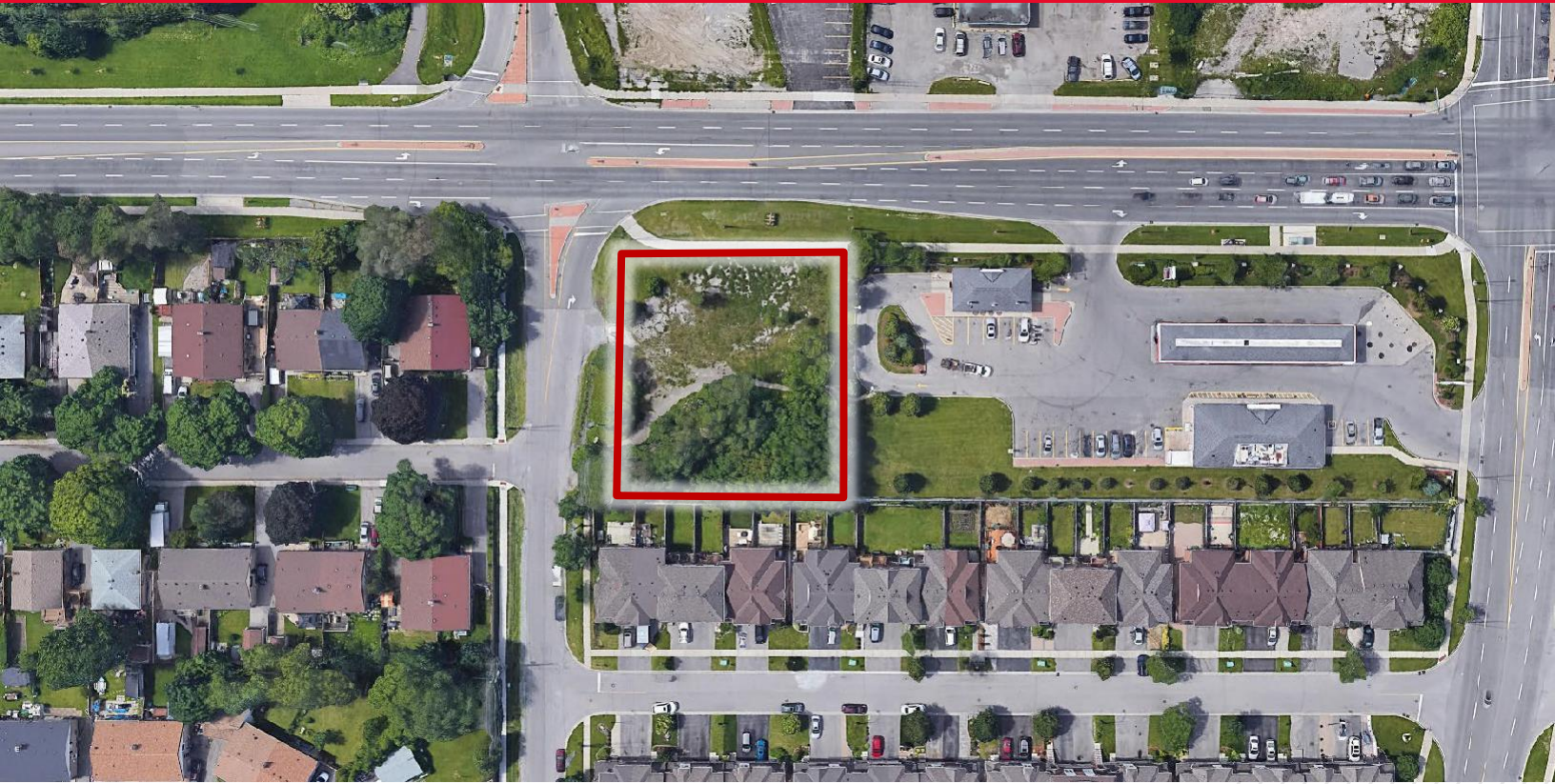


# FOR SALE

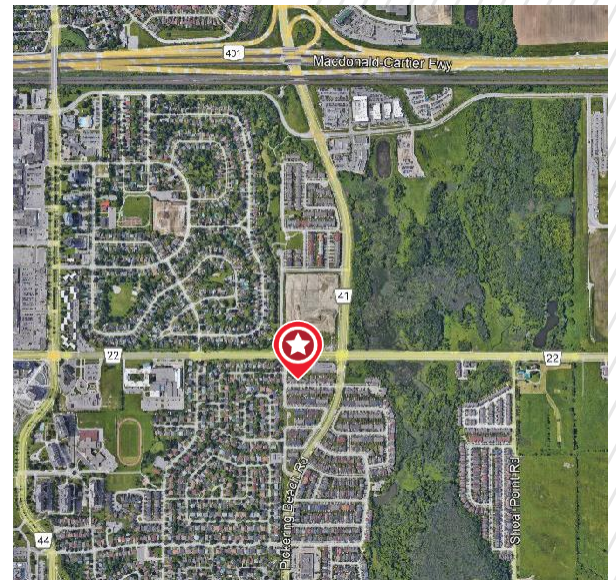
211 Bayly Street East  
Ajax, Ontario



## PROPERTY HIGHLIGHTS

24,764 square feet of vacant unimproved land that features frontage on Bayly Street East and Michaelman Road in Ajax, Ontario. The subject Property is designated as Medium Density Residential in the City of Ajax Official Plan, which permits residential development of between 3 and 6-stories in height, and a variety of built-forms. The Property is located 1.2 kilometres from access to Highway 401 and 3.1 kilometres from the Ajax GO station which provides access to Downtown Toronto and the GTA on the high-frequency Lakeshore East line.

LAND SF	24,764	1-MILE (POP.)	18,069
OFFICIAL PLAN	Medium Density	3-MILE (POP.)	101,794
ZONING	Agricultural	MED. INCOME	\$103,059
LISTING PRICE	\$2,750,000	TRAFFIC COUNTS	21,600 VPD



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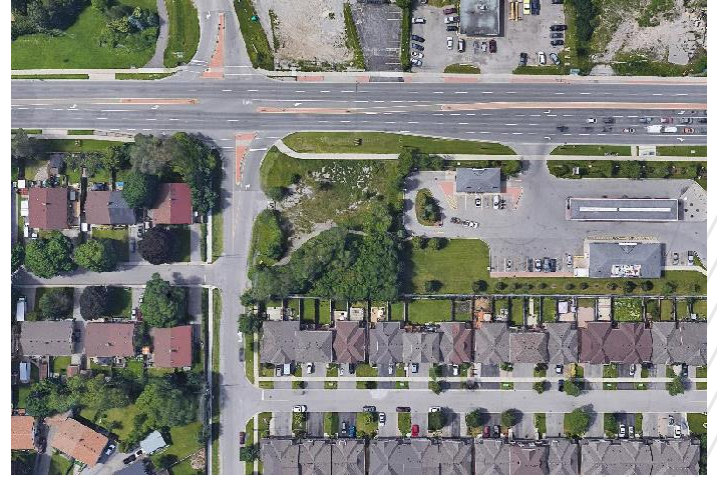
**DAN ROGERS**  
Executive Vice President  
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# FOR SALE

211 Bayly Street East  
Ajax, Ontario

## MARKET OVERVIEW

Ajax has experienced a 20.38% increase in average home price sales since June 2021, surpassing the Durham Region average of 19.13% and the GTA average of 17.89%. The increased demand for new homes in Ajax has continued through 2021 and has remained steady well into 2022. The Property features great accessibility to the Durham Region Transit system with a transit stop right on the doorstep. Additionally, the nearby Ajax GO Transit Station provides access to the rest of the GTA. Durham Region is one of the fastest growing areas in the GTA with a projected population of 1.3 million residents by 2051 (an increase of more than 90%). Durham Region is expected to account for 16% of total GTA population growth over this period.



## LEGAL INFORMATION

TAX PARCEL ID	180504001802400
PIN	264791330

## PROPERTY NOTES

Closing on the Property is subject to the completion of a severance for the parcel.

## RESTRICTIONS

The Property will be restricted against uses competitive with convenience stores.

## OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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