

\$1 - 49 Park Road S, Oshawa (vanier)

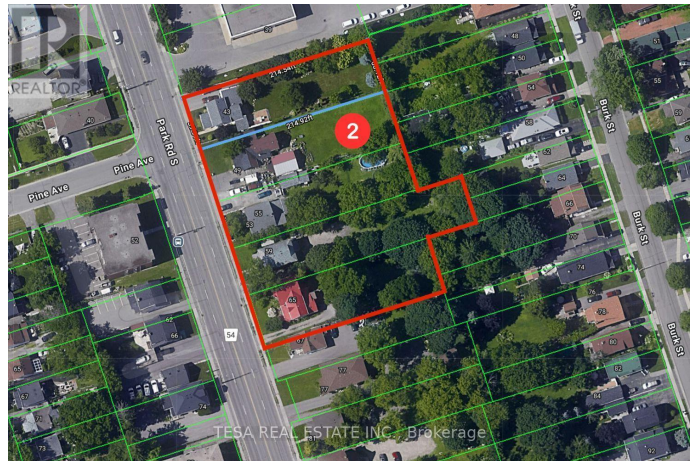
MLS® #E12093206

\$1

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Vanier, Oshawa (vanier), Ontario

An exceptional opportunity to acquire a fully assembled site of 5 residential lots located directly on an arterial road abutting a commercial plaza, designated as "High Density II Residential" in Oshawa's Official Plan, permitting the city's second-highest density. Currently zoned R5 / R7, the site allows for many uses, including apartment development, but the zoning significantly underutilizes the full potential of the official plan, making this an ideal candidate for rezoning and intensification. What sets this offering apart is the turnkey nature of the assembly - no risk of delayed acquisitions or holdout owners. All five sellers are aligned and committed to selling simultaneously, eliminating typical land assembly headaches and carrying risks. Situated just 1 KM from downtown Oshawa and steps to transit, this location offers unmatched urban convenience and growth potential. With Oshawa ranked among the fastest municipalities for development approvals, this site is poised for rapid progression. Sellers are open to vendor take-back (VTB) financing and may offer leaseback options during the entitlement phase, providing flexible terms to streamline your development timeline. Perfect for builders, developers, and forward-thinking investors - capitalize on Oshawa's intensifying growth and unlock the potential of this rare, high-density development parcel. (id:6289)



Essential Information

Listing #	E12093206
Price	\$1
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	49 Park Road S
Subdivision	Vanier
City	Oshawa (vanier)
Province	Ontario
Postal Code	L1J4G7

Amenities

Utilities	Cable, Electricity, Sewer
Parking Spaces	5
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Lot Description	60 x 215 FT
Foundation	Block

Listing Details

Listing Office	TESA REAL ESTATE INC.
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Listing information last updated on November 2nd, 2025 at 4:31am EST