

55, 100, 140 & 160 Melvin Robson Avenue Aurora, ON



For Sale:

Employment Land Development Opportunity

11.421 acres

Lennard:

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Executive Summary

Lennard Commercial Realty, on behalf of Albert Gelman Inc., In its capacity as Court-Appointed Receiver, is pleased to present the exclusive opportunity to acquire 55, 100, 140 and 160 Melvin Robson Avenue. Comprising 11.421 acres of employment land across four development parcels within the prestigious Aurora Mills Business Park, the Property occupies a prime location at the northeast corner of St. John's Sideroad and Leslie Street.

Designated and zoned for employment uses, the Property benefits from completed underground municipal servicing and presents an exceptional opportunity for developers, investors, owner-users and institutional purchasers. Purchasers may choose to complete the development originally contemplated for the site, including the remaining subdivision works, or pursue their own vision, subject to the necessary approvals. Located within one of the GTA's most sought-after employment nodes, the Property benefits from outstanding access to Highway 404, a strong labour force, and the continued growth of the Town of Aurora's business community.

Property Overview



Total Area
11.421 acres

55 Melvin Robson Ave: 5.035 Acres

140 Melvin Robson Ave: 1.845 Acres

100 Melvin Robson Ave: 1.944 Acres

160 Melvin Robson Ave: 2.597 Acres

Legal Description:



**55 Melvin Robson Ave
PIN 036201765**

**BLOCK 7, PLAN 65M4790 SUBJECT TO AN
EASEMENT IN GROSS AS IN YR3537823
SUBJECT TO AN EASEMENT AS IN
YR3608232 TOWN OF AURORA**

**140 Melvin Robson Ave
PIN 036201761**

**BLOCK 3, PLAN 65M4790 SUBJECT TO AN
EASEMENT IN GROSS AS IN YR3537823
SUBJECT TO AN EASEMENT IN GROSS
OVER PART 2 PLAN 65R40569 AS IN
YR3603990 SUBJECT TO AN EASEMENT AS
IN YR3608232 TOWN OF AURORA**

**100 Melvin Robson Ave
PIN 036201779**

**BLOCK 2, PLAN 65M4790 EXCEPT PART 4,
65R40652 SUBJECT TO AN EASEMENT IN
GROSS AS IN YR3537823 SUBJECT TO AN
EASEMENT AS IN YR3608232 TOWN OF
AURORA**

**160 Melvin Robson Ave
PIN 036201762**

**BLOCK 4, PLAN 65M4790 SUBJECT TO AN
EASEMENT IN GROSS AS IN YR3537823
SUBJECT TO AN EASEMENT IN GROSS
OVER PART 3 PLAN 65R40569 AS IN
YR3603995 SUBJECT TO AN EASEMENT AS
IN YR3608232 TOWN OF AURORA**



Zoning:
Employment Business Park

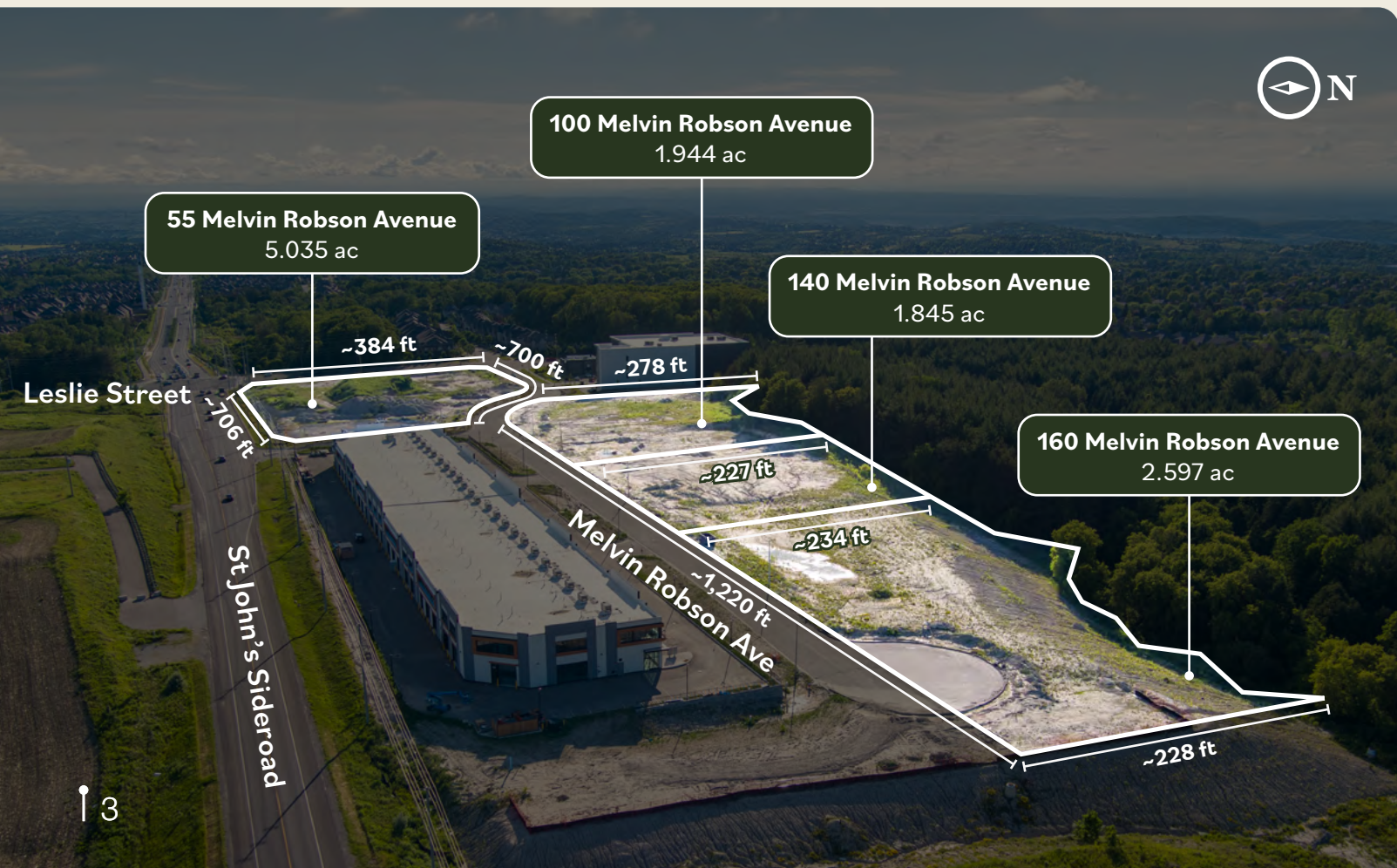
Please review the Development Status page



Melvin Robson Avenue

Site Description

✂ Site Area	11.421 acres
🏠 Improvements	Significant infrastructure improvements have been completed, including underground municipal servicing and the construction of Melvin Robson Avenue, which is currently paved and provides access to the Property. Certain subdivision works remain outstanding.
📍 Configuration	The site is irregular in its configuration, as shown on the image above.
📶 Topography	55 is sloped downward from east to west, 100 and 140 are largely level with the street and 160 is generally level with the street & slopes downward toward the north property line at the rear.
🚗 Access	The Subject has access along Melvin Robson Ave.



Development Status

The Property benefits from substantial infrastructure investment, including the completion of underground municipal servicing works and the construction of Melvin Robson Avenue, which is currently paved and operational. However, the purchaser is responsible financially and otherwise for the completion of certain works and requirements under the applicable Subdivision Agreement, including, but not limited to, completion of the St. John's Sideroad intersection, construction of the connecting roadway, final asphalt top coat, curb repairs / replacements, drainage and landscaping works, as well as the posting and maintenance of required letters of credit, all to the satisfaction of the Town of Aurora and Region of York.



Aurora



Located approximately 30 kilometers north of the City of Toronto and with direct access to Highway 404, the Town of Aurora is situated in the Regional Municipality of York within the Greater Toronto Area. Aurora is recognized for offering the amenities of an urban centre while maintaining the character and charm of a small town. According to the 2021 Census, the Town has a population of approximately 62,000 residents and continues to experience steady residential and employment growth. Home to nearly 2,200 businesses, Aurora benefits from a diverse economy, a highly educated and skilled workforce, excellent transportation connections, and modern technological infrastructure. The Town continues to promote sustainable growth through strategic planning and economic development initiatives, making it one of York Region's most desirable communities to live, work, and invest.



Located in one of North America's fastest growing regions



York Region's forecasted population is 1.72 million by 2041 and 2.06 million by 2051.



8.4% of the labour force works in manufacturing



The Town of Aurora has an employment rate of 66.9%



120 million people within a 500 mile/800 kilometer radius



24th in the best Places to Live in Canada (Moneysense)



Average Annual Household Spending is over \$140K



Just minutes from Highway 404 and public transit



More than 680,000 jobs are projected in York Region by 2051.



Aurora War Memorial Peace Park

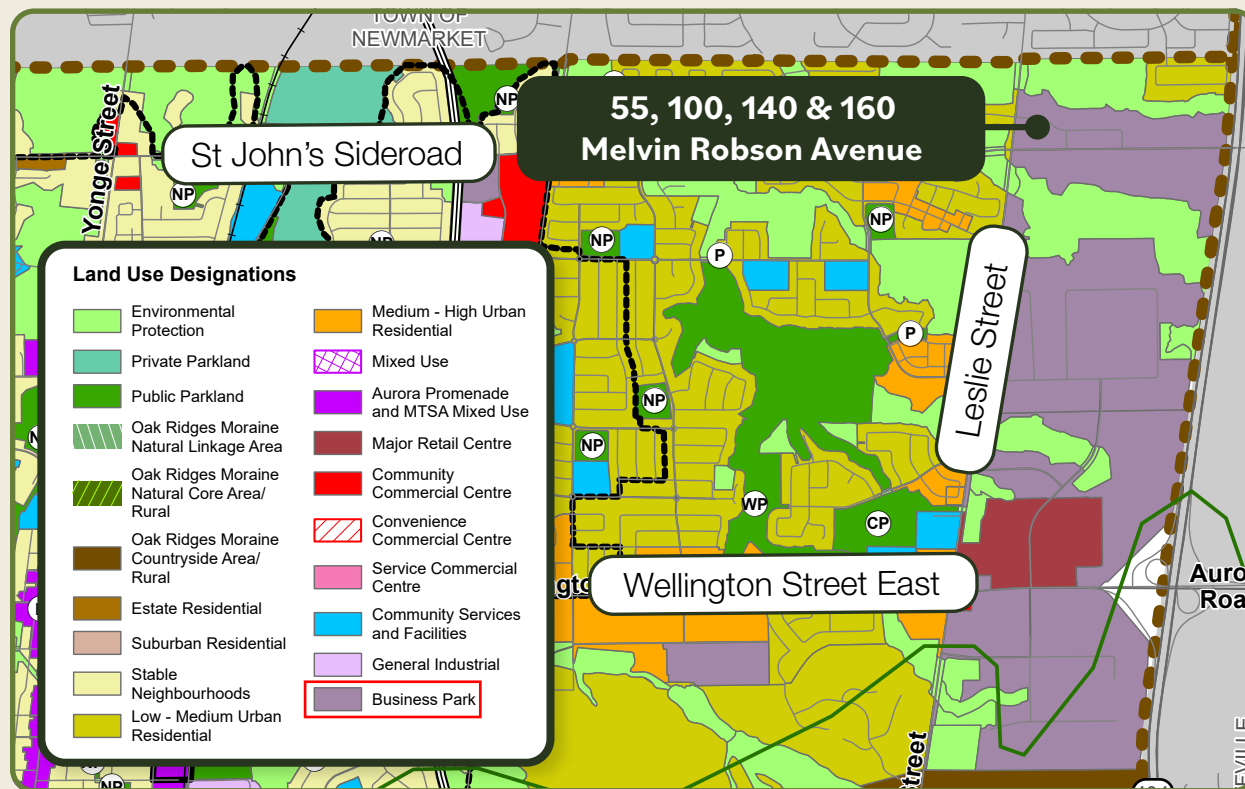


Melvin Robson Avenue

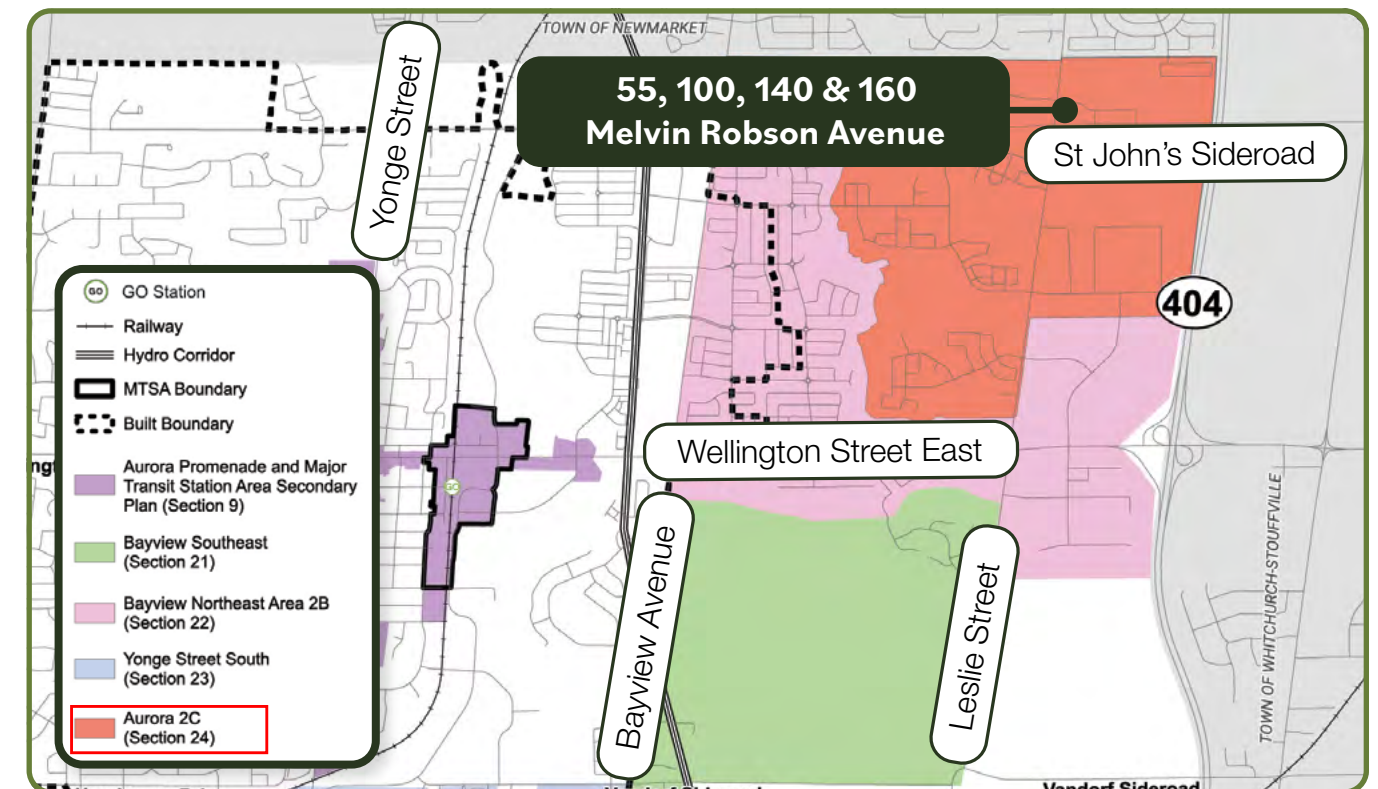
Land Use Controls

The Municipal Official Plan is a policy document that provides direction for planning and development activities. It is intended to co-ordinate the effects of change and future development in the best long-term interests of the Municipality and the Region. The intentions of the Official Plan are implemented through creation of Zoning By-laws and other local regulations. The Town of Aurora Official Plan designates the Subject Property as Employment Area, Business Park and is considered a crucial component of the Town's long-term economic development strategy.

Aurora Official Plan Land Use



Secondary Plan Areas

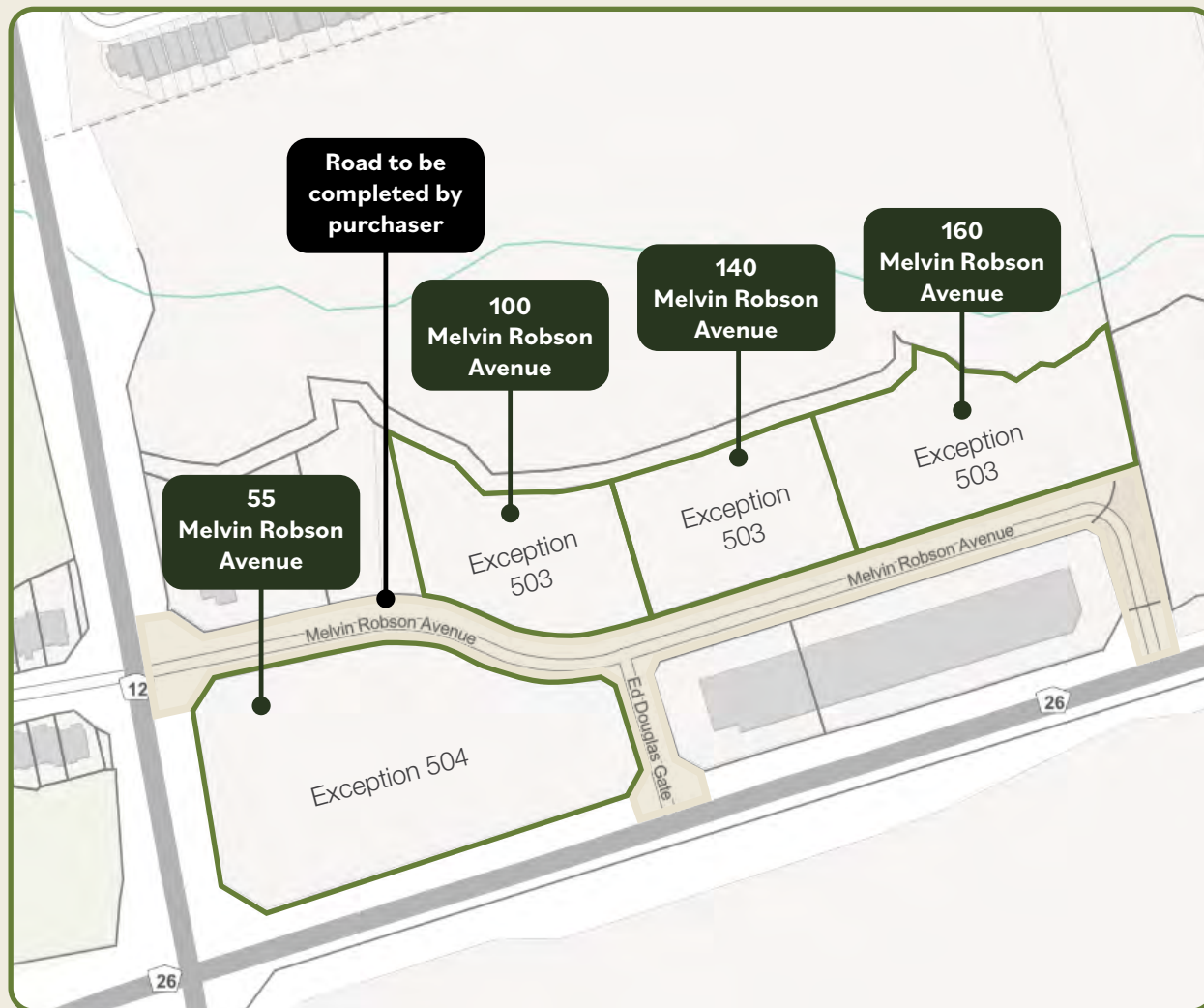


Land Use Aurora 2C Secondary Plan



Zoning

The Municipal Official Plan is a policy document that provides direction for planning and development activities. It is intended to co-ordinate the effects of change and future development in the best long-term interests of the Municipality and the Region. The intentions of the Official Plan are implemented through creation of Zoning By-laws and other local regulations. The Town of Aurora Official Plan designates the subject property as employment area.



Permitted Uses

55, 100, 140 & 160 Melvin Robson Avenue are zoned E-BP (Employment Business Park under the Town of Aurora Zoning By-Law #6000-17, with exception 503 applying to 100, 140 & 160 Melvin Robson Ave and exception 504 to 55 Melvin Robson Avenue.

Permitted Uses (Section 10.1)

- Convention Centre
- Day Care Centre (2)
- Day Centre, Adult; Day Centre, Intergenerational (2)
- Dry Cleaning Distribution Station and Depot (1)
- Fitness Centre
- Food Processing Establishment
- Hotel/ Motel
- Industrial uses (3)
- Medical Marijuana Production Use (10)
- Motor Vehicle Rental Establishment (1)(5)
- Offices
- Private Park
- Personal Service Shop (1)(5)
- Printing, media and communications establishment
- Club (5)
- Research and Training Facility
- Restaurant (1)(5)
- Retail, Accessory (1)(4)
- Theatre (1)
- Warehouses (9)(4)(12)

Exception 503: Permitted Uses

All uses set out in Section 10.1 as well as the following additional Principal Use:

- Parking Garage
- Enclosed Commercial Self Storage
- Banquet Hall

Exception 504: Permitted Uses

All uses set out in Section 10.1 as well as the following additional Principal Use:

- Animal Hospital
- Financial Institutions
- Drive-through Facility
- School, Commercial
- Clinic
- Medical and Dental Laboratories
- Office
- Office Building
- Parking Garage
- Place of Entertainment
- Private Park
- Restaurant
- Retail Store
- Service Shops
- Studio
- Banquet Hall

For more zoning details, please visit the Town of Aurora's website: <https://www.aurora.ca/business-and-development/planning-and-development/zoning/>



Area Overview



 Newmarket GO Station

Leslie St



Mulock Dr

Bayview Ave





55, 100, 140 & 160
Melvin Robson Ave

Yonge St

St John's Sideroad

404

Bathurst St







 Aurora Go Station



Offering Guidelines

Lennard Commercial Realty ("Advisor") has been retained by the Receiver, Albert Gelman Inc., To act as its manager and listing agent in connection with the marketing of the development lands portion of Aurora Mills Business Park and obtaining competitive bids for the site located at 55, 100, 140 and 160 Melvin Robson Ave. Aurora, ON ("Property").

The Property is offered for sale on an unpriced as-is where-is basis. Purchaser is to satisfy themselves on all aspects of the Property. All information is provided without any representation or warranty with respect to the accuracy and completeness thereof.

Offer submissions to be received on or before Friday September 11th, 2026 by 2pm EST. All inquiries and Offers should be addressed to the attention of the Listing Team, as noted below.



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