

AVISON
YOUNG

For Sale



25 Ritson Road North Oshawa, ON



0.92 acres
of land



Zoned
PSC-A



Access to Highways
401, 407 & 412



Transit
at doorstep

GET MORE INFORMATION

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Property Details

Intersection	Ritson Rd N & Bond St E
Lot Size	0.92 acres
Zoning	Planned Strip Commercial (PSC-A)
Asking Price	Contact Listing Agent
Realty Taxes	\$25,903.82 (2025)

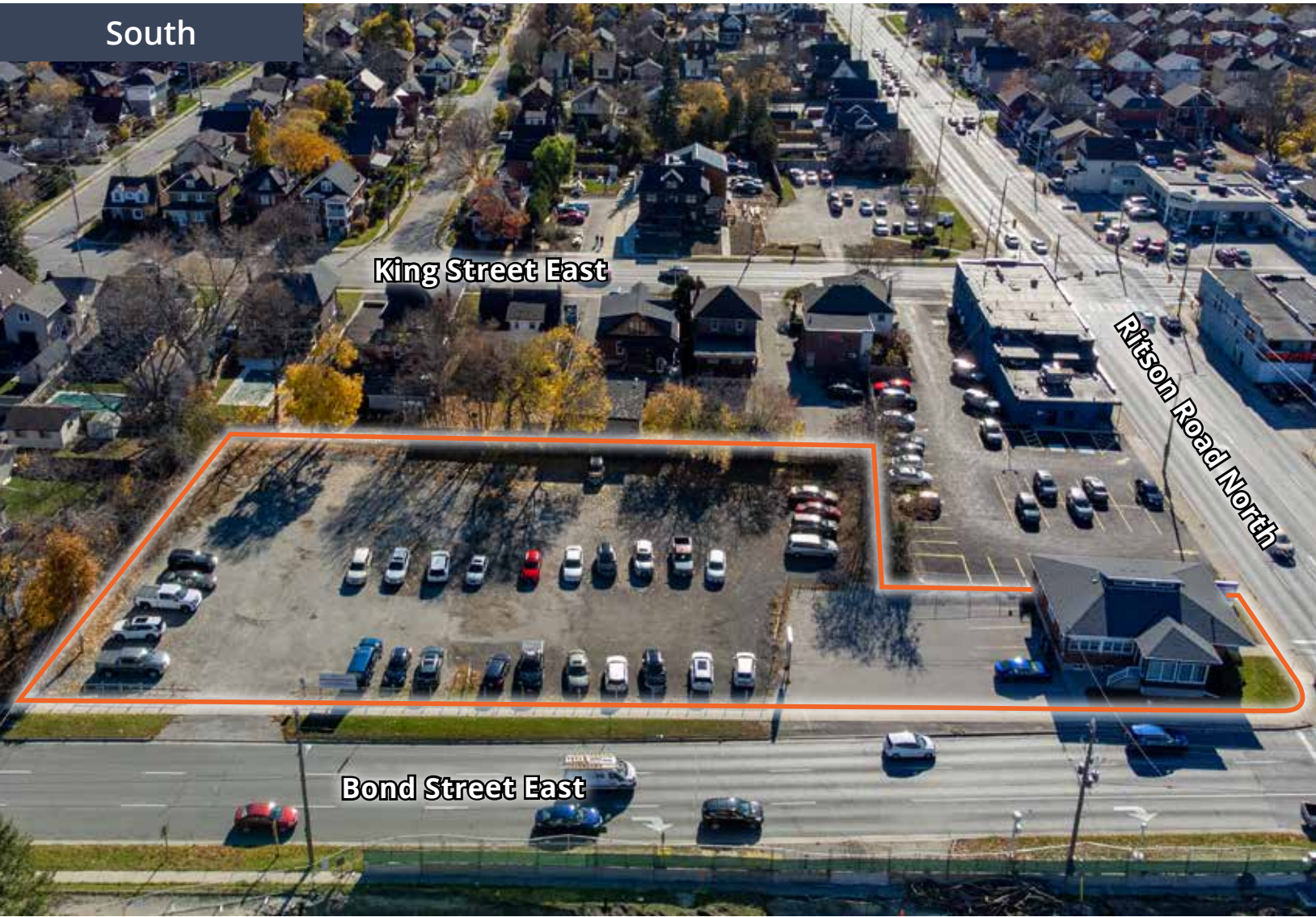
Highlights

- Rare corner site
- Zoning allows for a variety of commercial and residential uses
- Existing building on site with potential to repurpose
- Property currently generates income from 2 tenants
- Strong labour pool in surrounding area
- Many amenities nearby
- Public transit at doorstep
- Close proximity to Highways 401, 407 & 412

Southeast



South



North



Northeast



Northwest



Southwest



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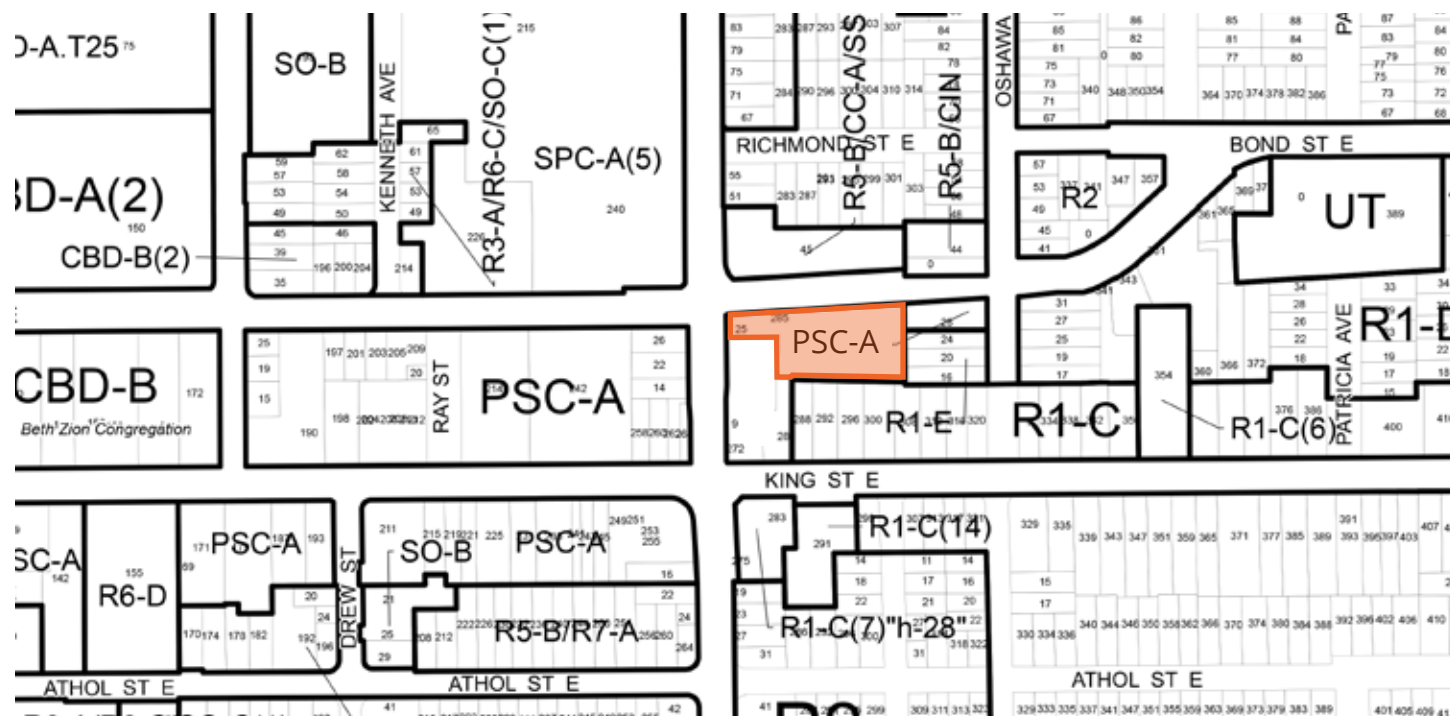


The subject property is zoned **Planned Strip Commercial (PSC-A)**

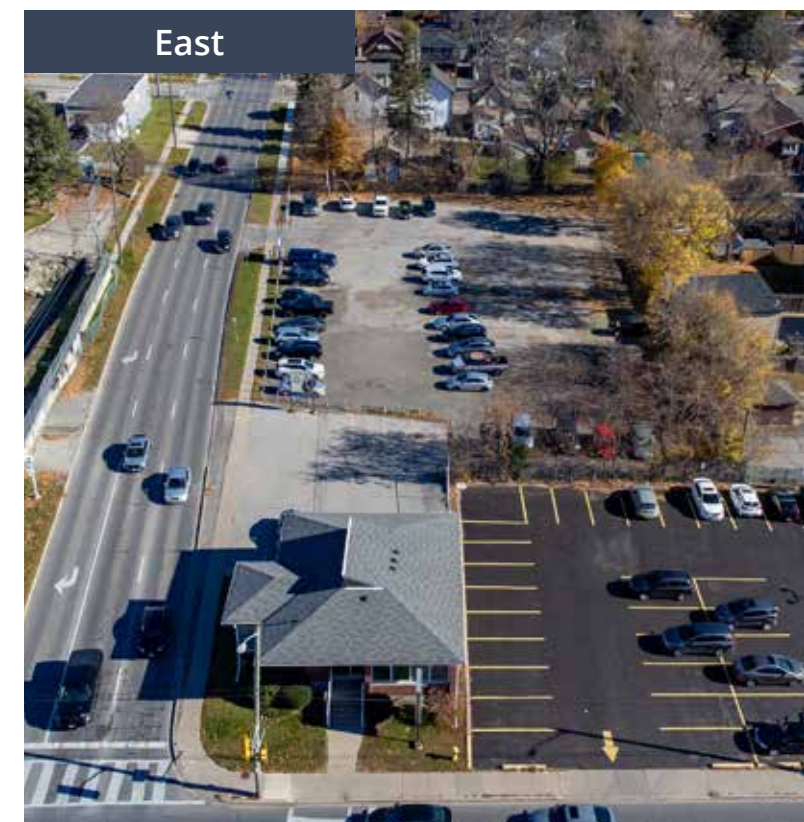
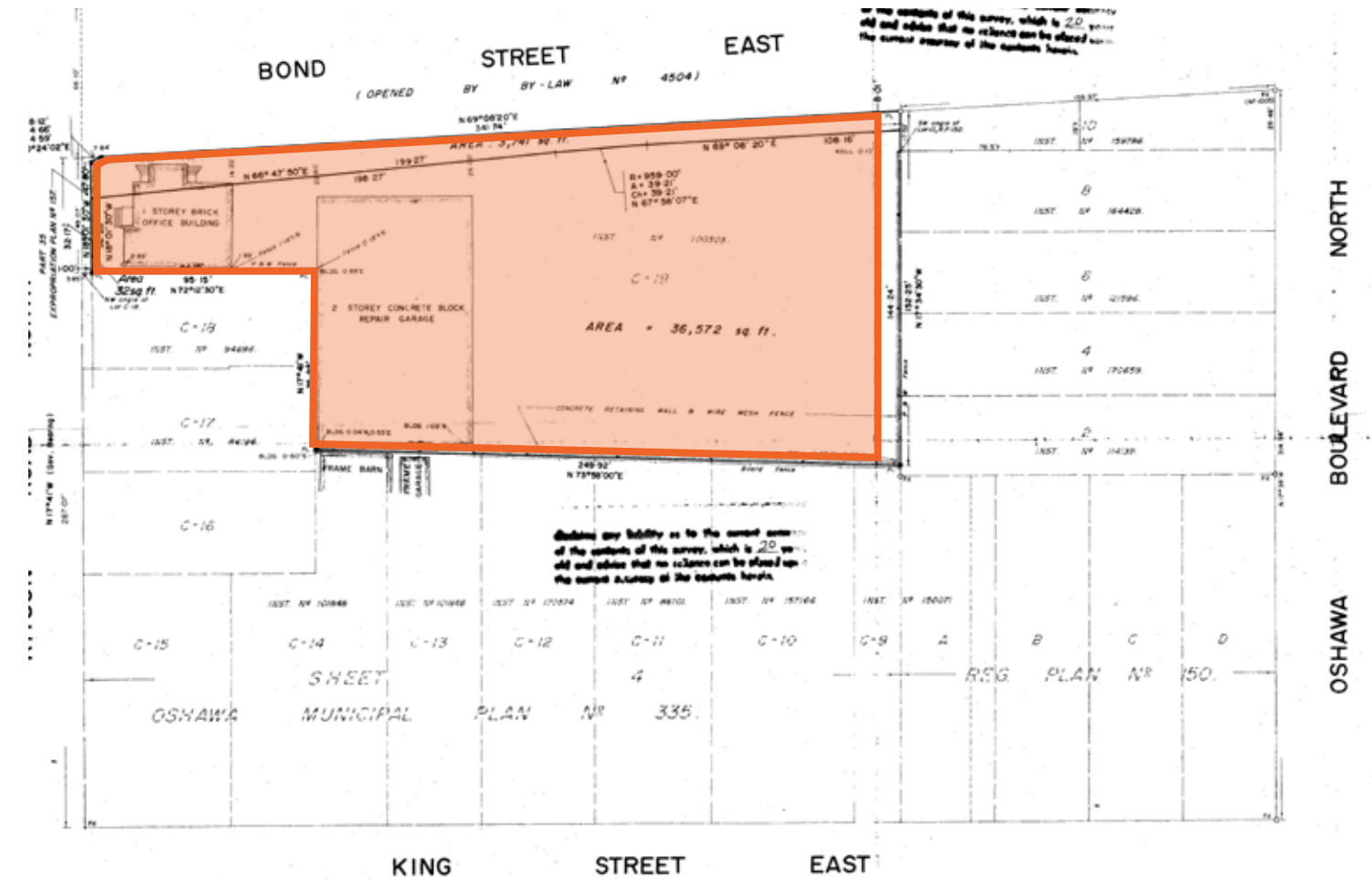
Permitted Uses

- Animal hospital
- **Apartment building***
- Art gallery
- Auction establishment
- **Automobile rental establishment***
- **Automobile repair garage***
- **Automobile sales and service* establishment***
- **Block townhouse***
- Brew your own operation
- **Church***
- Cinema
- Club
- Commercial recreate establishment, except billiard hall
- Commercial school
- Craft brewery
- Crisis care residence
- Day care centre
- Financial institution
- Flat
- Funeral home
- **Hotel***
- Lodging house
- **Long term care facility***
- Merchandise service shop
- Museum
- Nursing home
- Office
- **Outdoor storage accessory to a permitted use in the PSC-A zone***
- Peddle
- Personal service establishment
- Printing establishment
- Private school
- Restaurant
- Retail store
- **Retirement home***
- Studio
- Tavern
- Taxi establishment
- Theatre

*Highest and best uses

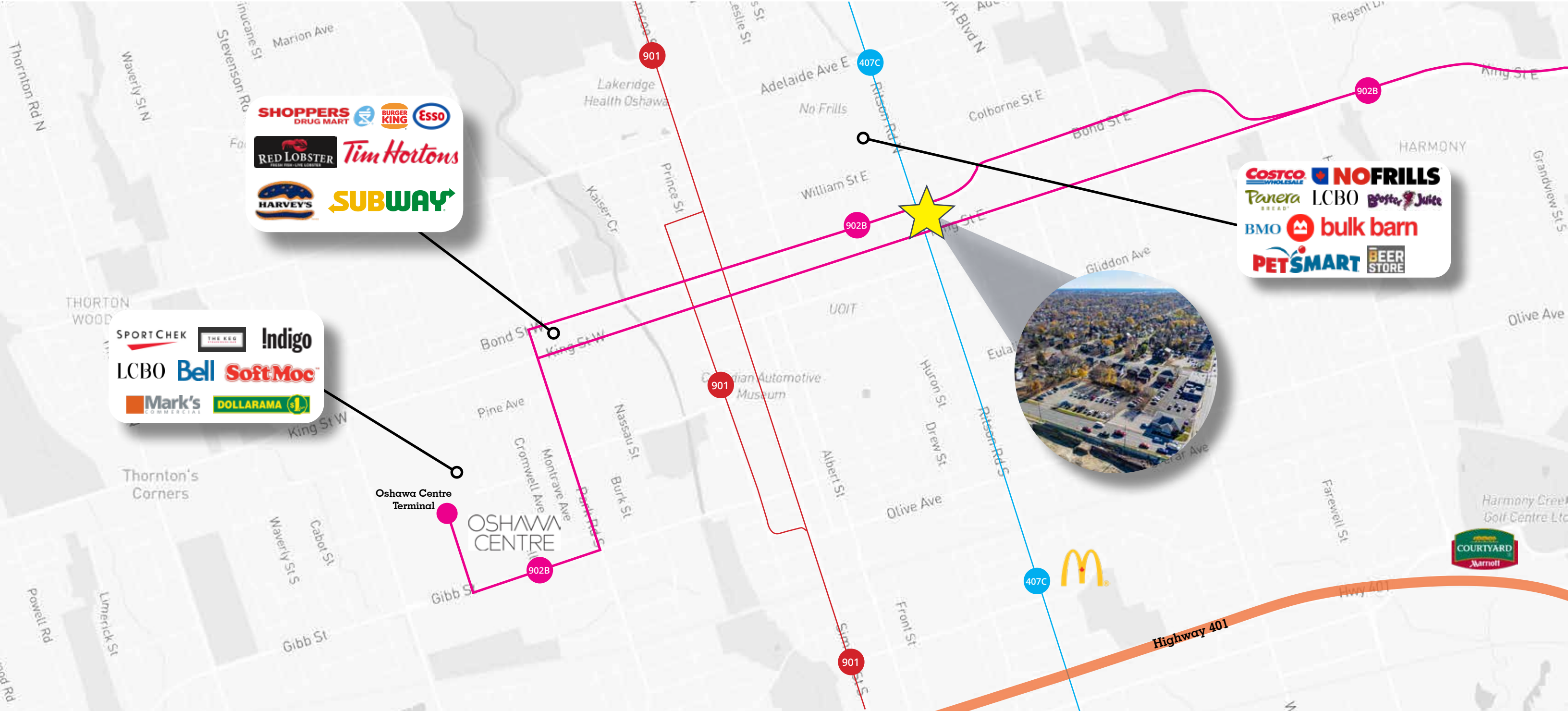


Survey



25 Ritson Road North
Oshawa, ON

0.92 Acres For Sale



Durham Bus Routes

- 407C Ritson
- 902B King
- 901 Pulse Simcoe

Drive Times

- 3 minutes to Highway 401 (2.6 km)
- 9 minutes to Highway 412 (12.7 km)
- 14 minutes to Highway 407 (22.3 km)
- 35 minutes to Downtown Toronto (62.7 km)
- 45 minutes to Pearson Airport (70.3 km)

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