

For Sale: Transit Oriented
Residential Development Assembly

1685-1755 Bowmanville Avenue, Bowmanville



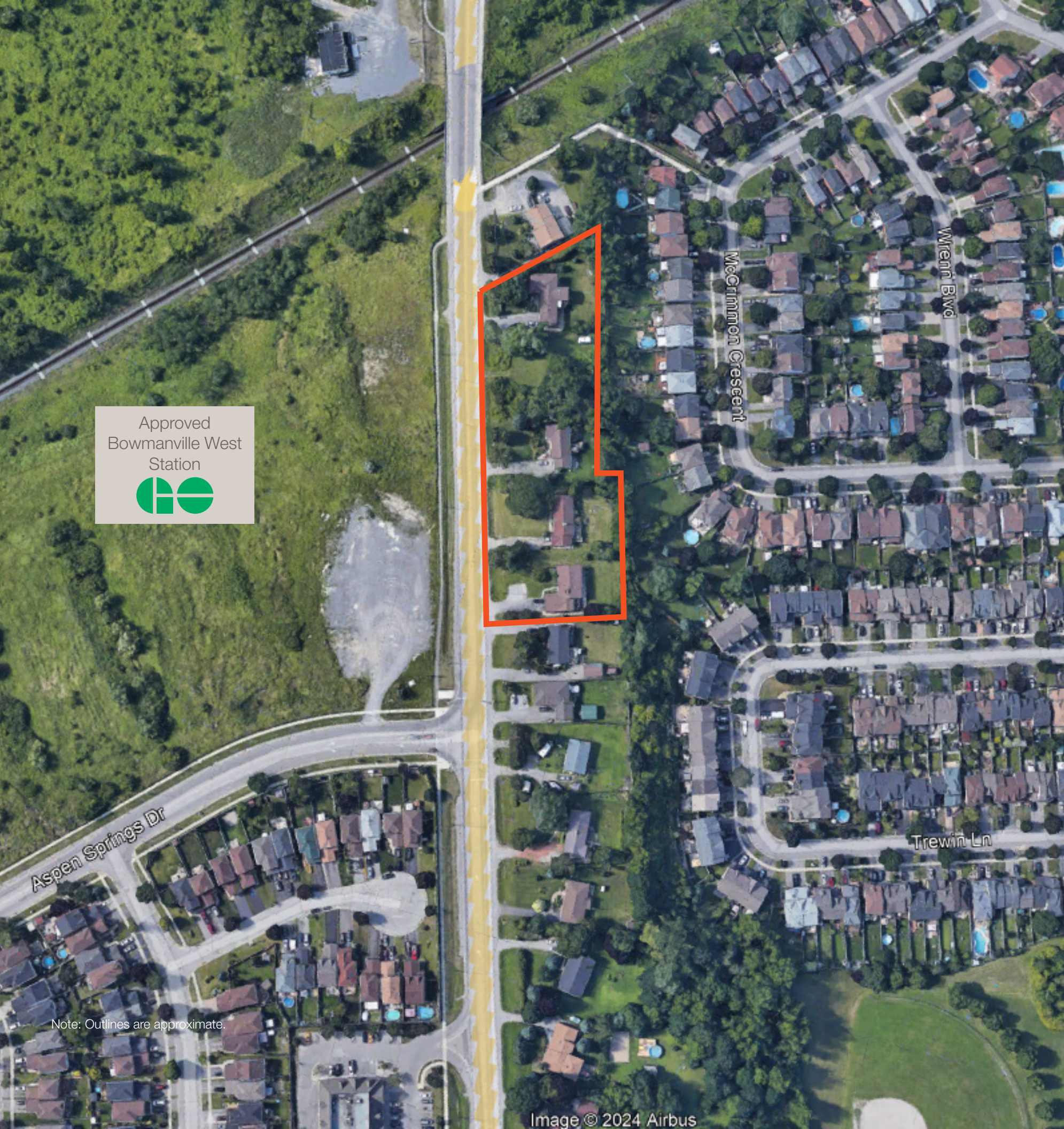
Approved
Bowmanville West
Station



Lennard:

201-60 Columbia Way, Markham
905.752.2220

lennard.com



Approved
Bowmanville West
Station



Note: Outlines are approximate.

Image © 2024 Airbus



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Executive Summary

Lennard Commercial Realty (“the Advisors”) have been exclusively retained by their client (“the Vendor”) to coordinate the sale of a development assembly opportunity comprised of 1.89 acres of land located on the east side of Bowmanville Ave, south side of south side of Regional Highway 2, municipally known as 1685-1755 Bowmanville Ave in the Town of Bowmanville, Ontario comprised of PIN’s #269310238, #269310237, #269310236, #269310235, and #269310234 (“the Property”).

Planning Context

The Vendor, through multiple pre-consultations and formal discussions with the Town planners, has the site primed for the application process of one 5 storey building containing 80 stacked back-to-back townhouse units. The revised building height and density complies with the Clarington Official Plan and aligns with preferred Bowmanville West Major Transit Station Area Secondary Plan land use designation. The site is positioned extremely well directly across the approved new GO Station.

Opportunity

The Advisors, on behalf of the Vendor, are soliciting development and building firms for Agreements of Purchase and Sale. A data room has been prepared, please contact Brennan Shier or Aran Pope of Lennard for access. The Property is being sold on an “as is” basis and offers will be reviewed on a “first come, first served” basis.

Please submit offers to:

Aran Pope*
905.695.9172
apope@lennard.com

Brennan Shier*
905.695.9258
bshier@lennard.com

* Sales Representative **Broker

Development Statistics



Total # of Units
80

Total GFA
158,200 SF

Height
5 Storeys



Total Lot Size
1.892 acres



Frontage
±485 ft on Bowmanville Avenue



Land Use Designation
Urban Residential

Zoning
R1



Parking
89 Above Grade Spaces



PIN's
**269310238
269310237
269310236
269310235
269310234**



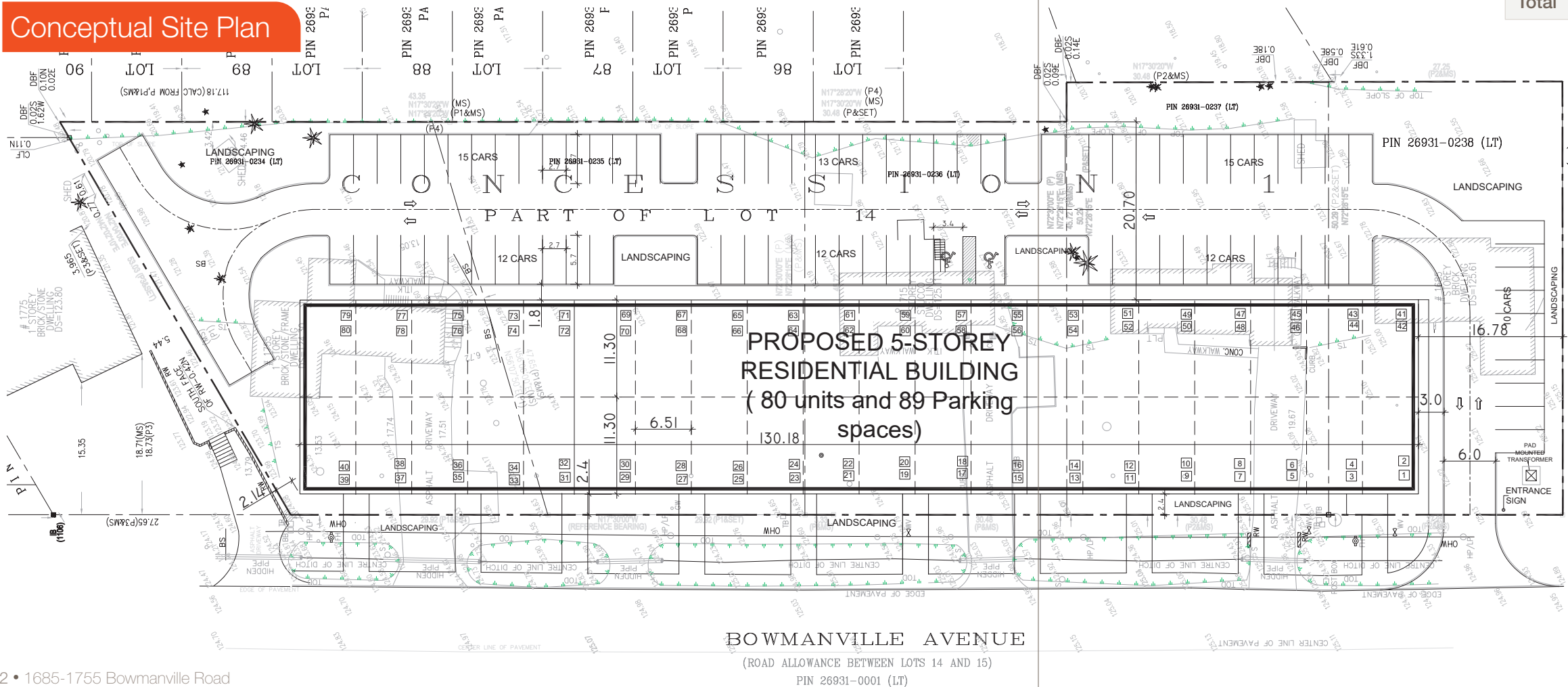
Gross Rental Income (monthly)

\$15,600

*Utilities paid by Tenants. Taxes paid by Owner

	Monthly Gross Rent	Annual Gross Rent
1755 Bowmanville Avenue (Legal Duplex)		
Upper Floor Tenant	\$2,900	\$34,800
Lower Level Tenant	\$2,250	\$27,000
1715 Bowmanville Avenue	\$2,400	\$28,800
1695 Bowmanville Avenue	\$2,800	\$33,600
1755 Bowmanville Avenue (Legal Triplex)		
Upper Floor Tenant	\$2,600	\$31,200
Lower Level Unit A Tenant	\$1,300	\$15,600
Lower Level Unit B Tenant	\$1,350	\$16,200
Total	\$15,600	\$187,200

Conceptual Site Plan



**SITE SUMMARY -
ZONING : R1 (URBAN RESIDENTIAL)**

TOTAL SITE AREA: 7,648.96 sm (1.89 ac)
BUILDING COVERAGE 2,939.44.01 sm (31,640 sf)
(38.43% of LOT AREA)

BUILDING G.F.A.:
GROUND FLOOR 2,939.44.01 sm (31,640 sf)
SECOND FLOOR 2,939.44.01 sm (31,640 sf)
THIRD FLOOR 2,939.44.01 sm (31,640 sf)
FOURTH FLOOR 2,939.44.01 sm (31,640 sf)
FIFTH FLOOR 2,939.44.01 sm (31,640 sf)
TOTAL G.F.A. 14,697.20 sm (158,200 sf)

80 RESIDENTIAL UNITS
PARKING PROVIDED 89 spaces
1 PER UNIT = 80 spaces
VISITOR = 9 spaces

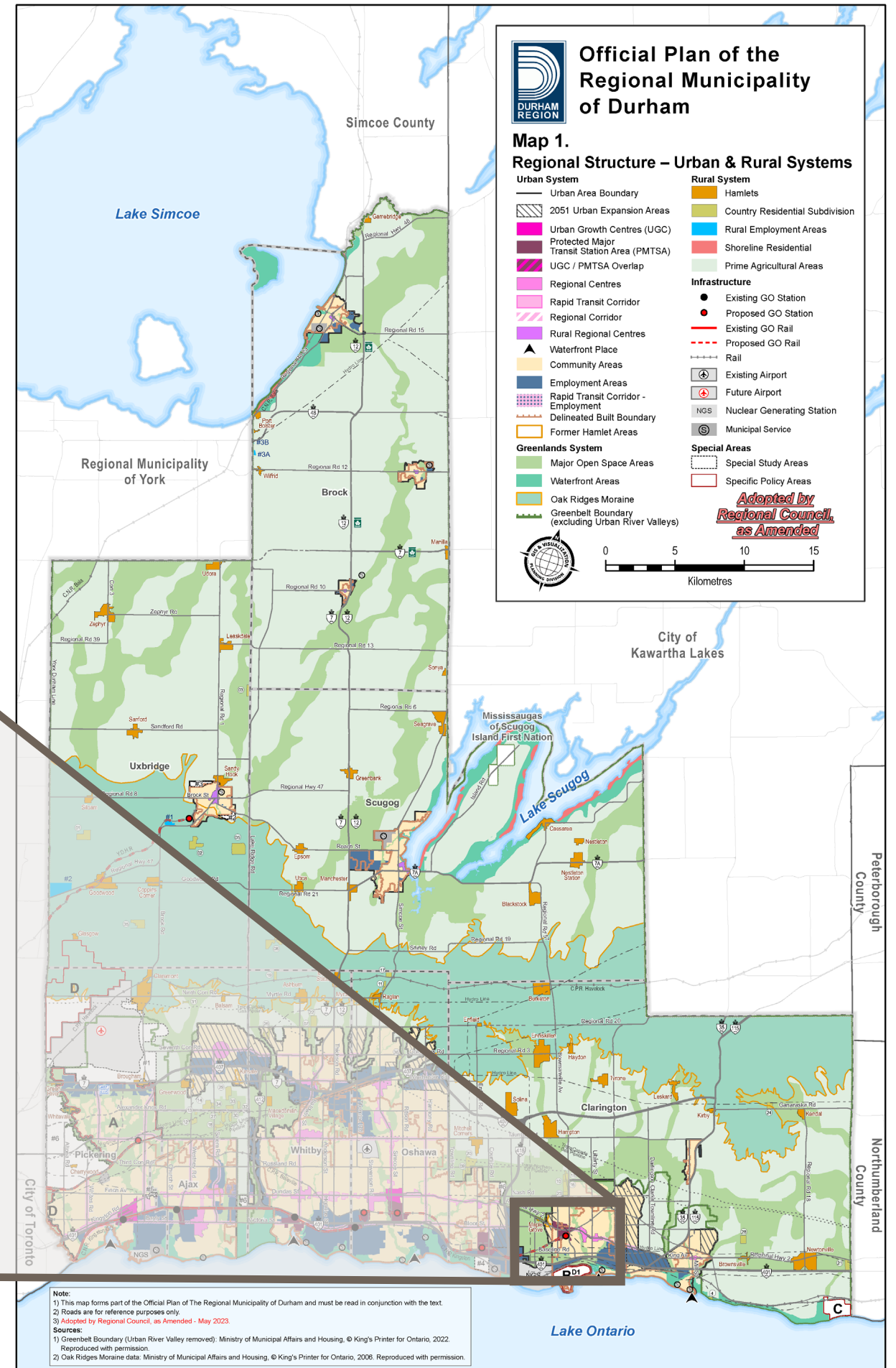
BUILDING HT. PROVIDED 15.40 m (50'-6")

SETBACKS PROV'D
FRONT 2.4 m
SIDE (SOUTH) 16.78 m
SIDE (NORTH) 2.14 m
REAR 20.70 m

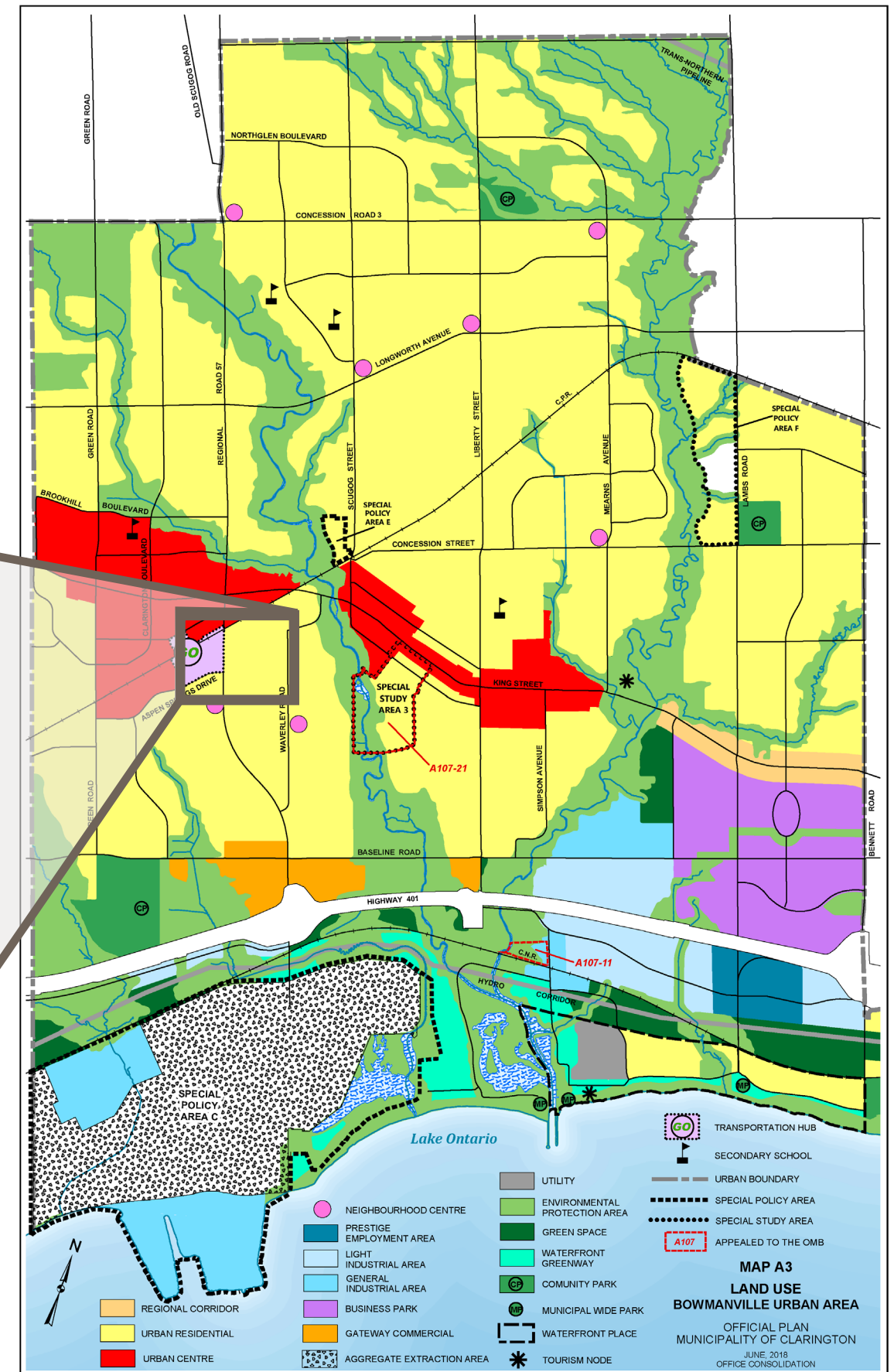
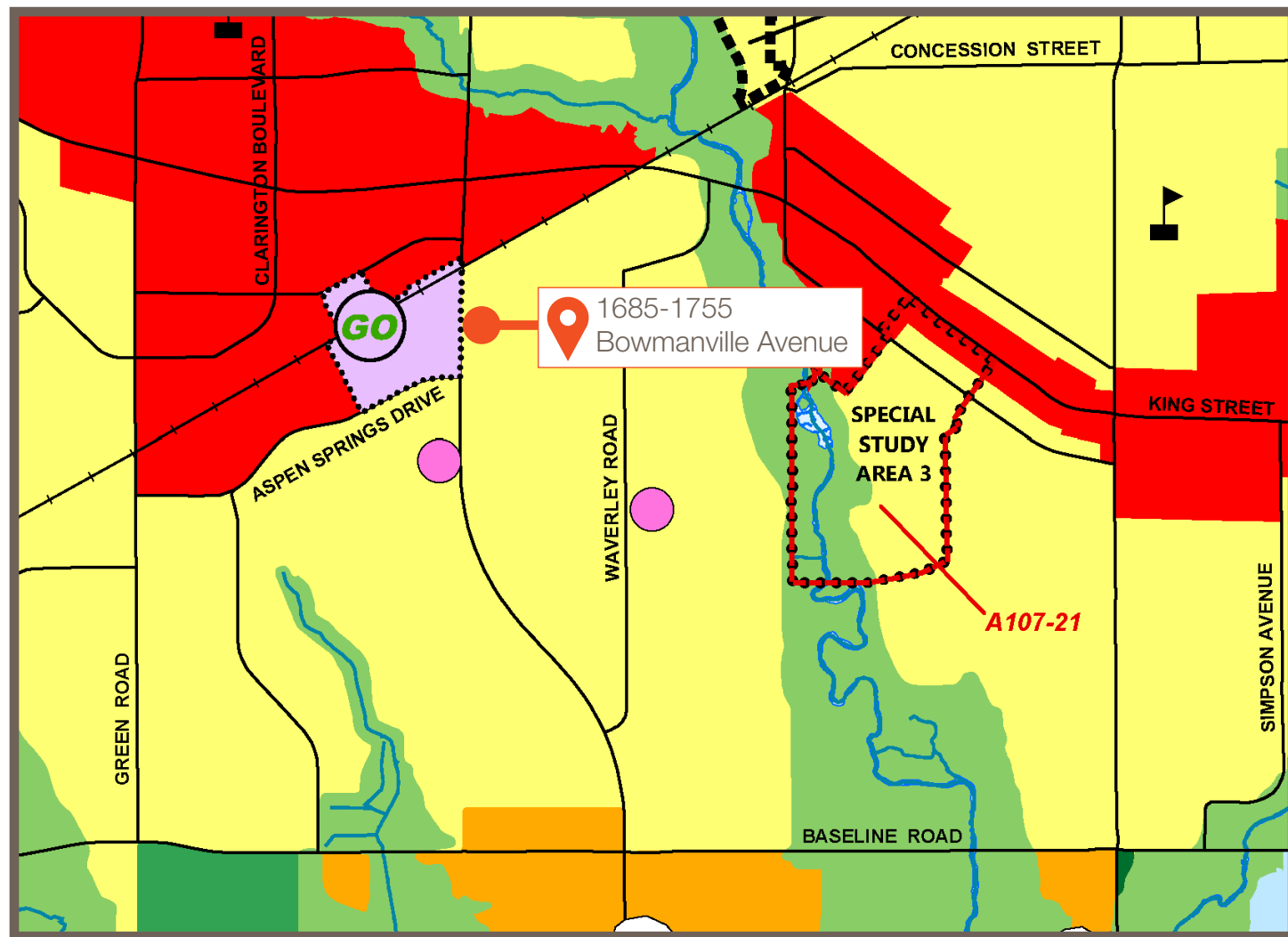
**Total
80
Units**

Envision Durham Official Plan Land Use Map

Adopted September 3rd 2024
(Report #2024-INFO-57)

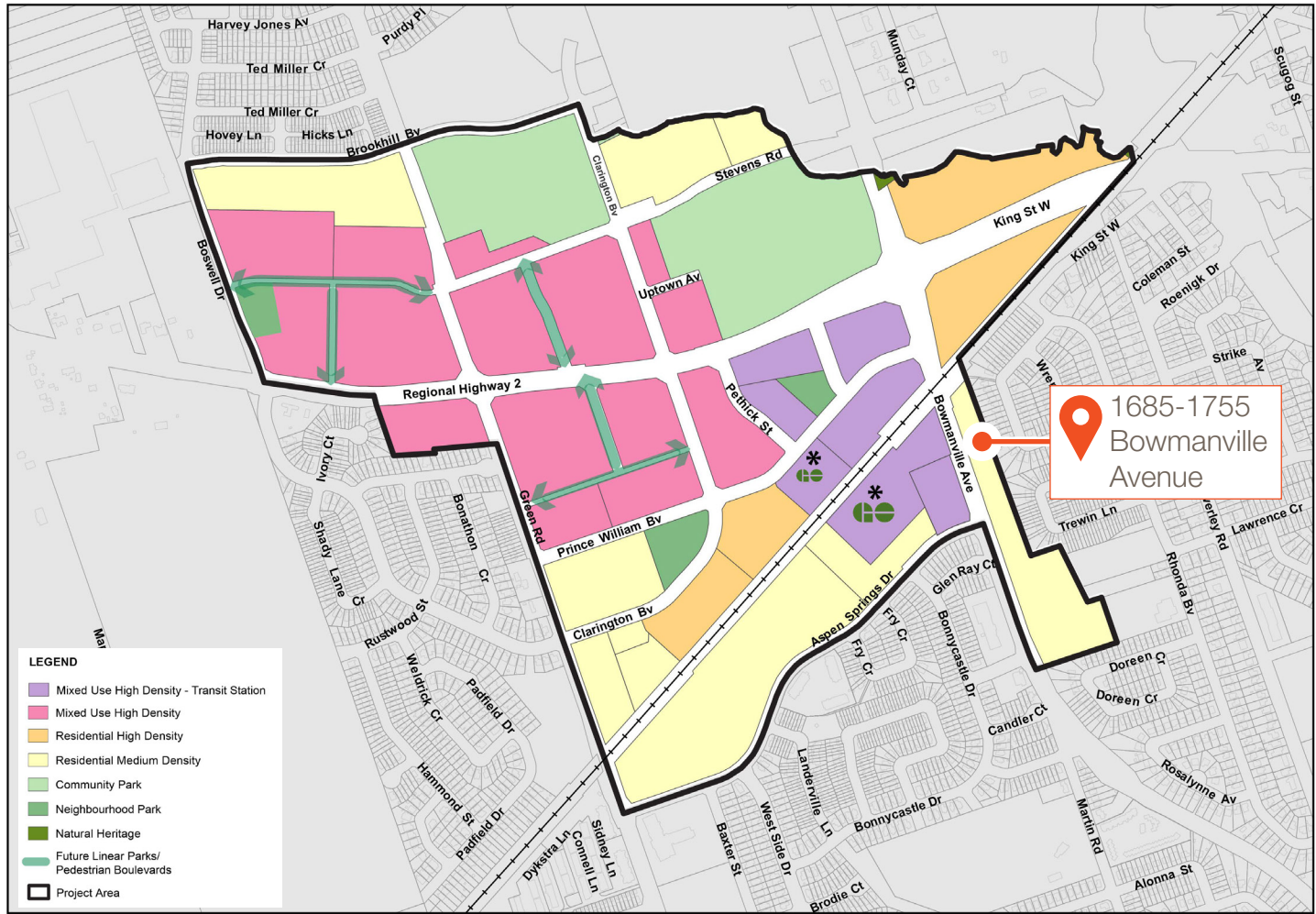
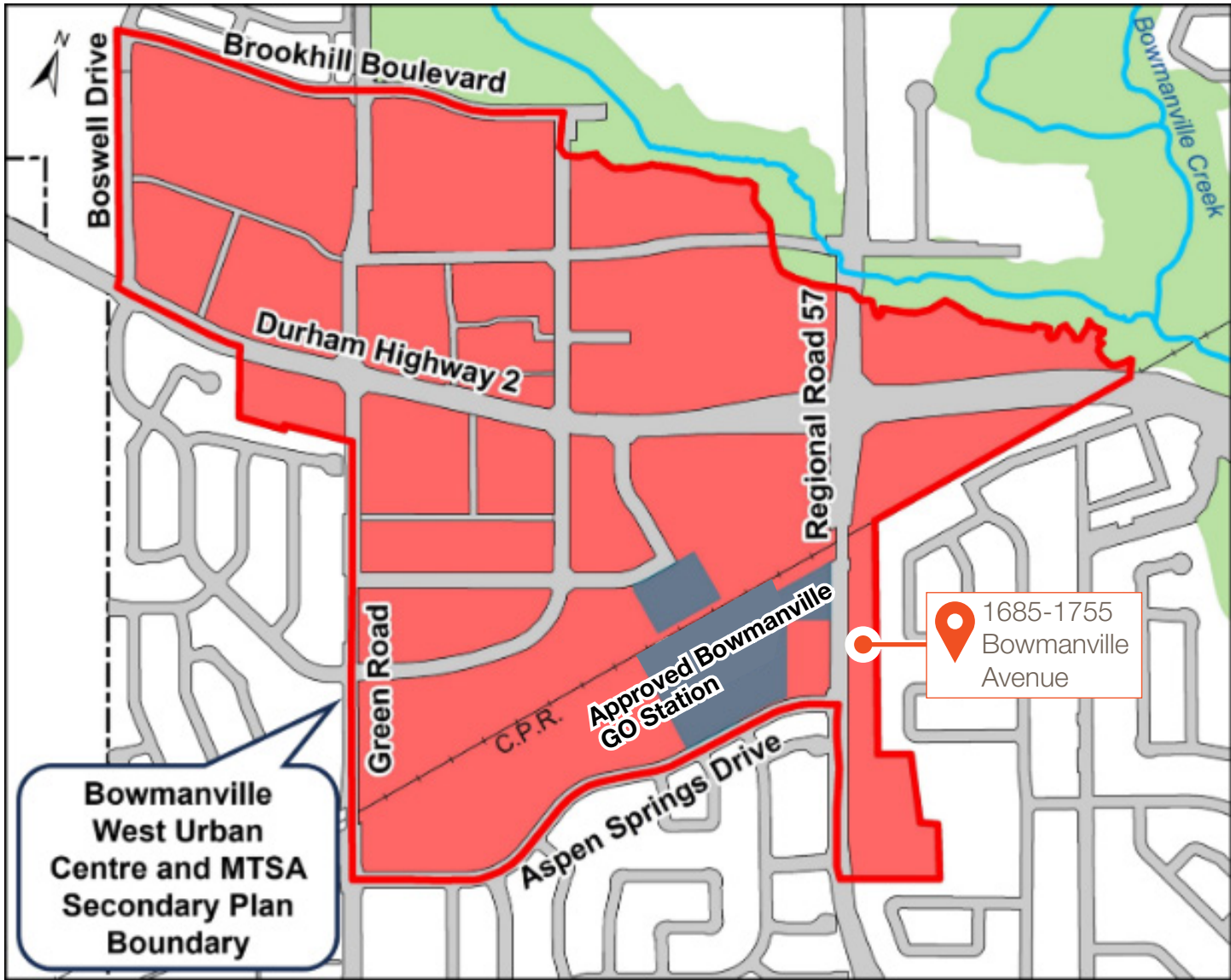


Bowmanville Urban Area Land Use Map



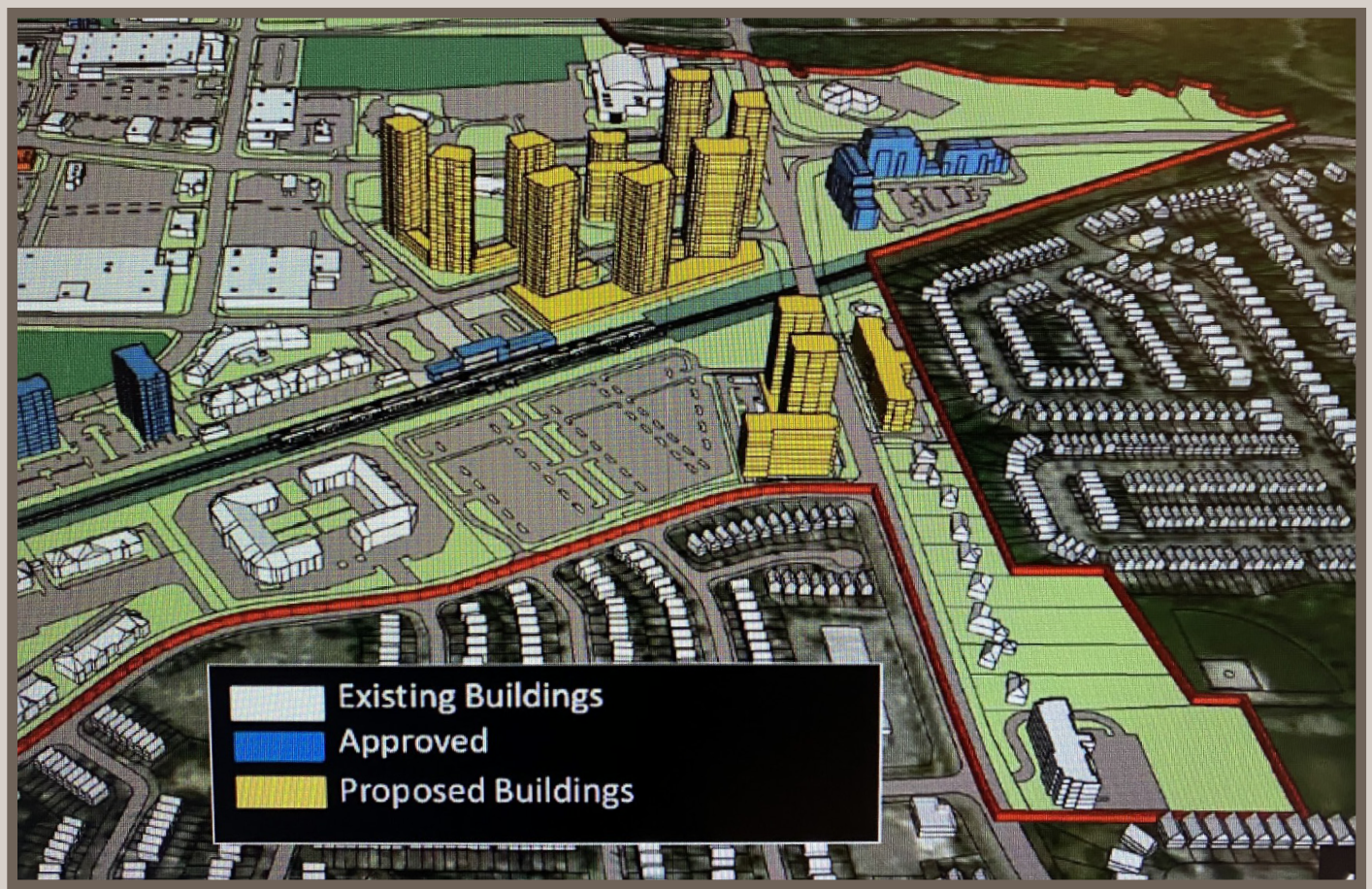
Bowmanville West Major Transit Station Area

Secondary Plan





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Station



Existing Buildings
Approved
Proposed Buildings

Location Overview

The Town of Clarington located in Durham Region is situated on the northern shore of Lake Ontario. With a population of over 107,000, it is one of the largest areas in Durham Region and is known for its natural beauty, historic sites, and vibrant community. Clarington is a diverse area filled with a mix of suburban and rural living, with a dynamic combination of a thriving downtown core and calm green space.

The Town boasts its numerous attractions including the Canadian Tire Motorsport Park - this renowned racing venue hosts numerous motorsport events throughout the year, attracting fans and participants alike. Bowmanville is also known for the Bowmanville Zoo, which is focused on eco-tourism and nature experiences. The Town has historic Downtown area, where you can explore charming shops, cafes, and historic buildings, perfect for a leisurely stroll. Additionally, Clarington is one of Canada's fastest growing communities, with constant enhancements being made to both the community and its infrastructure to promote sustainable economic growth.

The Property is ideally located within the community of Bowmanville, a highly centralized area of Clarington, nearby numerous amenities, services and transportation options. Located on Bowmanville Area, the Property benefits from its proximity to an array of residential uses as well as major attractions and retail spots including Home Depot, Walmart, LCBO, Canadian Tire & Westside Conservation Area amongst many more options. In terms of transportation, the Site benefits from its close proximity to Highways 401 and 115.



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Lennard:

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. All outlines are approximate. Lennard Commercial Realty, Brokerage. *Sales Representative • All outlines are approximate