

5135

FAIRVIEW ST.

Rare Appleby GO Area Opportunity!

9,020 SF Industrial
Freestand on 1.15 Acres
with Future Mixed-Use
Redevelopment Potential

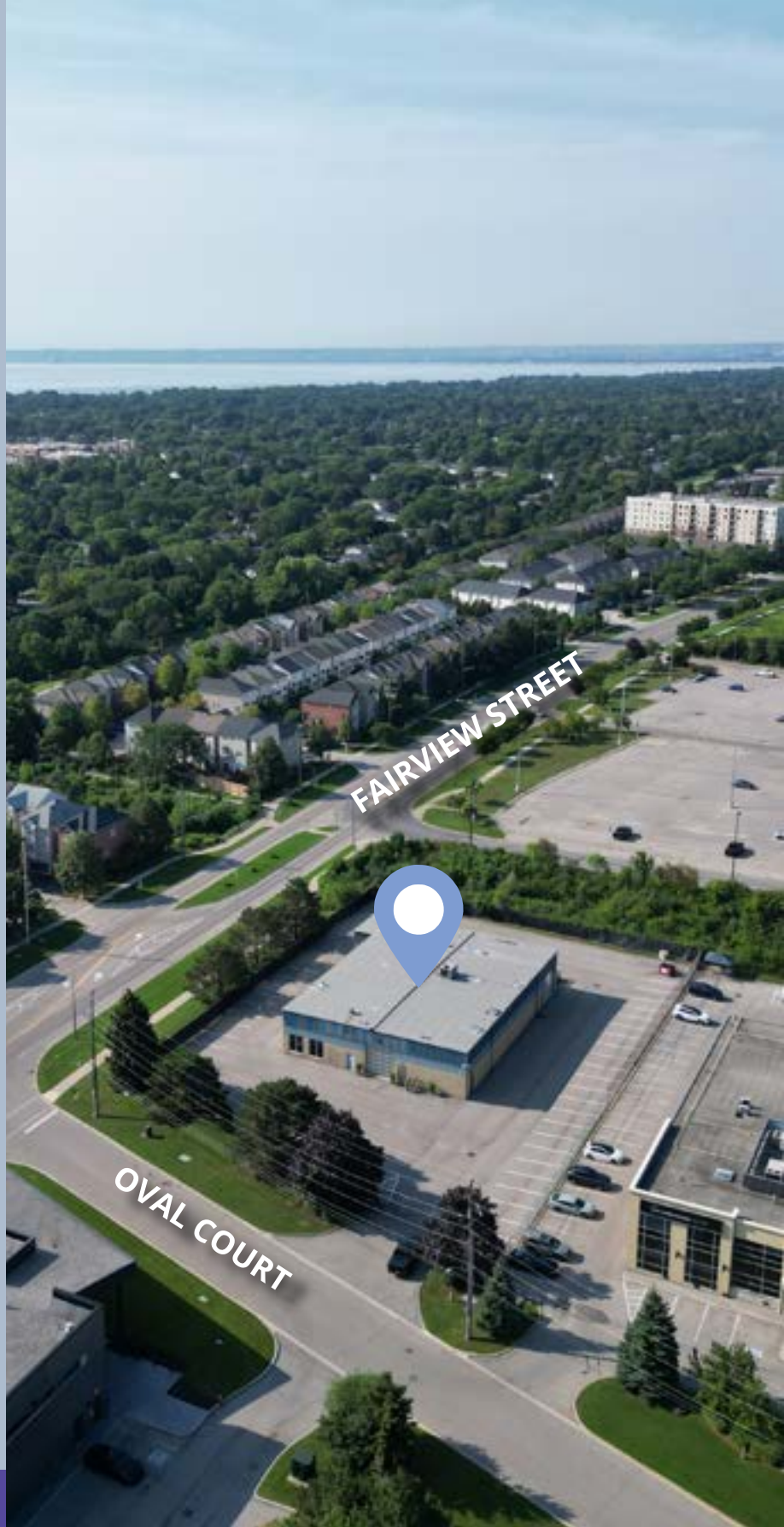
FOR SALE

1.151 ACRES AVAILABLE

9,020 SF
INDUSTRIAL
FREESTAND

5135 Fairview Street
Burlington, ON

Get more information



Jeff Flemington

Broker, Principal
Executive Vice President
+1 416 435 6128
jeff.flemington@avisonyoung.com

Colin Bell

Broker
Senior Vice President
+1 647 627 4722
colin.bell@avisonyoung.com

Matt Perco

Sales Representative
Senior Associate
+1 226 366 9001
matt.perco@avisonyoung.com

**AVISON
YOUNG**

5135 Fairview Street
Burlington, ON

Space Highlights

-  Prime Appleby GO location within a Major Transit Station Area, with excellent access to Highway 403/QEW and regional transit.
-  Future mixed-use redevelopment potential within the approved Oval Court/Fairview Street redevelopment precinct.
-  Move-in ready facility featuring climate-controlled warehouse space, modern office finishes, three drive-in doors, and ample on-site parking.
-  Advanced planning framework with Official Plan and Zoning approvals.
-  Rare dual-purpose opportunity combining immediate industrial functionality with long-term land appreciation and redevelopment optionality.

Details

Building Size 9,020 sf	Possession Flexible
Industrial Area 8,155 sf	Clear Height 20'
Office Area 865 sf	Shipping 3 DI
Lot Size 1.151 acres	Frontage 224.07
Asking Price \$6,499,999.00	Zoning H-MXT-532
Taxes (2026) \$33,902.76	



The Opportunity

BURLINGTON,
ON

5135
FAIRVIEW ST.

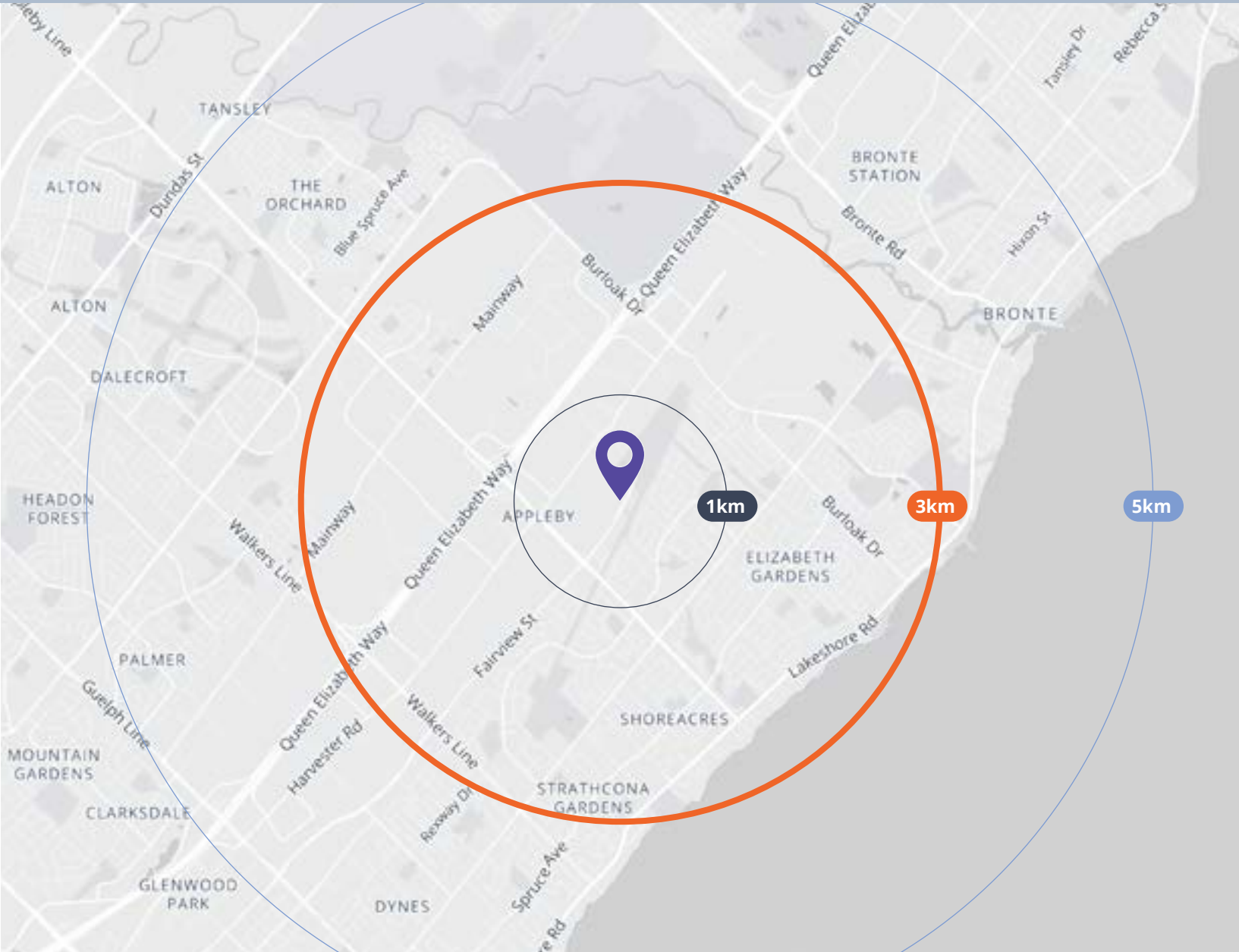


This offering presents an exceptional opportunity to acquire a high-quality freestanding industrial building on 1.15 acres in one of Burlington’s most sought-after transit-oriented growth corridors — steps to Appleby GO Station and minutes to Highway 403.

The 9,000 SF fully climate-controlled building is situated on Oval Court, just off Fairview Street and featuring a professionally built-out front office and lounge area with large bar for entertaining, epoxy-coated flooring, and 3 drive-in doors with electronic openers — offering a clean, functional, move-in ready facility for an owner-user.

Beyond its immediate use as a best-in-class industrial facility, 5135 Fairview Street sits within a draft plan approved, mixed-use redevelopment precinct. The broader Oval Court assembly has secured Official Plan and Zoning By-law Amendments permitting a mixed-use development up to 34 storeys, with approximately 216,000 SF of developable building area contemplated for this site — offering a rare combination of high-quality industrial functionality today with long-term intensification potential in a designated Major Transit Station Area.

The site is ideal for owner-users seeking a premium industrial facility with strong exit potential, or investors looking to secure a strategic parcel in an established GO Transit intensification corridor.



Demographics	1 km	3 km	5 km
Total Population	7,116	42,511	115,429
Median Age	44.8	44.4	44.7
Number of Households (persons per household)	2.41	2.59	3.60
Unemployment Rate	4.3%	4.7%	4.7%
Education Rate (with post-secondary education)	77.3%	79.6%	80.70%

Location Overview

BURLINGTON
ON

5135
FAIRVIEW ST.

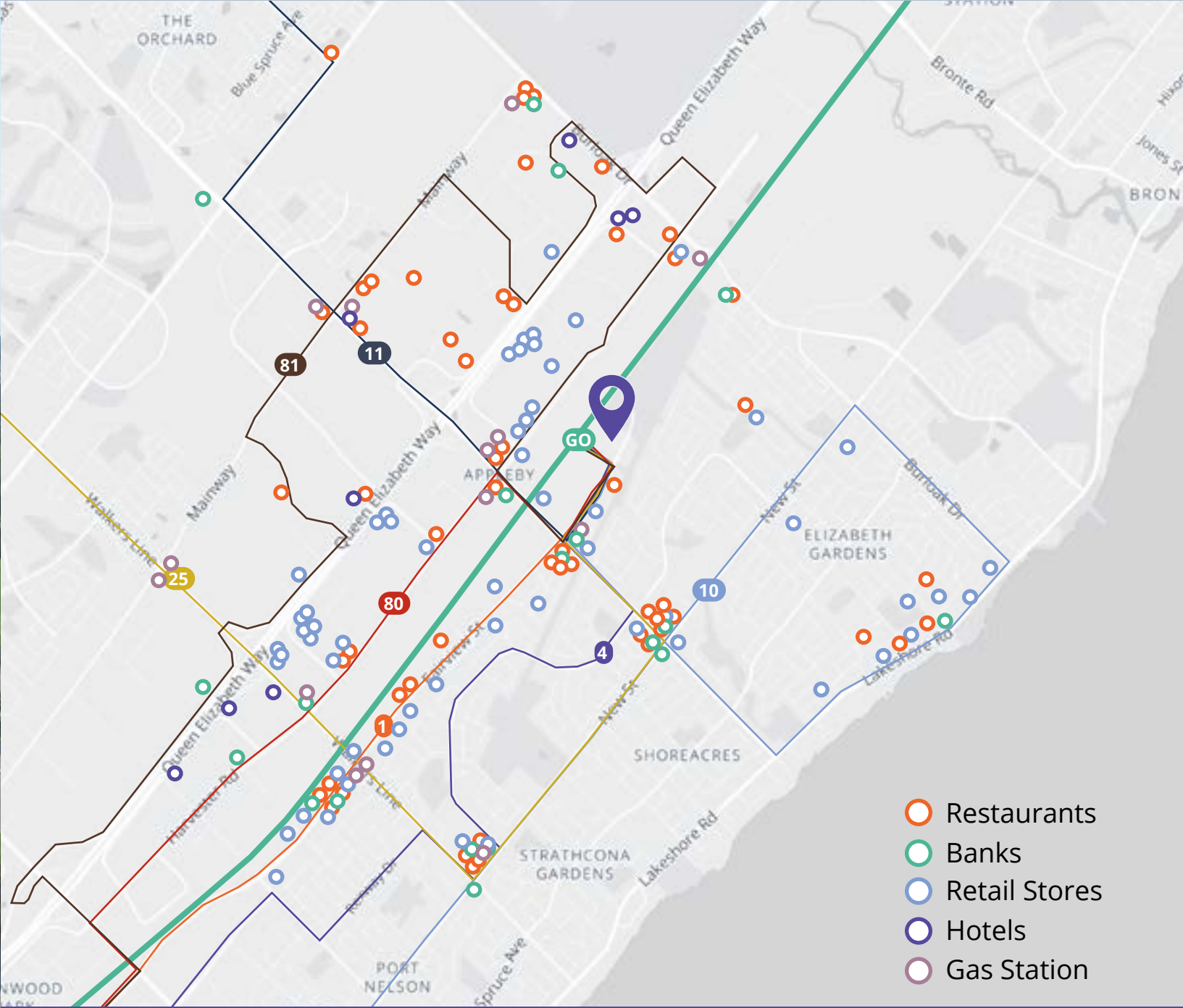
The Property is strategically located along the Fairview Street corridor in Burlington, benefiting from a highly accessible location within one of the City’s key transit-oriented growth areas. Situated within the established Appleby GO Station precinct, the Property offers exceptional connectivity to the Greater Toronto Area, with immediate access to regional transit, major highways, and surrounding employment and commercial nodes.

The area is supported by a strong mix of established amenities, including nearby retail centres, restaurants, financial services, grocery stores, fitness facilities, and professional services. Major nearby destinations include the Mapleview Shopping Centre, Burlington Centre, and a wide range of commercial offerings along Fairview Street and Appleby Line, providing convenient access to everyday services for businesses, employees, and surrounding residents.

The Property is positioned within one of Burlington’s emerging Major Transit Station Areas, benefiting from ongoing municipal initiatives focused on transit-oriented intensification and mixed-use growth. The surrounding Appleby GO area has been identified as a key location for future development, with a vision for increased residential, commercial, and employment uses that will enhance the area’s long-term urban connectivity and economic activity.

Transportation connectivity is a key advantage of the location, with the Property offering convenient access to Highway 403, the QEW, and major regional routes connecting Burlington to Oakville, Mississauga, Hamilton, and the broader Greater Toronto Area. Appleby GO Station, located within close proximity, provides direct rail service throughout the GTA, supporting convenient commuter access for employees, residents, and future users of the area.

The surrounding area continues to benefit from significant investment and growth, with the Appleby GO corridor evolving into a more integrated mixed-use community. The combination of existing industrial functionality, strong transportation infrastructure, and future intensification potential positions 5135 Fairview Street as a strategic asset within one of Burlington’s most promising growth corridors.



- Restaurants
- Banks
- Retail Stores
- Hotels
- Gas Station

Amenities Within 3 km


Restaurants
75


Banks
12


Retail
150


Hotels
6


Gas Station
8



Zoning
H-MXT-532

Permitted Uses

Retail Commercial:

- Convenience/Specialty Foods Store
- Other Retail Stores

Service Commercial:

- Standard Restaurant
- Standard Restaurant with Dance Floor
- Fast Food Restaurant
- Convenience Restaurant
- Dry Cleaning Depot, Laundromat, Laundry Service
- Veterinary Services
- Elevated Parking Facility
- Other Service Commercial Uses
- Outdoor Patio

Office:

- All Office Uses

Hospitality:

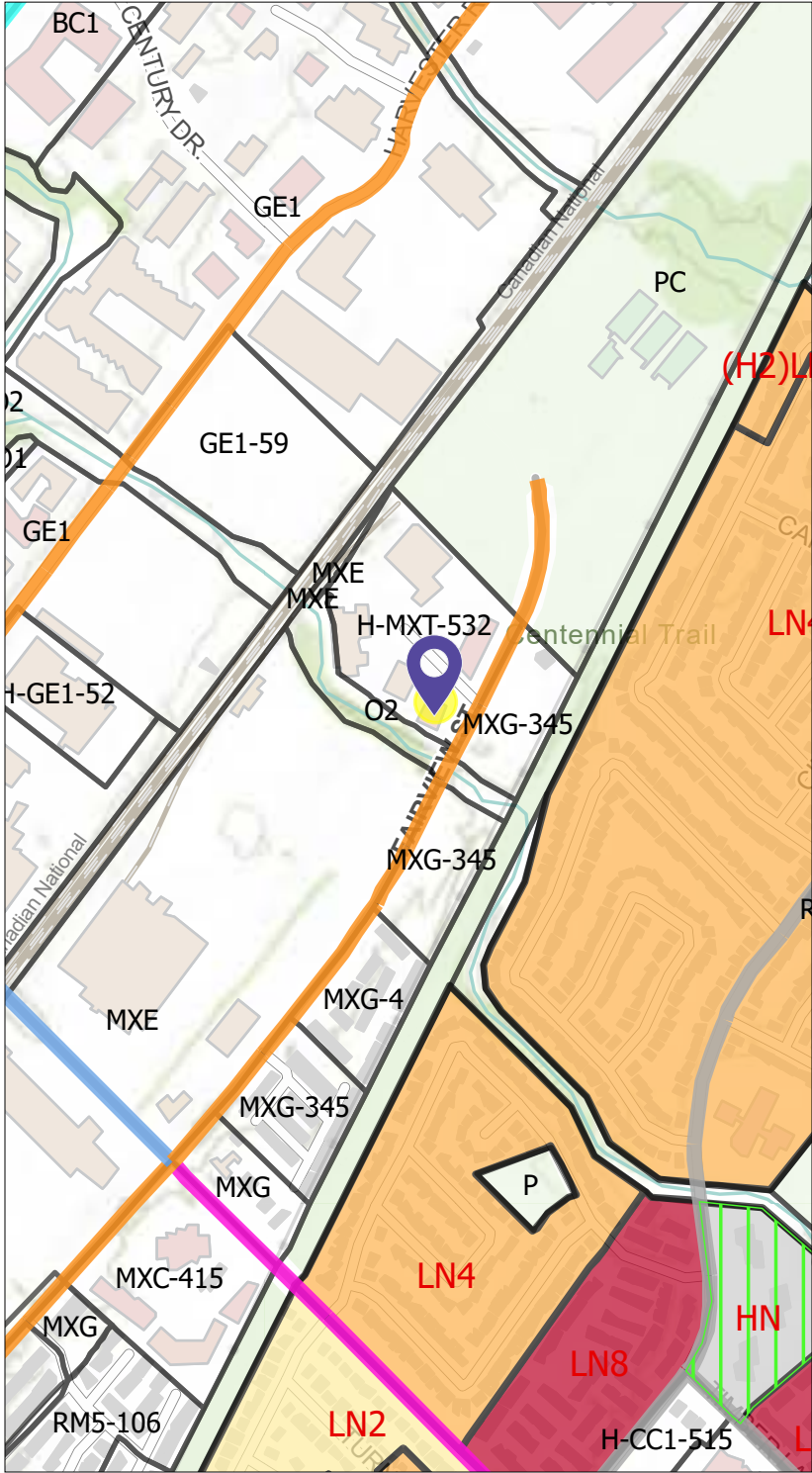
- Caterer

Entertainment and Recreation:

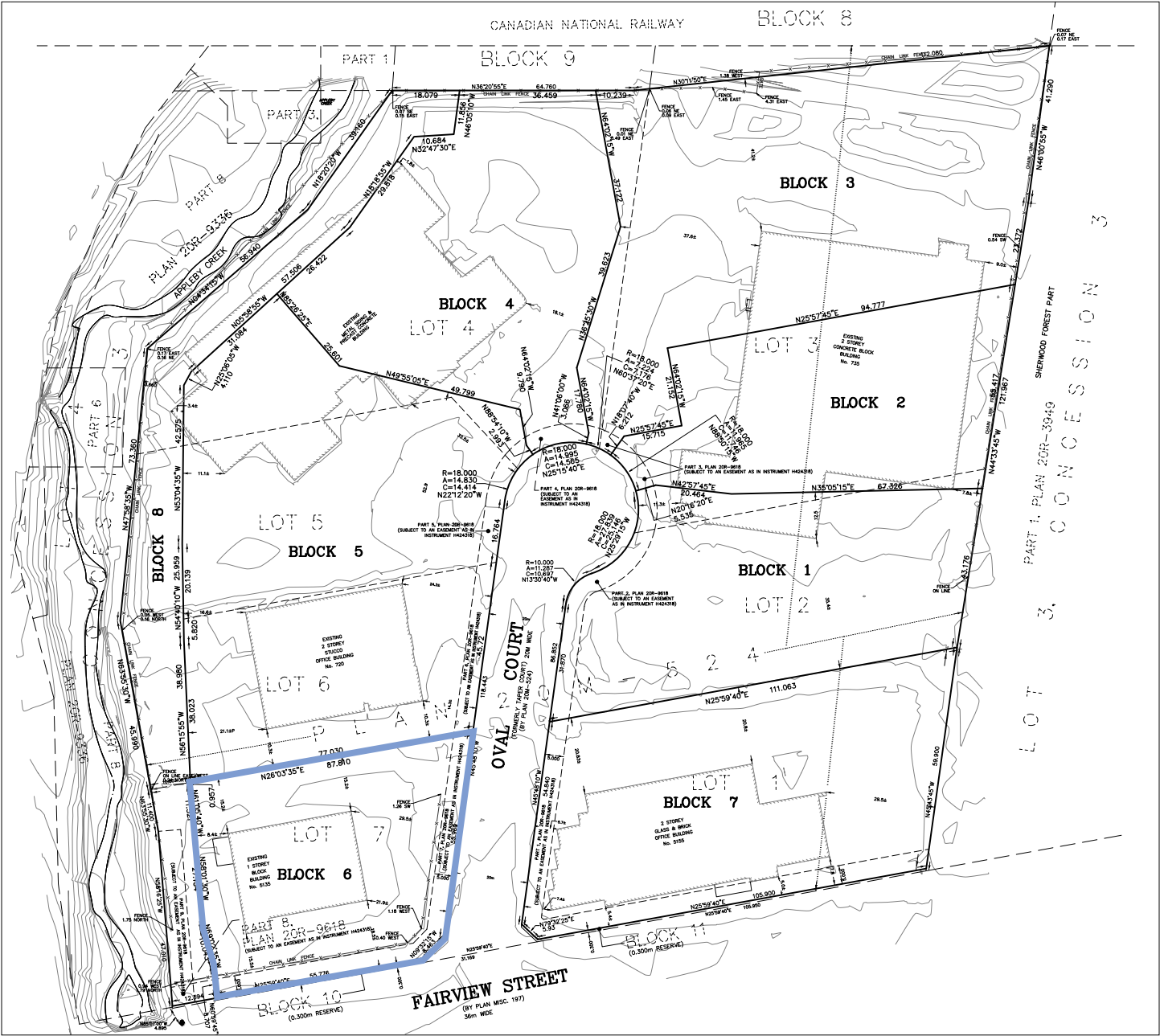
- Recreational Establishment
- Entertainment Establishment

Residential:

- Apartment Building
- Retirement Home
- Dwelling Units in a commercial/office building
- Stacked Townhouse
- Back-to-Back Townhouse
- Townhouse
- Additional Residential Units



Draft Plan
Approved Development Concept



Total Gross Floor Area (GFA)	~331,020 m ² (approx. ~3,562,000 sf)
Residential GFA	~319,000 m ² (approx. ~3,434,000 sf)
Non-Residential GFA	~12,020 m ² (approx. ~129,400 sf)
Building Type	Eight Mixed-Use Towers
Storeys	Between 11–34 storeys
Units	1,988 (including 190 assisted living units)

5135

F A I R V I E W S T .

BURLINGTON, ON



Get more information

Jeff Flemington

Broker, Principal
Executive Vice President
+1 416 435 6128
jeff.flemington@avisonyoung.com

Colin Bell

Broker
Senior Vice President
+1 647 627 4722
colin.bell@avisonyoung.com

Matt Perco

Sales Representative
Senior Associate
+1 226 366 9001
matt.perco@avisonyoung.com

Avison Young Commercial Real Estate Services, LP, Brokerage

77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5

Office 905 712 2100 **Fax** 905 712 2937 avisonyoung.ca

© 2026. Avison Young Commercial Real Estate Services, LP, Brokerage. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.
© Mapbox, © OpenStreetMap

**AVISON
YOUNG**