

# FOR SALE

420 Toronto Street, Newcastle, ON



## ABOUT THE PROPERTY



**LOT SIZE**  
11.24 Acres



**LOT COVERAGE**  
Up to 60%



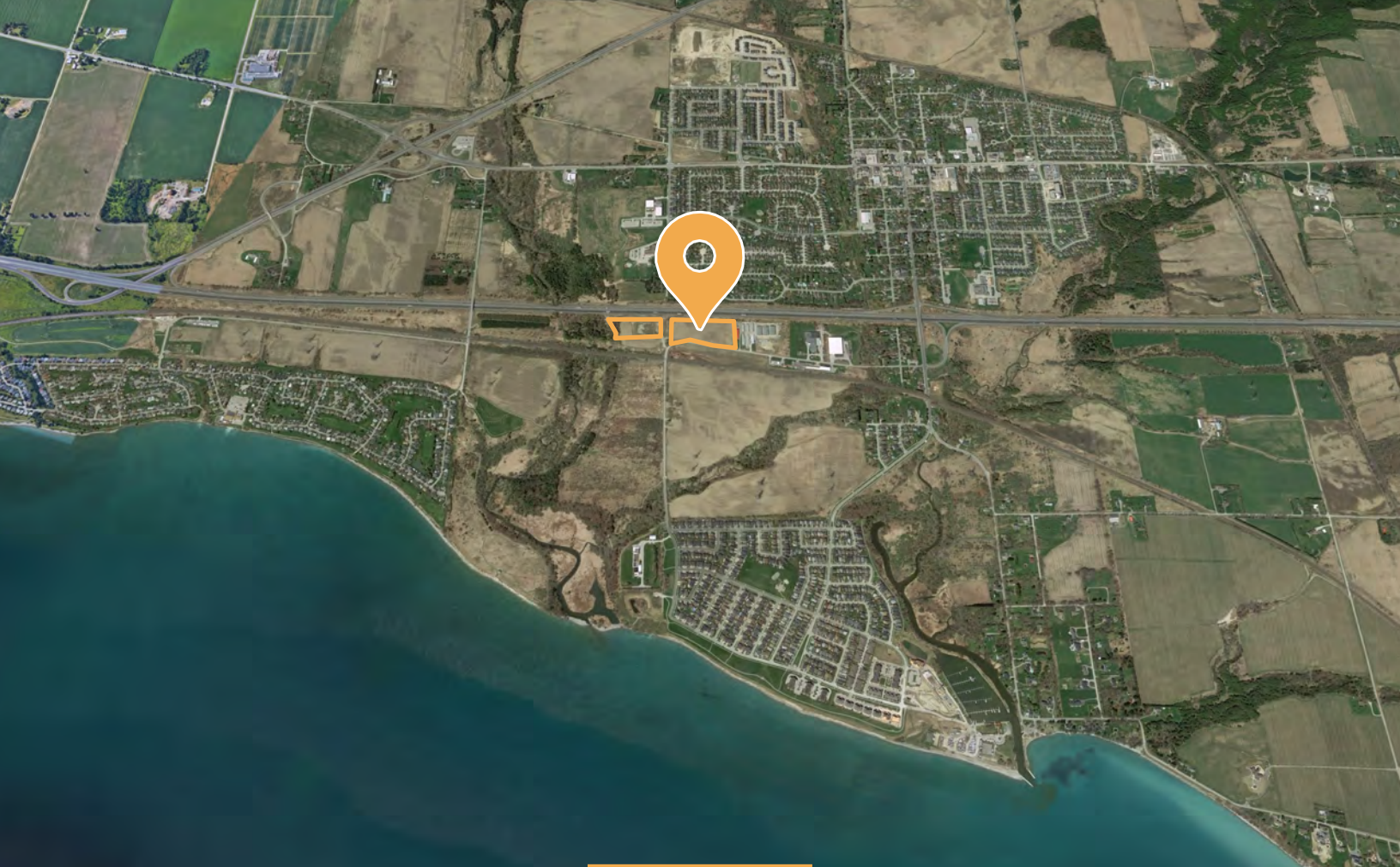
**SERVICES**  
Serviceable



**ZONING**  
M1

**BRIXTON**<sup>™</sup>

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# PROPERTY DETAILS



## PROPERTY DETAILS

Property Roll Number:	181703012011430	
Zoning by Law:	Zoning By-Law 84-63 as amended	
Zoning Designation:	M1	
Official Plan Designation:	Light Industrial Area	
Development Charges:	Clarington	

**Asking Price: \$600,000 Per Acre**

 [CLICK HERE TO VIEW PERMITTED USES](#)

 [CLICK HERE TO VIEW PROPERTY SURVEY](#)

# DEMOGRAPHICS



## CLARINGTON KEY FACTS



**108,100**  
POPULATION



**39.1** MEDIAN AGE



AVG. HOUSEHOLD SIZE

**\$109,266**  
MEDIAN HOUSEHOLD INCOME



**64.4%**  
Employment Rate



Most Popular Field of Study  
Engineering

## 2020 DEMOGRAPHIC SUMMARY

Neighbourhood	Total Population:	2,707
	Total Occupied Private Dwellings:	1,061
	Avg HH Size:	3.0
	Avg HH Income:	\$125,013
Community	Total Population:	13,021
	Total Occupied Private Dwellings:	4,851
	Avg HH Size:	3.0
	Avg HH Income:	\$115,741
City	Total Population:	102,460
	Total Occupied Private Dwellings:	35,271
	Avg HH Size:	3.0
	Avg HH Income:	\$121,198

# Clarington

### Municipality Overview

Located on the eastern border of the Greater Toronto Area, The Municipality of Clarington is the gateway to opportunity. Clarington is conveniently located along the shores of Lake Ontario and the Highway 401 corridor. Providing a sought after quality of life, direct access to a large market base and investment of infrastructure – Clarington brings great opportunities for future innovation and growth.

Clarington's successful blend of urban and rural living provides a diverse business community and unparalleled quality of life. Clarington is the home to Ontario Power Generation's Darlington Nuclear station providing approximately 20% of Ontario's current electricity demand. The municipality is also proud to have over 400 working and interactive farms, a blend of vibrant historic downtown cores, a strong a manufacturing base, and excellence in the energy sector.

### Making Clarington Home

Eyes are on Clarington as the place to grow for new business, local expansion or redevelopment. Major developments include:

- ❖ In the Fall 2020, Toyota Eastern Canada Parts Distribution Centre opened their 300,000 square foot facility in east Bowmanville. A \$40 million investment and bringing more than 100 jobs.
- ❖ The Ontario Power Generation (OPG) Clarington Corporate Campus Project remains on track to be available for occupancy in 2024. The facility will accommodate staff from 15 existing locations across the Greater Toronto Area and Niagara Region, bringing over 2,500 jobs to the Clarington community.
- ❖ Construction is well underway for a 200,000 square foot distribution centre head office for East Penn Canada, leading the market in battery distribution and recovery for several industries.

# ECONOMIC OVERVIEW



## MARKET ACCESS

### Local Highways

Highway 401

Highway 407

Highway 418 (Tolled link from 401-407)

Highway 35/115



[CLICK HERE TO VIEW CLARINGTON ECONOMIC PROFILE](#)

# PROPERTY PHOTOS



[CLICKE HERE TO VIEW DRONE VIDEO](#)





# 420 TORONTO STREET

Newcastle, ON

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