

FEATURE SHEET



0 TO 5 SPICER SQUARE, BOWMANVILLE

Two approximate 1-acre parcels sold together or separately, 1 block north of Hwy 401 interchange, nestled among car dealerships and a 6-storey hotel

Links:

[Google Street Views](#)

[Google Aerial Map](#)

Please contact:

CHRIS SEEPE

Broker of Record, President

M: (416) 525-1558

cseepe@aztechrealty.com

- **Lot Sizes (Vacant):** (more or less)

Parcel	ID	Acres	Sq Ft	Dimensions	Price
East Lot	Block 9	1.139	49,614	166' x 270'	\$750,000
West Lot	Block 2	0.96	41,817	182' x 229'	\$650,000

- **Many Permitted Uses, zoned: C5-16** wide variety of commercial uses including retail, restaurant, automotive and office (see last page)
- 1 block from **Hwy 401 & Waverly interchange**
- **Neighbours:** *Holiday Inn, Tim Hortons, Dairy Queen, Toyota, Hyundai, Honda, RCMP (Toronto East Detachment)*
- Fully serviced to the property line
- Motivated seller

**Non-restaurant
drive-thru possible**

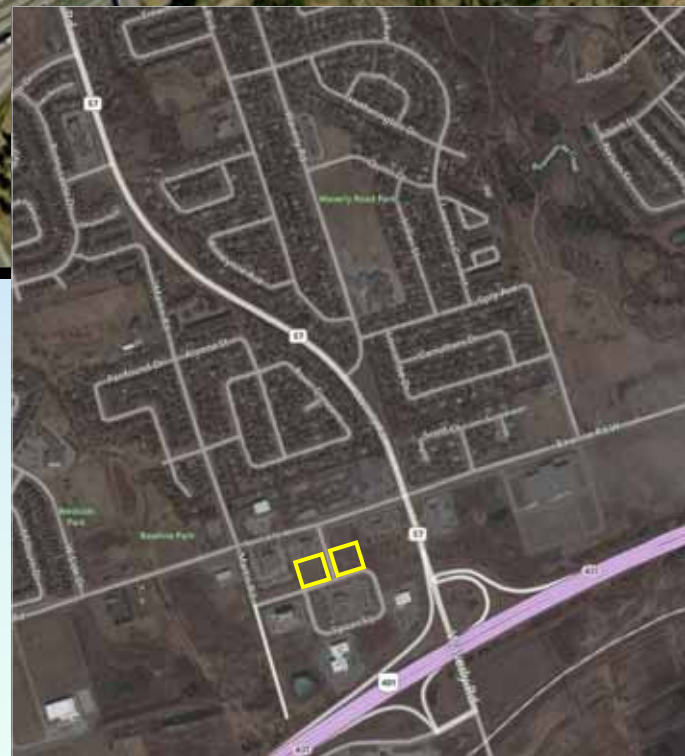
FEATURE SHEET



Demographics	
Total Households	8,290
Total Population	23,417
Daytime Population	20,606
Avg Household Income	\$84,284
3 km radius Detailed demographics available	

Please contact:

CHRIS SEEPE
 Broker of Record, President
 M: (416) 525-1558
cseepe@aztechrealty.com



FEATURE SHEET



Permitted Uses

Zoning: (C5-16) Special Commercial

Distance (in km) from the Subject Property to Other Retailers and Amenities

Retail sales and/or service establishment for:

- furniture
- major appliances
- office furniture
- motor vehicle equipment and accessories

Building supply outlet

Beer, liquor or wine outlet

Garden or nursery sales and supply establishment

Fruit and vegetable outlet

Catalogue sales outlet

Motor vehicle sales establishment

Retail sales and/or service establishment, with outdoor display areas for recreational vehicles, equipment and accessories, motor vehicles, equipment and accessories

Eating establishment

Eating establishment, take-out

Eating establishment, drive-in

Tavern

Place of worship

Place of entertainment

Hotel, motel or motor hotel

Private club

Veterinarian clinic

Offices

Restaurants	Grocery	Shopping
Wendy's 0.15	Loblaws Inc 1.83	Durham Christian Books 1.46
Mr Sub 0.24	Ye Olde Health Shoppe 1.89	Payless ShoeSource 1.79
Fifth Wheel Truck Stops 0.44	Bulk Barn 2.00	Toe Drag Sports 1.80
Res Serv/Bird Douglas 0.52	M&M Meat Shops 2.04	Gather 1.80
A Stones Throw Pub 0.21	Addie's Dairy & Frozen 2.09	Turquoise 1.80
Sunrise Griddle 1.21	Herc's Nutrition 2.14	Family Gathering 1.81
The Flying Dutchman Res 1.36	Foodland 2.16	Jake's 1.82
JP's Pita Deli Inc 1.45	BN Natural Foods 2.21	Jay Set 1.84
Harvey's Restaurants 1.45	Metro 2.27	Scrub'n 1.85
JP's Pita Deli Inc 1.45	Walmart 2.42	Coffee
"Only Fools/Horses" Rest. 1.46	Schools	Dairy Queen 0.10
Subway Sandwiches 1.47	Theatre Dance Academy 0.24	Tim Hortons 0.16
Maddy's Pub & Restaurant 1.74	Neighbourhood Music Studio 0.52	Touch of Dutch Café 1.86
Tang Dynasty 1.79	DF Music Studio 0.54	Roses 1.88
Hanc's Chicken 'N Ribs 1.79	Waverley Public School 0.68	Health
Lindo Mexico 1.79	DF Music Studio 0.81	Bowmanville Soccer 0.70
Wild Wing Bowmanville 1.81	Ross Tilley Public School 0.82	Ivens Shotokan Karate 0.87
Crock A Doodle 1.81	Aikido Buyukan Martial Arts 1.06	Promedis Group Inc. 1.05
Swiss Chalet 1.81	St. Stephen's Elem. School 1.07	Bowmanville Gymnastics 1.14
The Pita Pit 1.81	Happy Apple Childrens 1.07	Intense Conditioning 1.33
Errands	Blaisdale Montessori 1.07	Live In Motion 1.52
Remedy's Rx 0.96	Academy The 1.14	PURE Spa & Fitness 1.69
TSC Stores 1.29	Holy Family 1.39	Nu-Life Hearing Centre 1.70
RBC Royal Bank 1.80	Kawartha Child Care 1.39	Lakeridge Health 1.86
Bank of Nova Scotia 1.82	Ontario St Public School 1.50	Clarington Minor Lacrosse 1.87
I.D.A. 1.83	St. Joseph's Elem. School 1.61	Cope Mental Health 1.87
CIBC Branch 1.85	Art & Community	Curves 1.89
Bank of Montreal 1.85	Trinity United Church 1.94	Outdoor Areas
Canadian Tire 1.85	Clarington Public Library 1.95	Bow Memorial Park 1.43
Bowmanville Post Office 1.90	Entertainment	Memorial Park 1.44
	Clarington Place Cinemas 2.04	Bowmanville Harbour Cons. 1.96
	Cineplex Odeon 2.06	Bowmanville Valley Cons. 3.15
	Bowmanville Museum 2.08	

All information presented herein is provided for the convenience of the reader. The reader must satisfy themselves as solely and exclusively as to the applicability and accuracy of all information.

Please contact:

CHRIS SEEPE

Broker of Record, President

M: (416) 525-1558

cseepe@aztechrealty.com