

FOR SALE

Power of Sale: Freehold Mixed-Use Building

15210 Yonge Street

User or Investor Opportunity on Yonge Street in Downtown Aurora

Lennard:

200-55 University Avenue, Toronto
416.649.5920

lennard.com

15210 Yonge Street

Freehold Mixed-Use Building in Downtown Aurora

Property Details

PIN	036520064
Legal Description	PT LT 13 W/S YONGE ST PL 9 AURORA R422075; EXCEPT EASEMENT THEREIN TOWN OF AURORA
Taxes (2025)	$17,906.29

Building Size
5,495 SF

Lot Frontage
39.58 FT

Lot Depth
110 FT

Asking Price
$1,799,000

Floor Areas

Main Floor	2,522 SF
Second Floor	2,047 SF (apt. 3 Bed, 2 Bath)
Basement	926 SF
Rear Workshop	1,327 SF (not included in building size)

Zoning
Downtown Mixed-Use (DMU)

Listing Agent
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Property Highlights

- **Attractive Owner-User Opportunity:** Occupy the entire building or just the commercial space while benefiting from additional residential and workshop income.
- **Prime Yonge Street Exposure:** Prominent presence in Downtown Aurora near the major intersection of Yonge and Wellington.
- **Versatile Mixed-Use Configuration:** Approximately 5,495 SF of finished space comprising retail/commercial, residential and workshop components, offers multiple potential revenue streams..
- **On-Site Parking plus added street parking:** Valuable convenience for customers, employees, residents and tenants.
- **Excellent Accessibility:** Convenient access to public transit, public/community amenities and the surrounding residential neighbourhoods.





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15210 Yonge Street

Zoning

Downtown Mixed-Use Zone (DMU)

Permitted Uses

- Additional Residential Units
- Art Gallery
- Bed and Breakfast
- Clinic
- Club
- Dwelling Units, Apartment Building
- Dwelling Units, Mixed-Use Building
- Financial Institutions
- Fitness Centre
- Hotel
- Library, Public
- Long-Term Care Facility
- Museum
- Offices
- Personal Service Shop
- Pet Services
- Place of Entertainment
- Place of Worship
- Private Park
- Public Parking
- Restaurants
- Retail Stores
- Retirement Home
- Service Shops
- Studios
- Veterinarian Clinic





For more information, please visit the Town of Aurora's Downtown Community Planning Permit By-law at:
https://www.aurora.ca/media/q0ehnhsz/downtown-community-planning-permit.pdf

15210 Yonge Street

Area Amenities



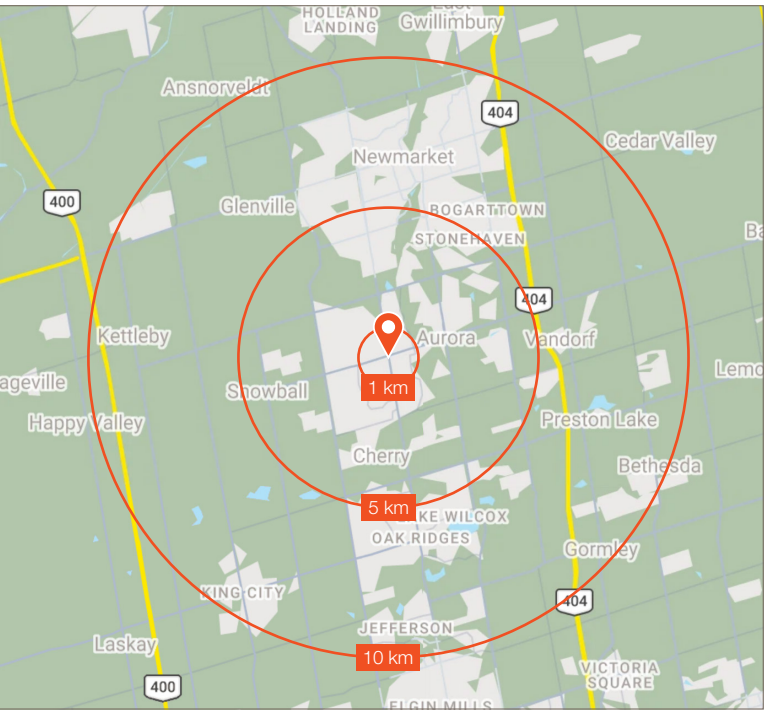
Legend

15210 Yonge Street | Public Green Space | GO Train Station

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15210 Yonge Street

In the Area



Area Demographics

	1 km Radius	5 km Radius	10 km Radius
Total Population	7,689	90,786	220,093
Avg Household Size	2	3	3
Avg Household Income	$127,562	$157,124	$149,500
Post-Secondary Education	70.7%	76.6%	75.6%

Source: PiinPoint

Royal Rose Art Gallery

Royal Rose Art Gallery, on the ground floor of 15210 Yonge Street, shows work by local and Canadian artists alongside a gift shop. It hosts exhibitions, art classes and workshops for all ages, and the space is available for private events.





Aw, Shucks! Oyster Bar & Bistro

Aw, Shucks! Oyster Bar & Bistro, steps away at 15230 Yonge Street, serves oysters and seafood in a newly renovated dining room, with a rooftop patio, ground-floor outdoor dining and private functions.





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15210 Yonge Street

Photos • Ground Floor | Royal Rose Art Gallery













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Photos • Basement of the Ground Floor and Rear Workshop/Parking













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Photos • Downtown Aurora













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