

**AVISON
YOUNG**



The Pavilion

FREESTANDING COMMERCIAL BUILDING
FOR SALE

99 Barnham Street
Ajax, ON

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Platinum
member

FOR SALE

99 Barnham Street
Ajax, ON



About the Offering

Avison Young Commercial Real Estate Services LP, is pleased to offer for sale 99 Barnham Street located in the charming Mulberry Meadows Community of Ajax, Ontario (the "Property"). The Property offers a freestanding 4,758 square feet building including 5,021 square feet of useable lower level space drywall finished ready for improvements – the Property sits on 0.64 acres with 16 exclusive surface parking stalls. The Property was formerly home to the sales office for the Sundial development of the surrounding townhouse and single family home project Mulberry Meadows. The Property is currently zoned Open Space with a site specific exception allowing additional permitted uses for sales office, daycare, and community centre or library. Mulberry Meadows offers a variety of closeby activities and trails including Carruthers Creek Ravine, a freshwater pond, and nature trails that stretch all the way to Lake Ontario. There are a multitude of amenities in the immediate area including the Durham Centre which has 86 retail stores including major retailers Costco, Canadian Tire, Home Depot, Walmart, LCBO, Winners, Sportchek, Chapters and more. Other nearby amenities include the Ajax Casino, Durham Convention Centre and Lifetime Fitness. The Property is also conveniently located close to Highways 412 and 401 with easy commuting access.

Property Highlights

- Up to 9,779 SF of useable square footage
- Expansive vaulted ceilings and ample natural light
- Outdoor area with additional adjacent park land
- Exclusive Parking for 16 vehicles

Amenities that matter

- Carruthers Creek Ravine and hiking trails
- Major Retailers and ample shops, entertainment & Fitness
- Close proximity to Hwy 412, 407 and 401
- Close to Ajax GO Train
- Nearby Activities - Golf, Casino, and Convention Centre

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LOCATION

ROSSLAND ROAD E & AUDLEY ROAD

BUILDING SIZE

MAIN LEVEL	4,758 SF
LOWER LEVEL	5,021 SF

LOT AREA

0.64 AC

PARKING

16 SURFACE PARKING SPOTS

ZONING

OS – OPEN SPACE – EXCEPTION 149

OFFICIAL PLAN

OPEN SPACE

TAXES (2025)

TO BE ASSESSED

PRICE

\$3,500,000



FOR SALE

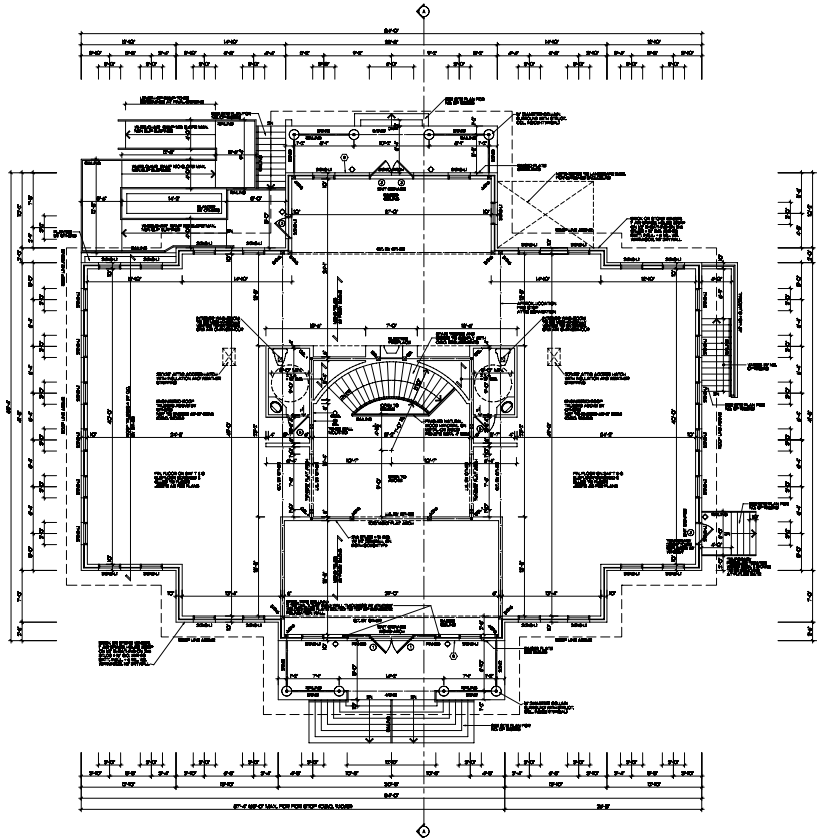
99 Barnham Street
Ajax, ON



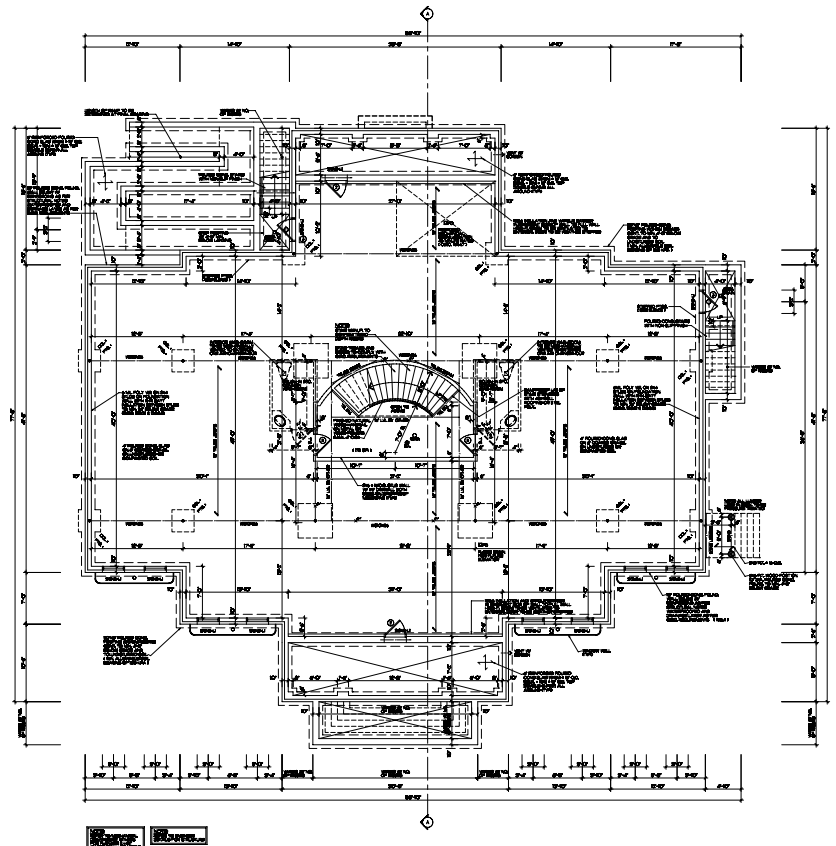
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Floor Plan

99 Barnham Street
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Main Level - 4,758 SF



Lower Level - 5,021 SF

Site Plan

The site plan shows a rectangular building labeled "PERMANENT SALES OFFICE" with a G.F.A. of 442.11m². The building has a central entrance and a rear entrance. The rear entrance area includes a "GARBAGE ENCLOSURE (SEE SHEET LA-2)" and a "SALES ACCESS". The building is surrounded by a "2.40m CONC SIDEWALK". The site is bordered by "BARNHAM STREET" to the north and "BLK 20B" to the west. The site is also adjacent to "BLK 21B", "BLK 23A", "BLK 22A", "BLK 21A", and "BLK 1B", "BLK 2B", "BLK 3B", and "BLK 4". The site includes a "SNOW STORAGE" area and a "2.40m CONC SIDEWALK". The plan also shows various landscaping elements, including trees and shrubs, and a "2.40m CONC SIDEWALK". The plan includes dimensions for the building, sidewalk, and surrounding areas. The plan also shows the location of the building relative to the surrounding streets and blocks.



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Zoning & Official Plan

99 Barnham Street
Ajax, ON

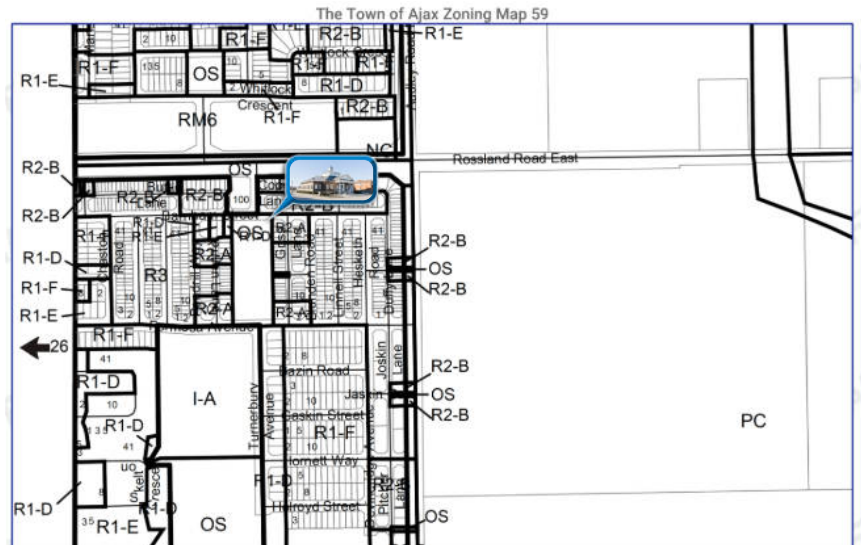
Zoning: Open Space (OS)

The subject property has been zoned OS (Open Space) Zone under the Town of Ajax Zoning By-law #95-2003, as amended.

Permitted in this zone are the following:

- Passive recreational use
- Public park
- Recreation facility
- Refreshment pavilion (accessory use)
- Resource management uses
- Stormwater management facility

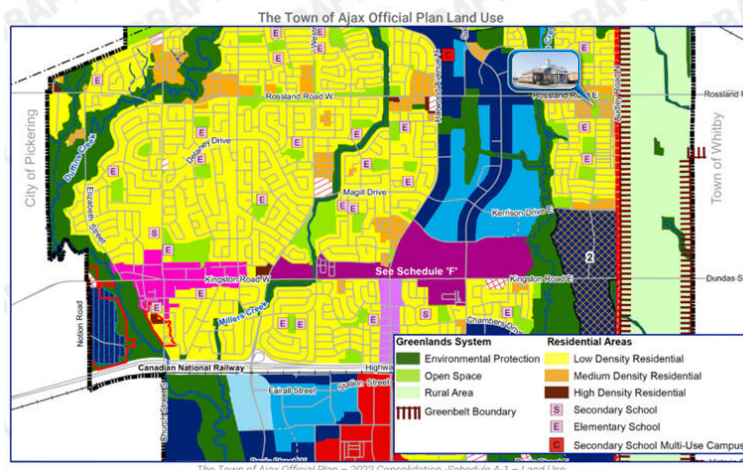
Within the site specific zoning there is an exception number 149 which permits the development of a sales centre. This sales centre is permitted to be used thereafter as a Daycare or a Community Centre or Library once the use of the site as a sales centre is completed.



Official Plan: Open Space (OS) – exception 149



[Click here to view the Official Plan](#)



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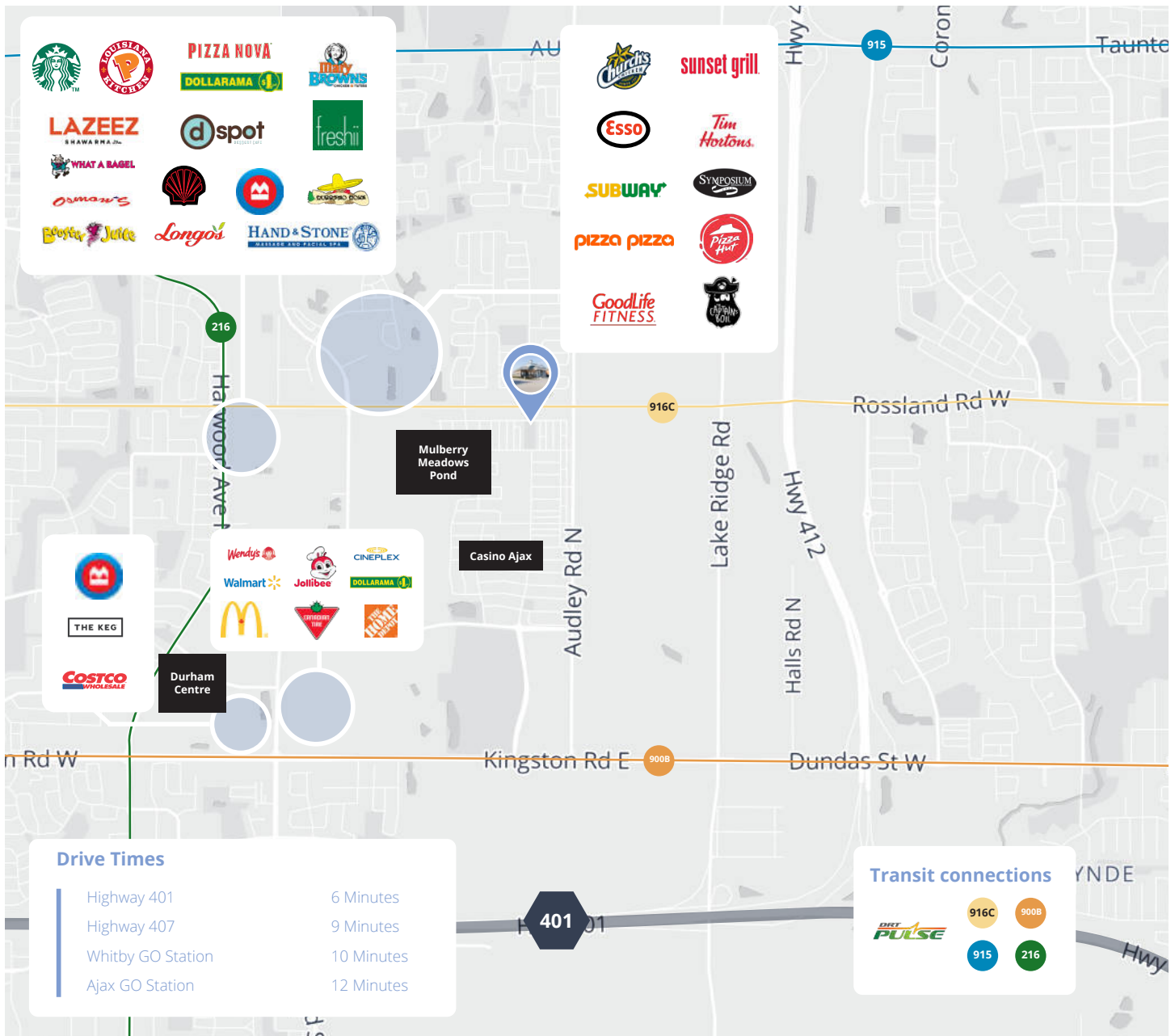
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FOR SALE

Amenities & Transit Connections

99 Barnham Street
Ajax, ON



WITHIN A 5KM RADIUS



17
BANKS



109
RESTAURANTS



16
GAS STATIONS



203
RETAIL



4
HOTELS



11
FITNESS CENTRES



FOR MORE INFORMATION

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