



**AVISON  
YOUNG**

# Commercial Land for Sale

**2.78 Acres**

**1578 Victoria Street East  
Whitby, ON**

**Eva Destunis\***

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**Ryan Hood\*, SIOR**

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*\* Sales Representative*

## Property overview

### LOCATION

Southwest of Thickson Road South and Highway 401

### TOTAL AREA

2.78 acres

### ZONING

Special Purpose Commercial - Retail Warehousing (C2-S-RW-1)

### HIGHLIGHTS

- Rare infill land parcel
- Excellent location
- Seconds to Highway 401
- Close proximity to many amenities
- Walking distance to transit
- Services to the lot line
- Ready for development
- Excellent commercial condo development site
- Zoning allows for many uses

### REALTY TAXES (2026)

\$62,171.04

### ASKING PRICE

\$7,150,000

### PRICE PER USABLE ACRE

\$2,571,943



# Zoning

The subject property is zoned Special Purpose Commercial - Retail Warehousing (C2-S-RW-1)



## PERMITTED USES

- Bank or financial institution
- Family restaurant or restaurant
- Retail warehouse facility
  
- Repealed by By-law 5655-05
- Auditorium, swimming pool or other recreational or educational use contained within a building
- Bank or financial institution
- Commercial or technical school
- Family restaurant or restaurant
- Office building
- Parking lot
- Place of entertainment
- Plant for the assembly and/or manufacture of products within a wholly enclosed structure
- Research and development facility
- Retail or wholesale outlet, including showroom and service shop, ancillary to a manufacturing or warehouse use on the same lot provided that such retail or wholesale outlet does not occupy more than 10% of the gross floor area of the manufacturing or warehouse use to a maximum of 93 m<sup>2</sup>
- Warehouse for the storage of goods and materials within a wholly enclosed structure except for the biomedical waste transfer, disposal or incineration facility which includes pathological waste, infectious waste, hazardous waste and other waste generated in health care facilities and laboratories that require special handling

 [CLICK HERE FOR ZONING PROVISIONS](#)



# Commercial Land for Sale

1578 Victoria Street East, Whitby



# Retail Land for Sale

1578 Victoria Street East, Whitby

## Transit & amenities

### Drive Times

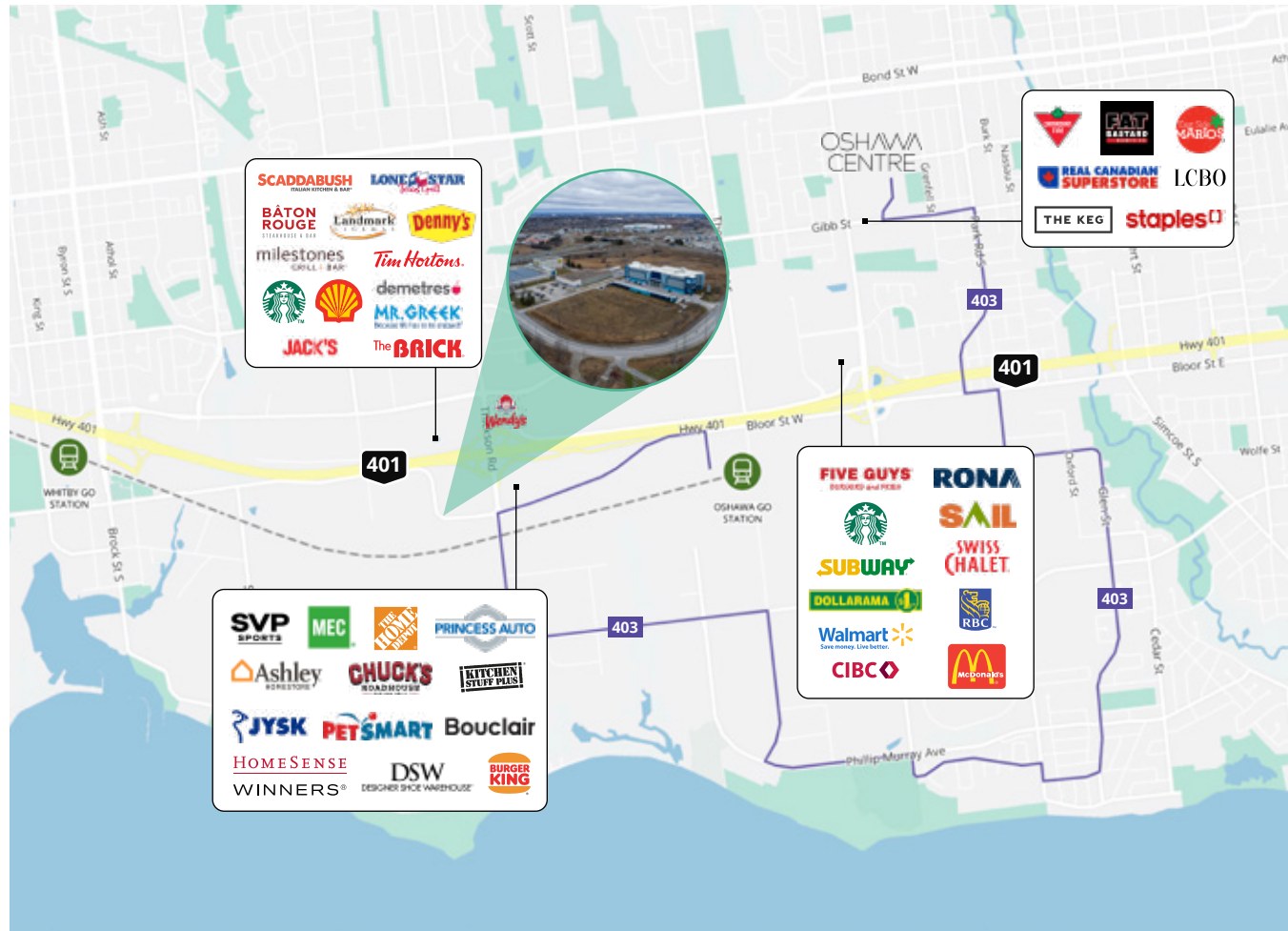
- 2 mins** to Highway 401 (1 km)
- 7 mins** to Highway 412 (6.3 km)
- 12 mins** to Highway 407 (16.8 km)
- 40 mins** to Downtown Toronto (56.9 km)
- 45 mins** to Pearson International Airport (64.8 km)

### Transit

**403** Oshawa

### Amenities within 5 km

<b>371</b> RESTAURANTS & CAFES	<b>408</b> RETAIL	<b>15</b> HOTELS
<b>12</b> FITNESS CENTRES	<b>61</b> BANKS	<b>21</b> GAS STATIONS



## Get more information

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