



For Sale: Land

18823 Old Yonge Street

East Gwillimbury, Ontario

Lennard:

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*Sales Representative

July 2026
**New
Official Plan
Adopted**

18823 Old Yonge Street

Property Details & Highlights

 Lot Size ±31.8969 Acres	 Zoning RU	 Price \$5,900,000	 Official Plan, Schedule 3G-1 Complete Communities Land Use Plan
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Significant Planning & Progress

July 23, 2026
Town Council **ADOPTS**
New Official Plan



O.P. Designations:
Low Density Residential and
Residential Mixed Use

Servicing Infrastructure Steering Committee

- Water and Wastewater Master Plan (amended), see data room.
- Projected in-service date anticipated for 2031 (subject to financing agreements).
- With respect to water, it appears that the Subject Property would be part of a Newmarket pressure district. The Region is planning to construct an elevated water tank near Yonge in the area of Redwood/Argo (immediately south of Subject). Apparently it is an approved Regional project that is to be constructed sometime between 2026 and 2031.

EG Landowner Group and Yonge Corridor Group

- Seller is currently a member.
- Group members that participate in the infrastructure financing will receive first opportunity at servicing allocation when it becomes available.
- Significant developer involvement and activity in the immediate area - Argo, Redwood/Preston, Fieldgate, Kerbel, National Homes, Greenpark, Sundial, Rice Group, DG Group, to name a few.

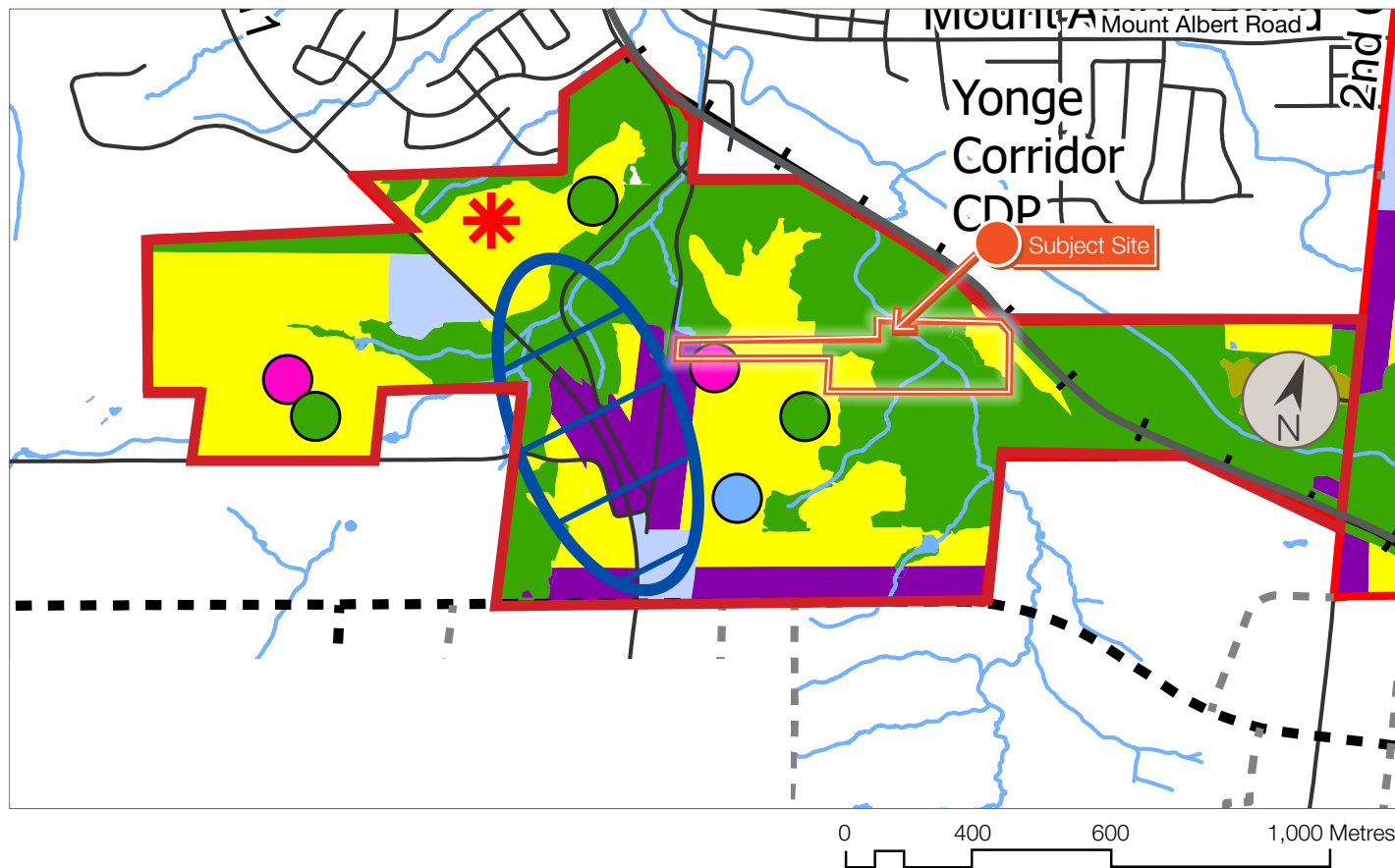
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18823 Old Yonge Street

Complete Communities
Land Use Plan

Official Plan: Schedule 3G-1



- Complete Community Plan Area
 - Estate Residential
 - Low Density Residential
 - Residential Mixed Use
 - Commercial Mixed Use
 - Prestige Employment
 - General Employment
 - Cemetery
 - Environmental Protection
 - Parks and Open Space (Proposed Eco Park)
 - Major Infrastructure
- Parks and Open Space Symbols
- Proposed Open Space Connector
 - Parks and Open Space (Neighbourhood Parks)
 - Community Centre/Facilities
 - Proposed Elementary School
 - Proposed Secondary School
 - Yonge Street/Highway 11 Intersection Subject to Further Study
 - Proposed Highway 404 Interchange
 - Proposed Bradford Bypass Interchange
 - Proposed Partial Bradford Bypass Interchange
 - Proposed Major Collector Road
 - Proposed Minor Collector Road
 - Proposed Local Road
 - Airport
- 1,000 Metres

Lennard:

Source: East Gwillimbury
lennard.com

18823 Old Yonge Street

Massing Concept

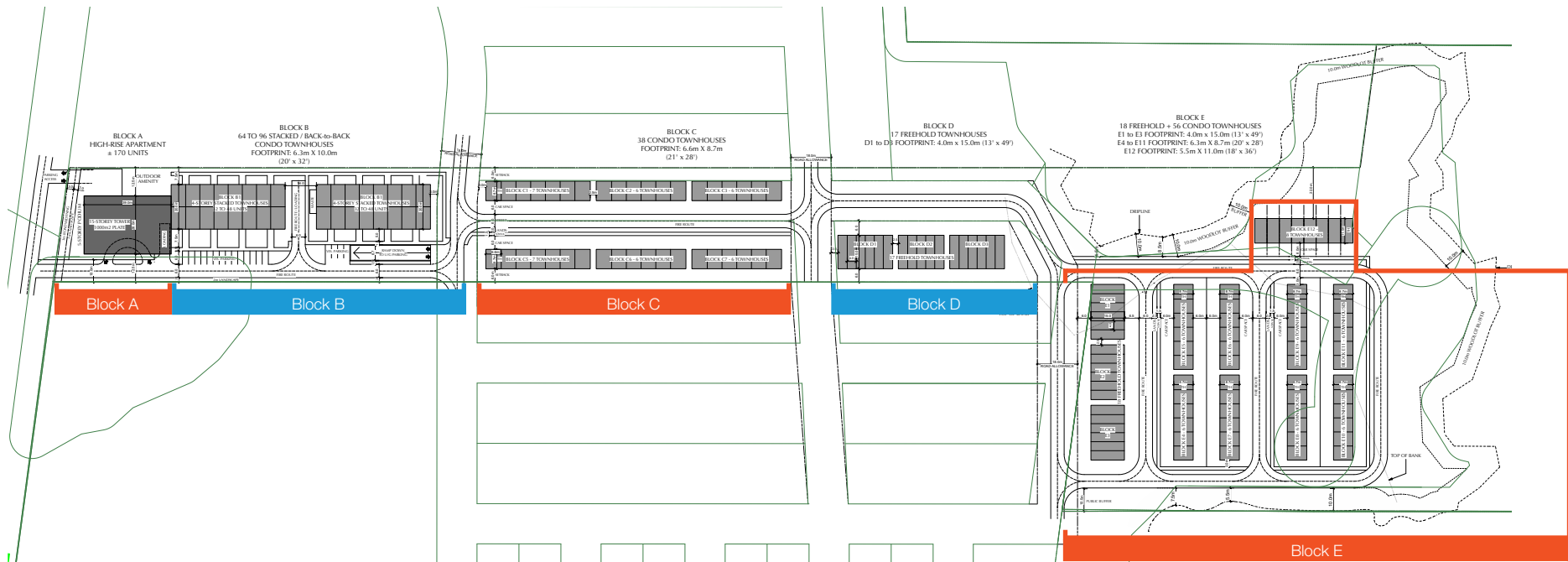
Unit Count

Block A	±170 Apartments
Block B	64 to 96 Stacked Condo Townhouses
Block C	38 Condo Townhouses
Block D	17 Freehold Townhouses
Block E	18 Freehold Townhouses 46 Condo Townhouses
Total	±363 to 395 Units

Note:

The owner is in consultation with the developer to the south to ensure that the road pattern and storm water management plan align.

The Massing Concept is a draft drawing prepared by the Vendor's architect to illustrate a potential subdivision design; further study and planning approvals are required to determine final yield.



18823 Old Yonge Street



Transit

York Region Transit
Route #52 along
Yonge Street & Old Yonge Street



Train

GO Train Station at
Green Lane & 2nd Concession



Retail & Amenities

Established at
Yonge Street & Green Lane
intersection

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Lennard Commercial Realty (the “Advisor”) has been retained by the Vendor as exclusive Agent to seek proposals for the disposition of 18823 Old Yonge Street, East Gwillimbury, Ontario. The property will be sold on an ‘as-is, where is basis’. The marketing material provided is to the best of the Vendor’s understanding and potential purchasers are to undertake their own due diligence to satisfy themselves as to the potential future use(s) of the lands and the timing for such development.

Process:

1. Investment Summary: The Advisor has provided a marketing brochure to prospective purchasers providing an overview of the opportunity to purchase the property.
2. Receipt of Due Diligence Information: Purchasers are required to fully execute the Confidentiality Agreement provided and submit same to the Advisor in order to gain access to a secure data room which includes due diligence materials.
3. Offer Submissions: Kindly direct all offers to **Terry Alexander** at talexander@lennard.com. Offers welcome at any time and will be dealt with on a first come, first serve basis.

To gain access to the secure Data Room, please execute the [Confidentiality Agreement](#)



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