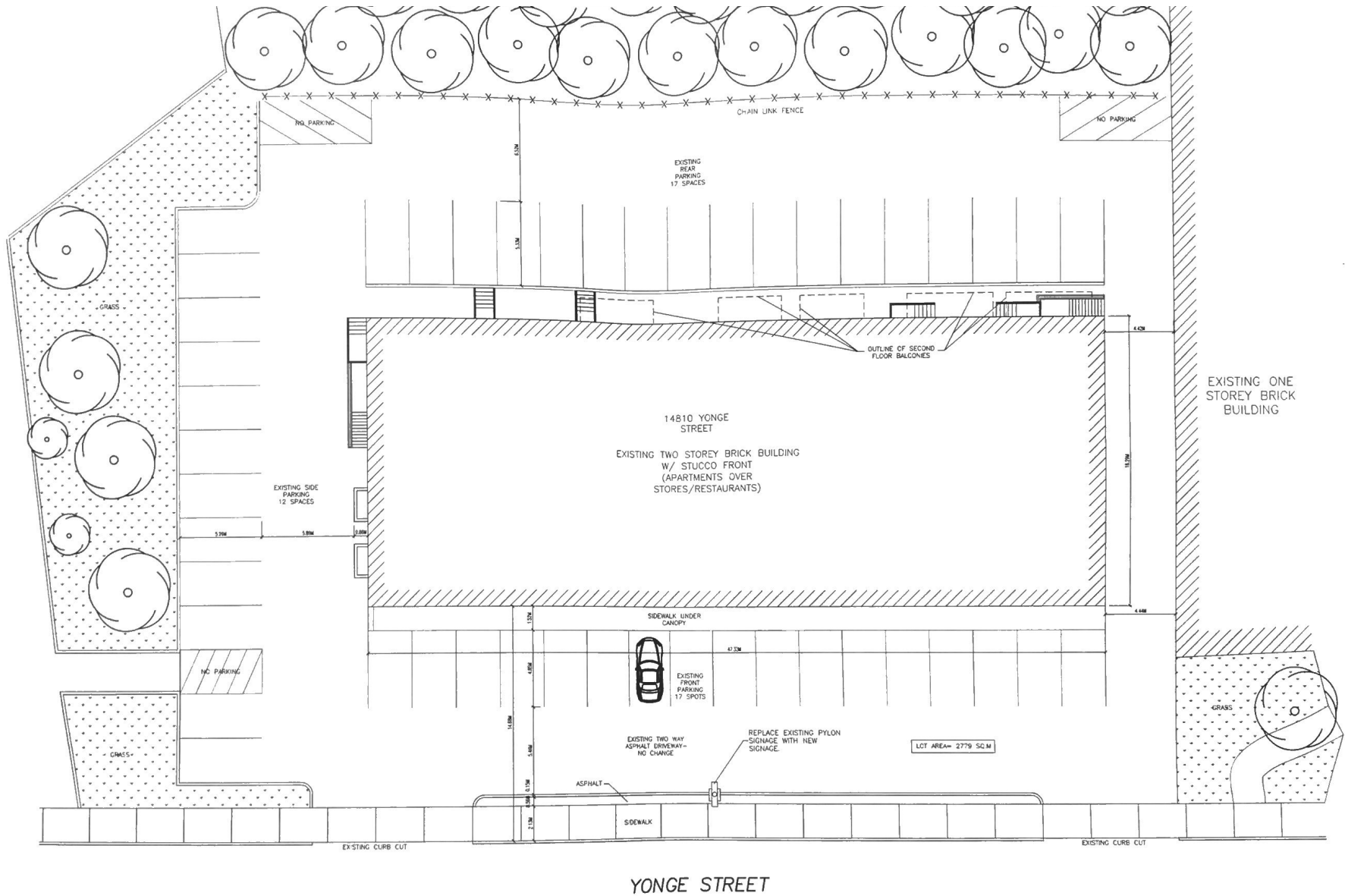
## Building Metrics

- **Deferred Maintenance:** None reported.
- **Physical Age:** Approximately 52 years.
- **Estimated Remaining Economic Life:** Approximately 48 years.

## Recent Renovations & Capital Improvements

- Complete exterior façade upgrade, significantly improving the building's curb appeal along Yonge Street.
- Extensive apartment renovations, including new flooring, kitchens, bathrooms, drywall, painting, electrical upgrades, and interior finishes.
- Installation of new high-efficiency water heater systems replacing older heating equipment, resulting in improved performance and reduced utility costs.
- Comprehensive plumbing and water system upgrades completed throughout the entire building.
- Installation of a new high-definition 32-channel security camera system providing enhanced monitoring and tenant safety.
- Creation of a new two-bedroom basement apartment, increasing the building's residential unit count and income potential.
- Development of a new tenant coin-operated laundry facility for the benefit of all residential occupants.
- Construction of a new dedicated boiler and mechanical room to support upgraded building systems.
- Replacement of the roof and installation of all new windows throughout the building.
- Replacement of original wooden balconies with new metal balconies, improving durability and safety.
- Additional building improvements including upgrades to stairs, doors, skylights, and the garbage management system.

# Site Plan





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Please contact the listing team for more details

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