

501

Raleigh Avenue

OSHAWA, ONTARIO

PART 1
3.85 acres

PART 2
2.60 acres

FAREWELL STREET

RALEIGH AVENUE

TOTAL 6.45 ACRES OF LAND AVAILABLE FOR SALE

**AVISON
YOUNG**

501

RALEIGH AVENUE
OSHAWA, ON

Investment Highlights

501 Raleigh Avenue offers an exceptional opportunity to acquire two contiguous parcels totaling **6.45 acres** within Oshawa's established industrial corridor. The site benefits from SI-A zoning, allowing a wide range of industrial, commercial, and employment uses. With direct access from Farewell Street and only five minutes to Highway 401, the property provides excellent regional connectivity for users requiring both visibility and logistical efficiency. Surrounded by major employers and service amenities, the site presents a rare infill opportunity for developers, investors, or owner-occupiers seeking to establish a foothold in one of Durham Region's fastest-growing employment nodes.

Property Summary

- **Strategic Location:** Just 3 km from Highway 401 via Farewell Street, offering quick access across the GTA and Eastern Ontario.
- **Flexible Zoning (SI-A):** Permits a broad range of light industrial, warehousing, manufacturing, service-commercial uses and outside storage.
- **Total Land Area:** 6.45 acres (Part 1: 3.85 ac | Part 2: 2.60 ac) — parcels can be sold individually or together.
- **Regional Transit Access:** DRT routes nearby along Farewell Street and Bloor Street connect to Downtown Oshawa and Oshawa GO Station (9 minutes / 5.2 km away).
- **Amenity-Rich Environment:** Minutes to major retail centres including SmartCentres Oshawa, Oshawa Centre, and Costco, providing extensive services for staff and visitors.
- **Established Industrial Node:** Surrounded by national logistics, service, and light-manufacturing operators in a proven employment corridor.
- **Property Services:** Property is serviced with sewer, storm, water and fire services to the lot line on the North and West side of the property.

TOTAL LOT SIZE

Part 1: 3.85 acres*

Part 2: 2.60 acres*

Total: 6.45 acres

(Can be sold individually*)

ASKING PRICE

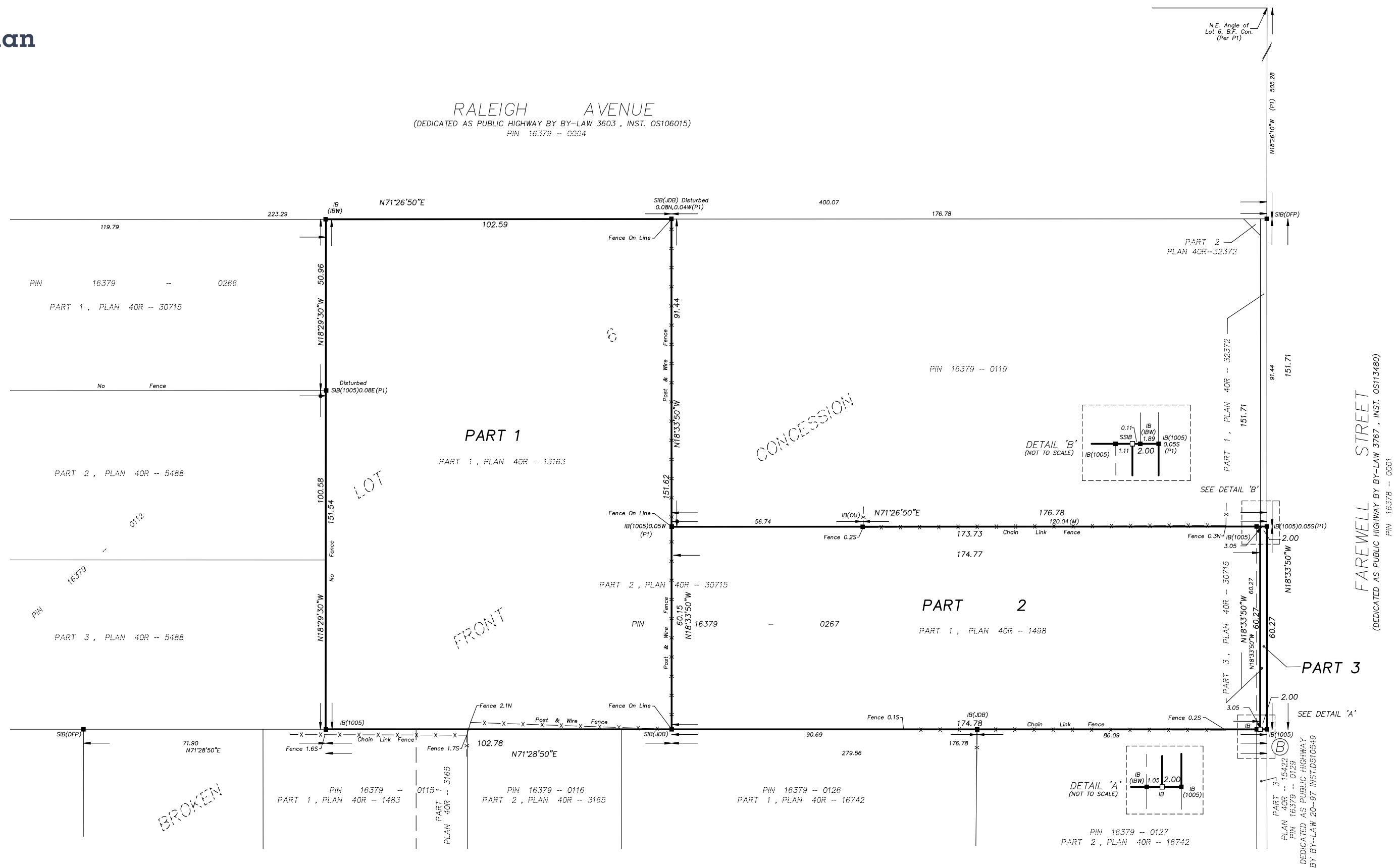
\$1,495,000 per acre

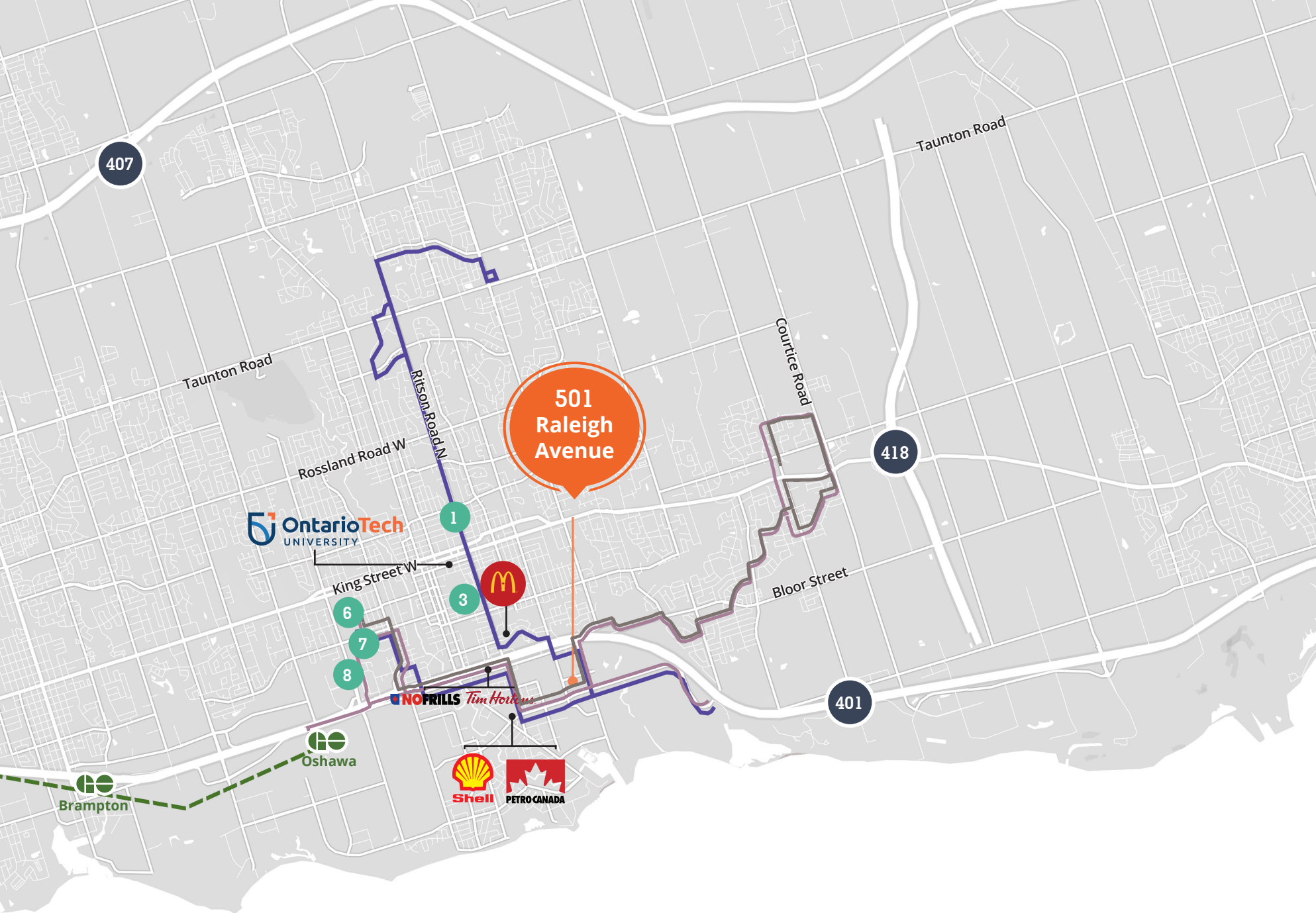
ZONING

SI-A

[Click here for more zoning information](#)







Amenities within 5KM



472

Retail



139

Restaurants



7

Fitness Centres



8

Hotels



16

Banks



13

Gas Stations

501

RALEIGH AVENUE
OSHAWA, ON

Amenities & Transit

1 OSHAWA GATEWAY

Costco	BMO
Shoppers	Bulk Barn
Drug mart	Dollarama
Booster Juice	Freshii
Popeyes	Mucho Burrito
No Frills	RBC
The Beer Store	LCBO

6 OSHAWA CENTRE

Kelsey's	Goodlife Fitness
Indigo	KFC
Staples	LCBO
A&W	Nespresso
BMO	Starbucks
BDO	Subway
Dollarama	Tesla

7 East Side
Mario's
Superstore

The Keg
Canadian Tire
Mark's

8 SMARTCENTRES

Walmart	McDonald's
Michaels	Homesense
Superstore	Marshalls
Scotiabank	Dollar Tree
Sport Chek	Five Guys
LCBO	Swiss Chalet
Swiss Chalet	Rona+
Best Buy	Sail

Drive Times

5 MINS | 3.0 KM
Highway 401

9 MINS | 5.2 KM
Oshawa GO Station

For more information please contact:

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