

Colliers



827 GORDON  
STREET, OSHAWA

**2.98-ACRE PROPOSED 67-UNIT TOWNHOUSE  
DEVELOPMENT FEATURING AN EXISTING  
OFFICE BUILDING WITH HOLDING INCOME**



# 02 Property Profile

<b>Address</b>	827 Gordon Street
<b>Municipality</b>	Oshawa
<b>Official Plan</b>	Residential
<b>Zoning</b>	R1- C/CIN
<b>Asset Type</b>	Office Building & Development Land
<b>Lot Size (Acres)</b>	2.98
<b>Frontage (Feet)</b>	364
<b>Current Improvements</b>	2 Storey Office Building
<b>Existing Building SF</b>	13,102
<b>Development Status</b>	ZBA SUBMITTED
<b>Proposed Number of Buildings</b>	67 Townhomes
<b>Gross Floor Area (SF)</b>	78,619
<b>Number of Units</b>	67
<b>Parking Stalls</b>	152



# EXECUTIVE SUMMARY

## 01

Colliers Private Capital Investment Group (“Colliers” or the “Advisor”) has been retained by the Vendor to sell 827 Gordon Street (the “Property” or the “Site”), a 2.98-acre low-rise development site in south Oshawa’s Cedar Dale neighbourhood.

A Zoning By-law Amendment (ZBA) application is currently under review for a thoughtfully designed 67-unit townhouse community, comprising 63 stacked townhomes and 4 back-to-back townhomes. The proposed development is anticipated to deliver 78,619 square feet of gross floor area.

A portion of the Site is improved with a 13,102 square foot commercial building that generates cash flow from in-place tenancy, providing interim income during the entitlement process. The Site

offers immediate access to Highway 401 just 2-minutes to the north, while the Oshawa GO Station is a 6-minute drive to the west, providing streamlined connectivity across the Greater Toronto Area.

Located near the Oshawa Waterfront and the city’s main retail corridor on Stevenson Road South, the site is surrounded by national retailers such as SAIL, Lowe’s, and Walmart.

The offering presents an exceptional opportunity to acquire an infill residential intensification project with approvals underway, in a maturing market with a growing end-user and investor base. 827 Gordon Street is uniquely positioned for near-term execution and strong market absorption in one of Southern Ontario’s most affordable and rapidly evolving housing markets.

# 03 Investment Highlights

With a proposed 67-unit townhouse development subject to a Zoning By-Law Amendment currently under review, 827 Gordon Street offers an attractive development opportunity supported by in-place income. The Property is improved with an existing school building leased as music rehearsal studio, providing reliable interim income during the entitlement process.

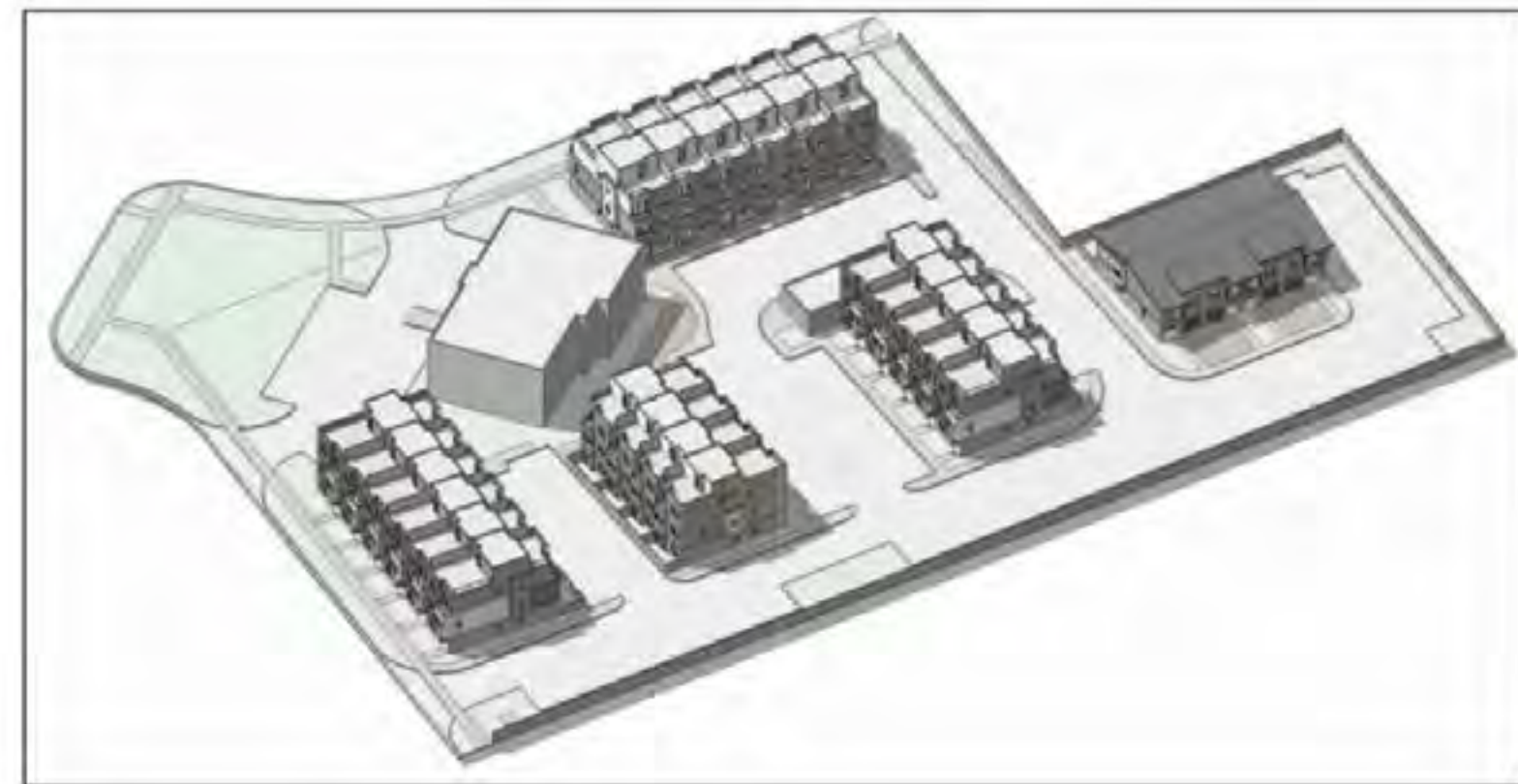


# 04

## Development Potential



A proposal of 67 townhomes on the excess land has been submitted, consisting of 4 block and 63 stacked units. The proposal includes retaining and converting the original Cedardale Public School building into institutional, office, studio/commercial uses, together with associated parking. A Zoning Bylaw Application has been submitted to the city, and is currently under review.



# Area Overview

Oshawa

05

Located in South Oshawa in the Cedar Dale neighbourhood, the Site is within close proximity to the Oshawa Waterfront and within a short drive to the Oshawa retail corridor along Stevenson Road South, which is home to major retailers such as SAIL, Lowe's Home Improvements and Walmart.

The Property is located 700 metres south of the Highway 401 and Simcoe Street South interchange, an hour drive to downtown Toronto and a 2 hour drive east to Kingston. The Site is also 3.5 kms east of the Oshawa GO Station which is approximately a 1 hour ride to Union Station.



# 06 Amenity Map





**Complete the Confidentiality Agreement for Full Access:**

**Click Here**

**Private Capital Investment Group**

**Jeremiah Shames\***

Executive Vice President  
Private Capital Investment Group  
+1 647 884 5449  
jeremiah.shames@colliers.com

**Myles Kenny\***

Vice President  
Private Capital Investment Group  
+1 416 620 2882  
myles.kenny@colliers.com

*Sales Representative\**



**Colliers International**

181 Bay Street, Suite 1400, Toronto, Ontario M5J 2V1  
T: +1 416 777 2200 F: +1 416 777 2277

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc.