



500

KING AVENUE WEST

NEWCASTLE, ON • +/- 5.3 ACRES

WELL POSITIONED DEVELOPMENT OPPORTUNITY DESIGNATED
URBAN RESIDENTIAL WITH A RANGE OF PERMITTED USES



BEING SOLD UNDER POWER OF SALE

CBRE

LAND
SPECIALISTS



THE OFFERING

CBRE’s Land Specialists is offering for sale under Power of Sale, 500 King Avenue West, situated in the heart of Newcastle. This offering represents a rare opportunity to acquire an infill mixed use development site with significant redevelopment potential. The Property comprises approximately 5.3 gross acres that are designated Urban Residential and benefits from full municipal services, and is located within an established residential neighbourhood.

Positioned minutes from Highway 401 and surrounded by established and emerging residential communities, the Site is ideally situated to capitalize on continued population growth and housing demand throughout the Municipality of Clarington. With ongoing development activity in the immediate area, including large-scale residential communities and intensification projects underway by major urban developers such as Treasure Hill, Lindvest and Brookfield. 500 King Avenue West offers developers, builders, and investors a compelling opportunity to acquire a well-located infill asset with multiple pathways to value creation in a rapidly evolving growth market.

PROPERTY SUMMARY

Address	500 King Avenue West, Newcastle, Municipality of Clarington
PINs	266580890; 266580175; 266580366; 266580897; 266580365
Official Plan	Urban Residential
Zoning	(H)R4-42 \$ (H)C1-64 Urban Residential Type 4, Exception 42; and General Commercial, Exception 64
Land Area	+/- 5.301 ac.

NOTABLE PERMITTED USES

Within the existing Zoning Bylaw, the following include notable permitted uses. A comprehensive overview of the existing applicable policy is detailed on the following page.

Commercial (General Commercial)

- Place of Worship
- Retail or Supermarket
- School
- Mixed Use Building

Residential Density Allowance (R4 & Urban Residential)

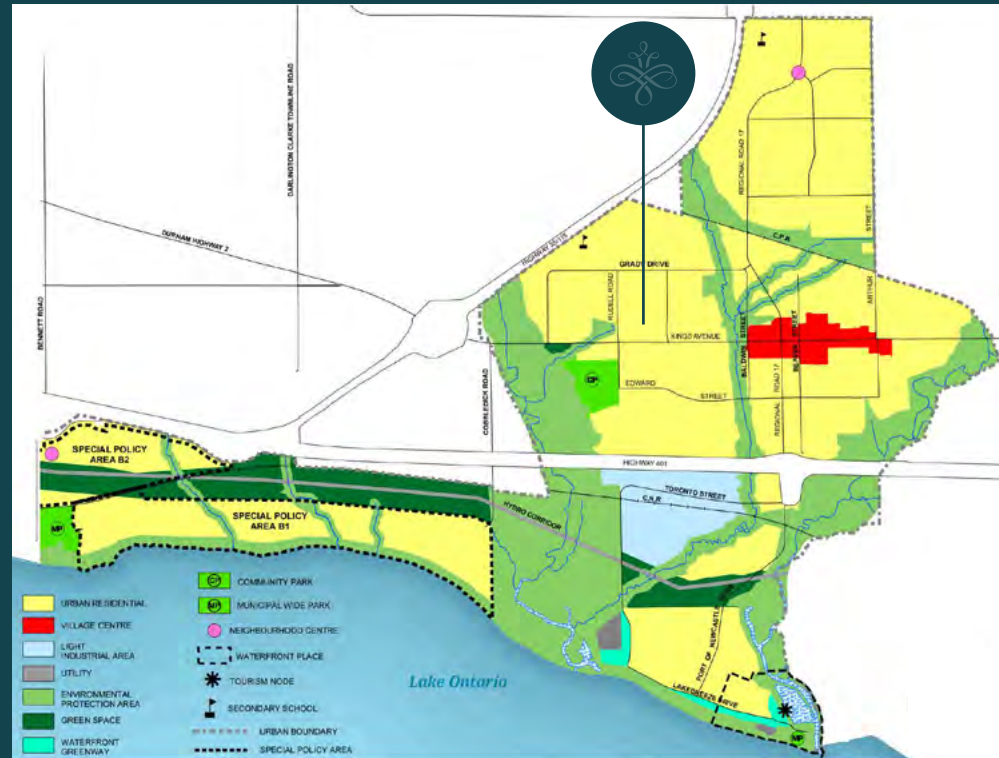
- Townhomes
- Apartment
- Long Term Care Facility or Retirement Home



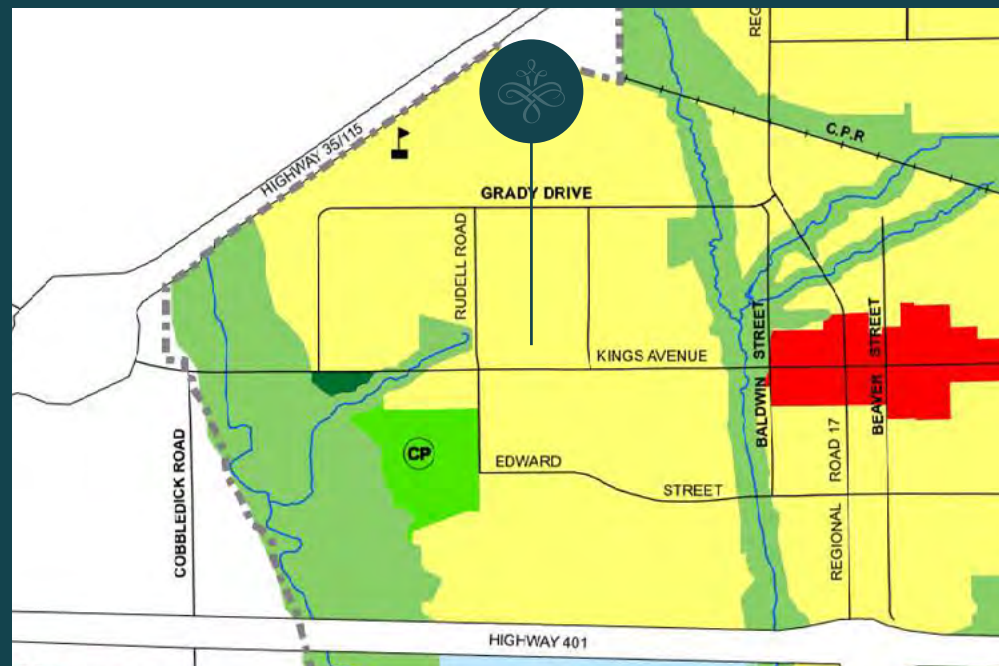


PLANNING & POLICY OFFICIAL PLAN (OP)

Municipality of Clarington, OP Land Use Designation: Urban Residential



The predominant use of lands designated Urban Residential shall be for housing purposes. Other uses may be permitted which by the nature of their activity, scale and design, and location are supportive of, and compatible with, residential uses. These include small scale service and neighbourhood retail commercial uses, home-based occupation uses, parks, schools, and community facilities. Parks, schools, and community facilities shall be permitted in accordance with Section 18 of the Municipality of Clarington's Official Plan, Nov 2024.



Urban Residential Type 1
(H)R1

General Commercial, x.64
(H)C1-64

Urban Residential Type 4, x. 42
(H)R4-42

ZONING BYLAW 84-63 PERMITTED USES

The following is a comprehensive list of permitted uses under both existing zoning bylaw designations for the Site. The image identifies the approximate delineation between the two existing zoning bylaw designations.

General Commercial
Urban Residential

Residential Permitted Uses:

- Apartment Building
- Retirement Home
- Long Term Care Facility
- Single Detached Dwelling
- Minimum of 4 dwelling units as part of a mixed use building
- Semi-Detached
- Duplex
- Home Occupation

Non-Residential Permitted Uses:

- Artisan Studio
- Convenience Store
- Retail Commercial Establishment
- Business, Administrative or Professional Office
- Eating Establishment
- Eating Establishment, Take-out
- Financial Office
- Fitness Centre
- Day Nursery
- Dry Cleaning Distribution Centre
- Laundry
- Medical or Dental Clinic
- Printing or Publishing Establishment
- School, Commercial
- Service Shop, Personal
- Service Shop, Light



LOCATION OVERVIEW

DURHAM REGION AMENITIES

- RESTAURANTS

1

Newcastle Dairy Ice Cream

2

Walsh's Snug

3

The Acai House

4

Sift

5

The Old Newcastle House

SERVICES

1

Clarington Medical Clinic

2

Newcastle Veterinary Clinic

3

Clarington Fire Station 2

4

Newcastle Family Connection

RETAIL

1

NoFrills Newcastle

2

LCBO

3

Shoppers Drug Mart

4

Foodland Newcastle

5

Dollarama

PARKS & RECREATION

1

Clarington Library Museum & Archives

2

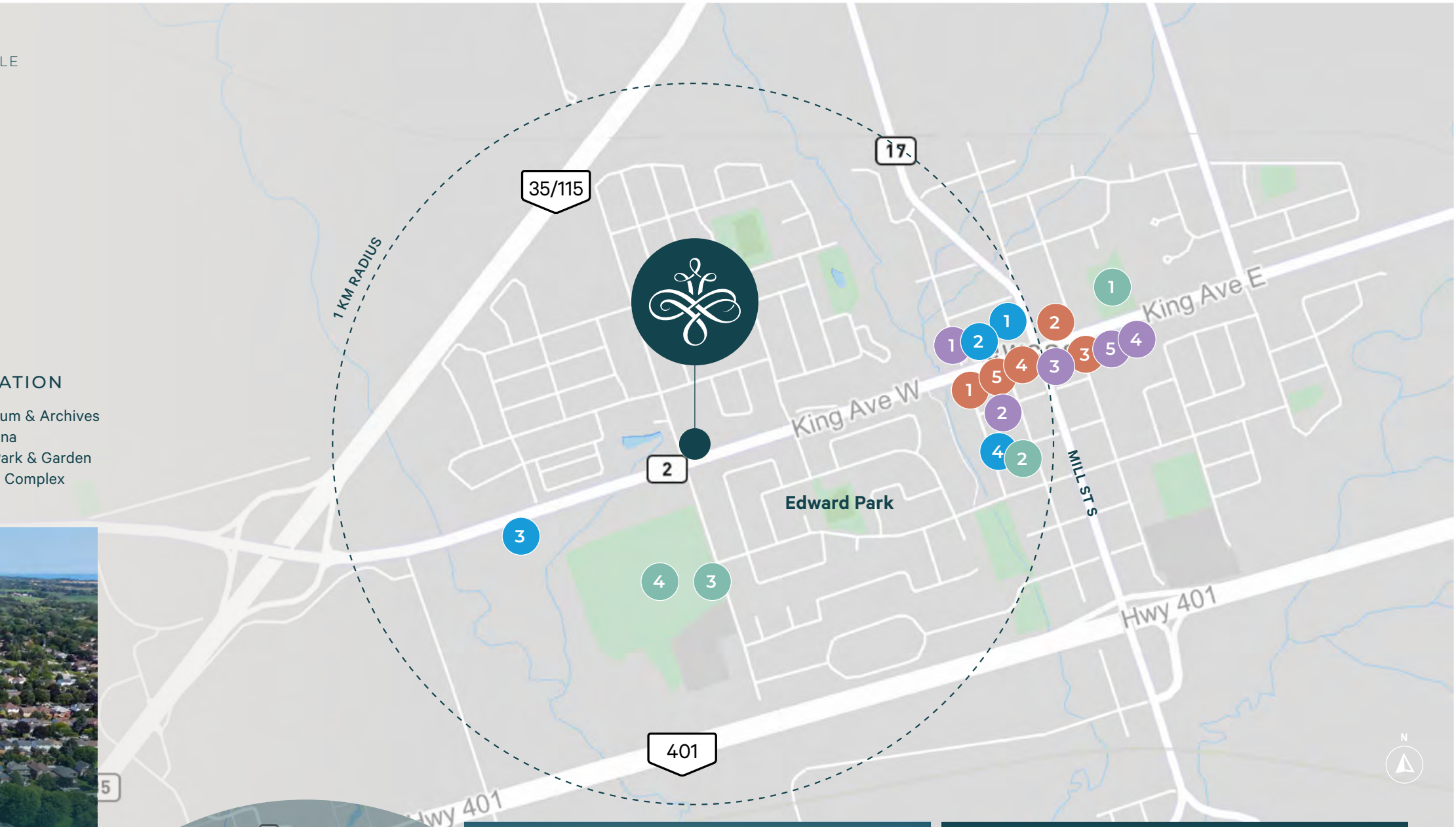
Newcastle Memorial Arena

3

Newcastle Community Park & Garden

4

Diane Hamre Recreation Complex



DRIVE TIMES

- 35

1 min

950m to Highway 35
- 115

1 min

950m to Highway 115
- 401

2 min

1.7 km to Highway 401
- 407

9 min

14.1 km to Highway 407
- 20 min

25.3 km to Oshawa GO

DEMOGRAPHICS WITHIN 1 KM FROM 500 KING AVE W

- Population

5,078

2028 Projected

5,973

2035 Projected
- Households

1,617

2028 Projected

1,864

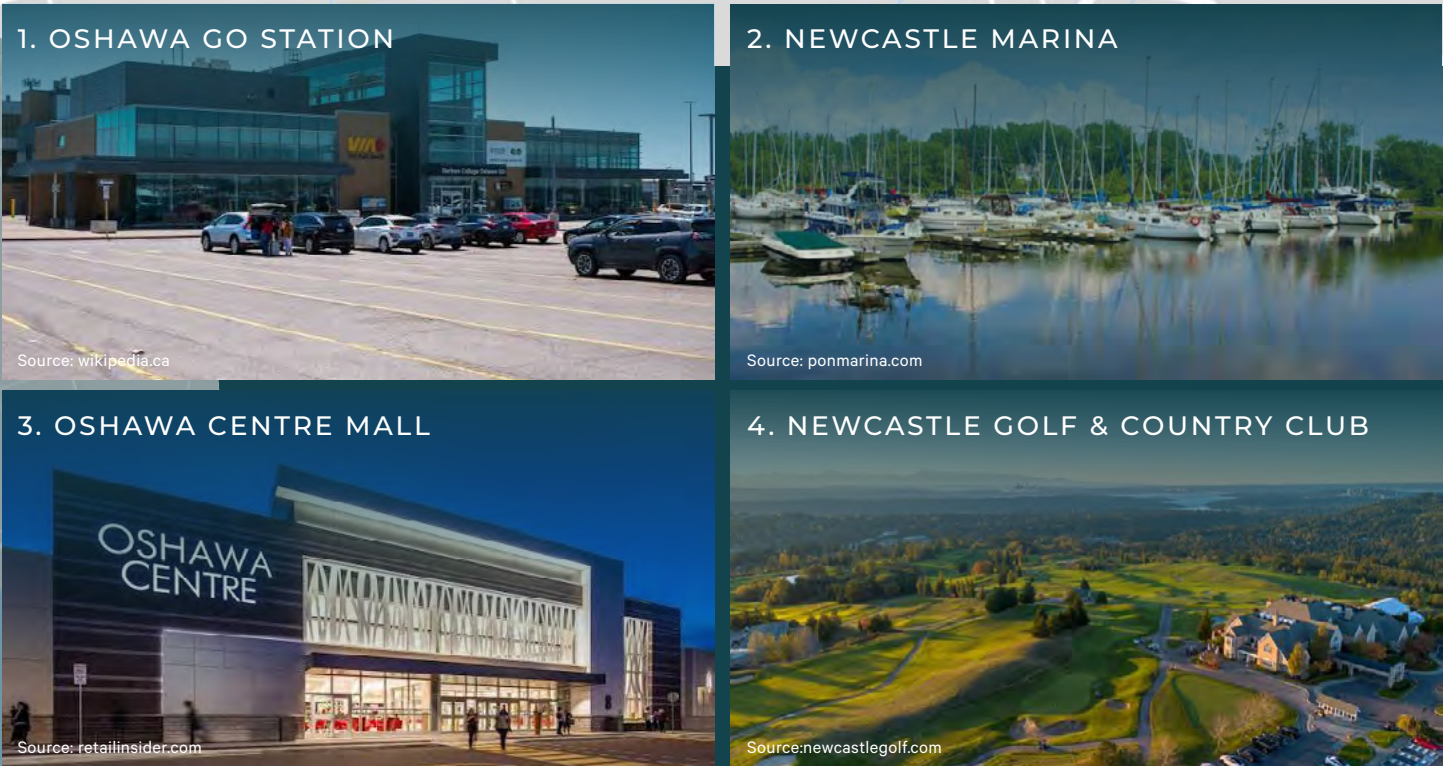
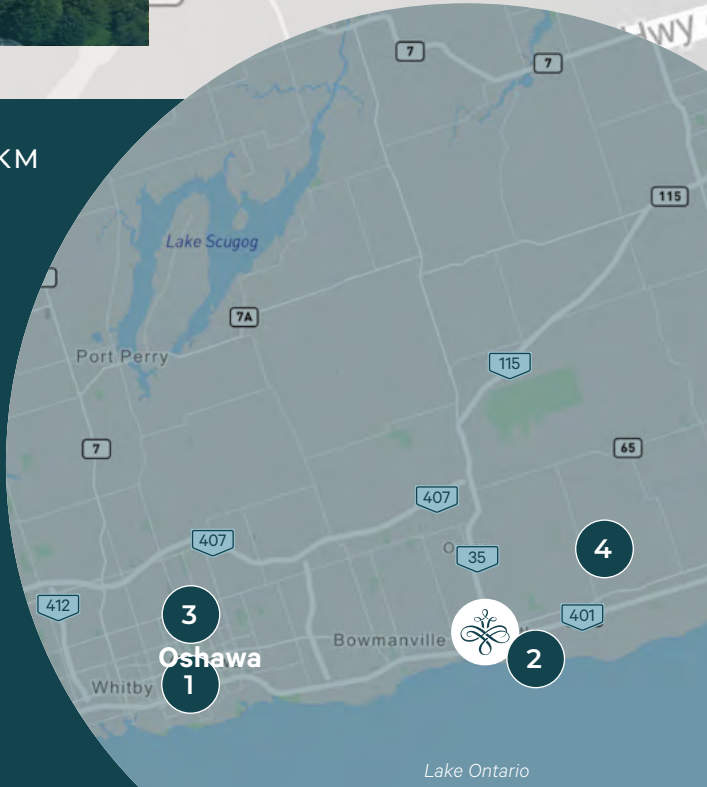
2035 Projected
- Household Income

\$185,170

2028 Projected

\$234,758

2035 Projected





ASKING PRICE
\$4,799,000



DUE DILIGENCE

Supporting material that is relevant to this offering has been made available in CBRE's confidential online property library. Prospective purchasers seeking access are required to complete this offering's Confidentiality Agreement (CA) electronically using the CA button below.

[CLICK TO DOWNLOAD CA](#)

OFFERING PROCESS

All offers to purchase **must include the Vendor's Standard Schedule C**, which has been made available in the online property library. All offers are required to be submitted electronically to Ian Hunt.

Ian Hunt*

Senior Vice President
+1 416 495 6268
ian.hunt@cbre.com

Jason Child*

Senior Vice President
+1 416 495 6249
jason.child@cbre.com

Daniel Satoor*

Associate Vice President
+1 416 495 6203
daniel.satoor@cbre.com

Torey Ferrelli

Sales Representative
+1 416 495 6246
torey.ferrelli@cbre.com

Allison Conetta

Sales Representative
+1 416 495 6287
allison.conetta@cbre.com

**LAND
SPECIALISTS**

CBRE

*Sales Representative All Outlines Are Approximate | CBRE Limited, Brokerage | 2005 Sheppard Ave E., Suite 800, Toronto ON M2J 5B4

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; MapPoint, DMTI Spatial, EnviroNics Analytics, Microsoft Bing, Google Earth