

# FOR SALE

207 Dundas St. W., Whitby, ON

# \$5,700,000

Ideal For Redevelopment or End-User



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## CLEARSTREAM

COMMERCIAL REAL ESTATE LTD., BROKERAGE

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# Site Features

207 Dundas St. W., Whitby, ON

## THE OFFERING

9,765 Square Foot income commercial building on two parcels combining for .62 Acres of land.

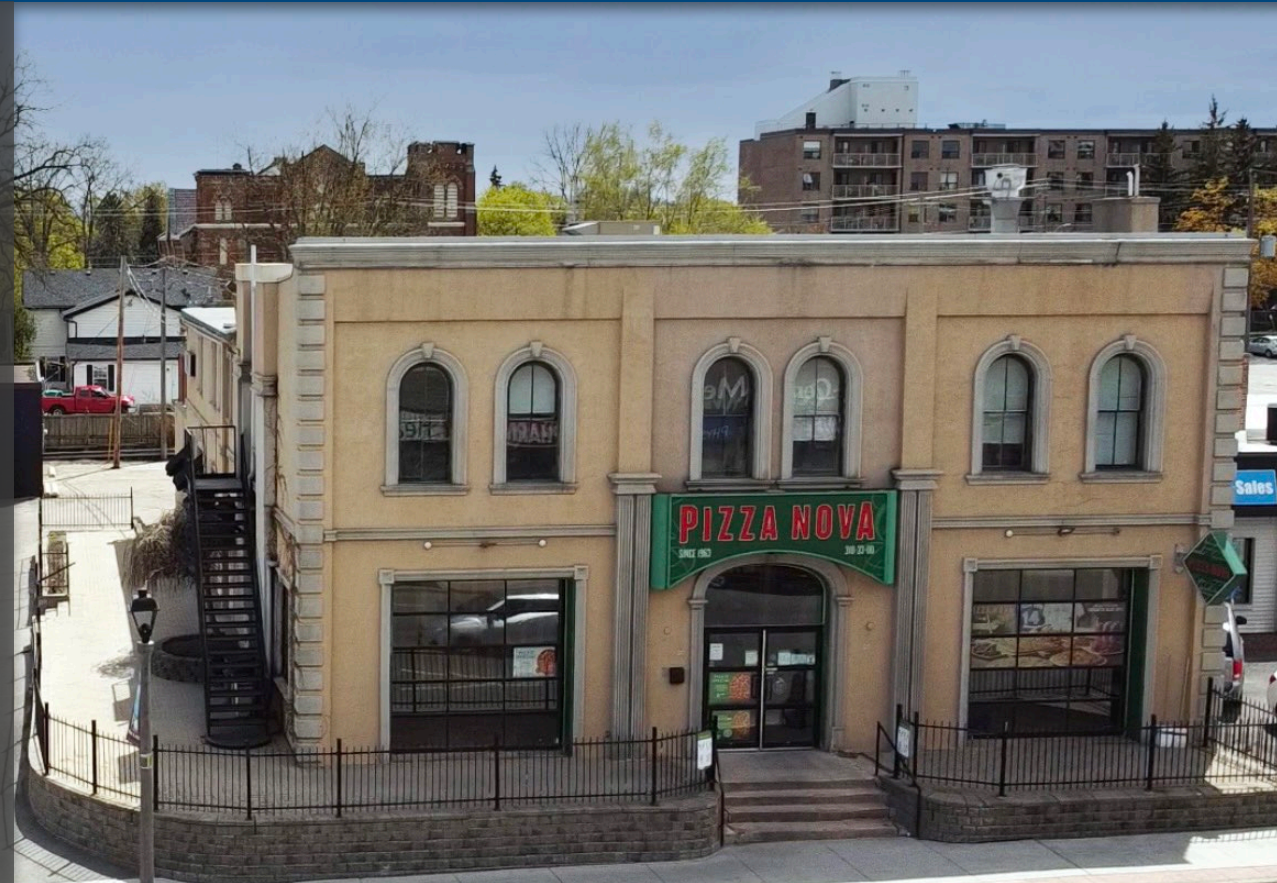
175 Feet of frontage on Dundas St. West.

Located in Downtown Whitby along the proposed Durham-Scarborough Rapid Transit Corridor.

Site is accessible from both Dundas St W. and Centre St.

The existing building is currently comprised of a mix of retail, office, studio and residential space and features a .25 Acre surface parking area (approx.).

The current Zoning Bylaw has a wide range of permitted uses including commercial uses and apartment dwellings with up to 6 stories permitted.



### BUILDING SIZE

9,765 Sq. Ft.  
(5,414 Ground)  
(4,611 Second)



### LAND

.62 Acres



### ZONING

C3 - DT  
(Many uses permitted  
including 6 storey mid-rise)



### POPULATION

112,000+  
Within 5 KM



### PARKING

AMPLE DESIGNATED  
PARKING  
Rare For Downtown Whitby

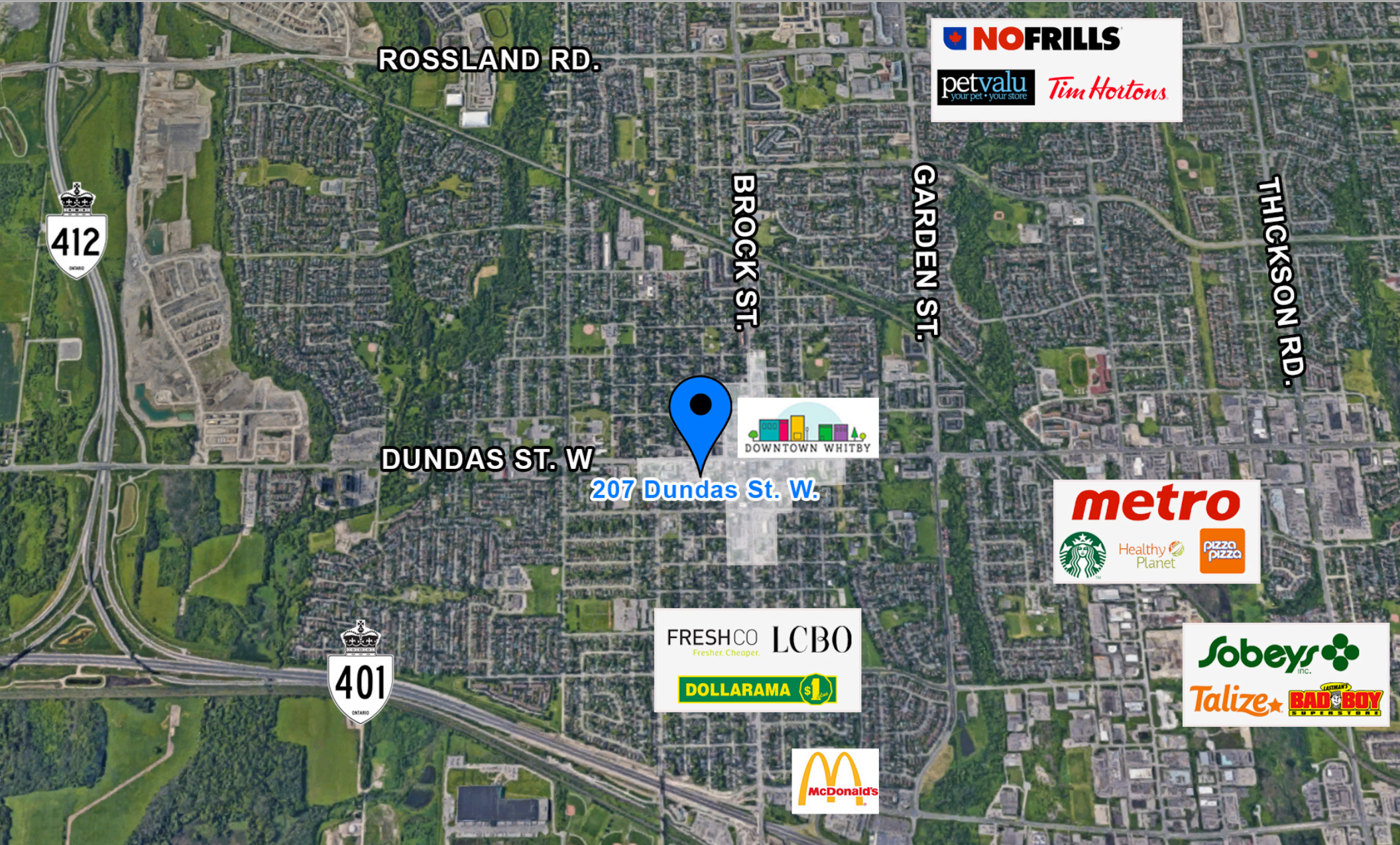
# Site Overview

207 Dundas St. W., Whitby, ON



# Location Overview

207 Dundas St. W., Whitby, ON



ROSSLAND RD.

**NOFRILLS**

petvalu  
your pet • your store

*Tim Hortons*



BROCK ST.

GARDEN ST.

THICKSON RD.



DOWNTOWN WHITBY

DUNDAS ST. W

207 Dundas St. W.

**metro**  
Starbucks  
Healthy Planet  
pizza pizza



FRESHCO LCBO  
Fresher. Cheaper.

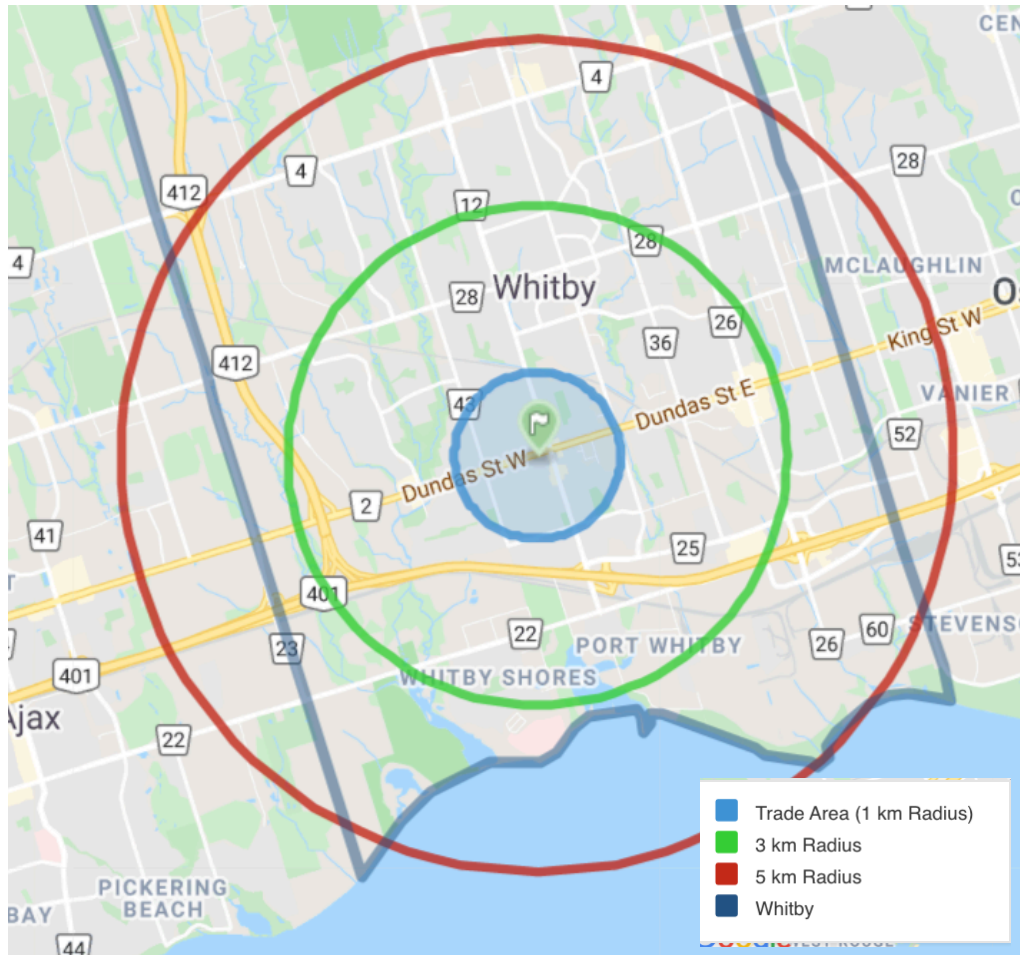
**DOLLARAMA**

**McDonald's**

**Sobey's**  
inc.  
Talize  
BAD BOY

# Demographics

207 Dundas St. W., Whitby, ON



## DEMOGRAPHIC SNAPSHOT

	3K	5K
Total Population	49,852	112,523
Households	19,253	39,112
Average Age	41.8	39.7
Average Household Income	\$103,363	\$112,694

Retail Landscape (Trade Area)

Restaurants - 7 (43.8%)	Banks - 6 (37.5%)	Coffee Shops - 2 (12.5%)	Grocery Stores - 1 (6.3%)
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### 26.12 CENTRAL COMMERCIAL 3 - DOWNTOWN ZONE (C3-DT)

#### 26.12.1 PERMITTED USES

No person shall within any C3-DT Zone use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following uses:

26.12.1.1 apartment dwellings, in conjunction with one or more of the non-residential uses permitted by this section, excluding the following uses:

26.12.1.1.1 uses permitted in an Institutional 1 - Downtown Zone (I1-DT)

26.12.1.1.2 public parking lot

26.12.1.1.3 public park

(4005-97)

26.12.1.2 artist or photographic studio

26.12.1.3 bakeshop

26.12.1.4 banquet hall

26.12.1.5 clinic

26.12.1.6 crisis centre

(6775-13)

26.12.1.7 eating establishment

26.12.1.8 funeral home

26.12.1.9 uses permitted in an Institutional 1 - Downtown Zone (I1-DT)

26.12.1.10 financial institution

26.12.1.11 health club

(6775-13)

26.12.1.12 hotel

26.12.1.13 commercial school

26.12.1.14 office

26.12.1.15 offices of a public agency

26.12.1.23 taxi establishment

26.12.1.24 farmers market conducted on a public parking lot

26.12.1.25 accessory caretaker's residence

26.12.1.26 accessory uses, buildings and structures

26.12.1.27 public service

26.12.1.28 public park

26.12.1.29 cenotaph

26.12.1.30 bakeshop or confectionary shop

26.12.1.31 music or dance studio

26.12.1.32 pet grooming

26.12.1.33 video or computer rental establishment

26.12.1.16 public parking lot

26.12.1.17 personal service establishment

26.12.1.18 place of entertainment

26.12.1.19 photocopy shop

26.12.1.20 private club

26.12.1.21 retail shop

26.12.1.22 service shop

The Current Zoning Bylaw Has A Wide Range Of Permitted Uses Including Commercial Uses And Apartment Dwellings With Up To 6 Stories Permitted. Potential Buyers Must Perform Their Own Due Diligence For Redevelopment Opportunities And Zoning.

**FOR SALE**

**207 Dundas St. W., Whitby, ON**

**\$5,700,000**

**PIZZA NOVA**  
SINCE 1963 310-33-00

**FOR MORE INFORMATION PLEASE  
CONTACT:**

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