



**MYSAK**  
REALTY INC., – BROKERAGE



**FOR SALE | 6 Units**

639 Cubert St.

Oshawa, ON

# PROPERTY OVERVIEW

## ABOUT OSHAWA

Oshawa is the largest regional municipality of Durham county and is located on the shores of Lake Ontario. The city is approximately 60 km east of Downtown Toronto. Oshawa is known for its long history of manufacturing. The city has now become a vibrant and booming community with a wide array of businesses, dining destinations, historic sites and local shops. Oshawa has almost 410 hectares of parkland including many parks and a recreational trail system for residents to take advantage of.

## ABOUT THE PROPERTY

This property has a large upside potential on rents of approximately 35% per month. One unit is vacant and another tenant is looking to move out as well, giving the opportunity to upgrade the units and bring rents to market value. A new roof was installed in 2018, a new furnace and new windows were added in 2021. Cordova Park is steps away, giving access to playgrounds, an off-leash dog area and a soccer field.



## PROPERTY DETAILS

**Unit Breakdown:** 6 units (1 x 1 bdrm, 5 x 2 bdrm)

**Heating:** Baseboards

**Approx. Age:** 1962

**Number of Full Stories:** 2.5

**Flooring Type:** Tile and hardwood

**Vacancies:** 1 unit

**Square Footage of Lot:** 8,277.44 sq. ft.

**Balconies:** None

**Legal Description:** LT 8 PL 236 OSHAWA CITY OF OSHAWA



**Location:** Close to Cordova Park, Oshawa Valleylands Conservation Area, Durham College Whitby Campus, The Oshawa Valley Botanical Gardens and Lakeridge Health Oshawa Hospital

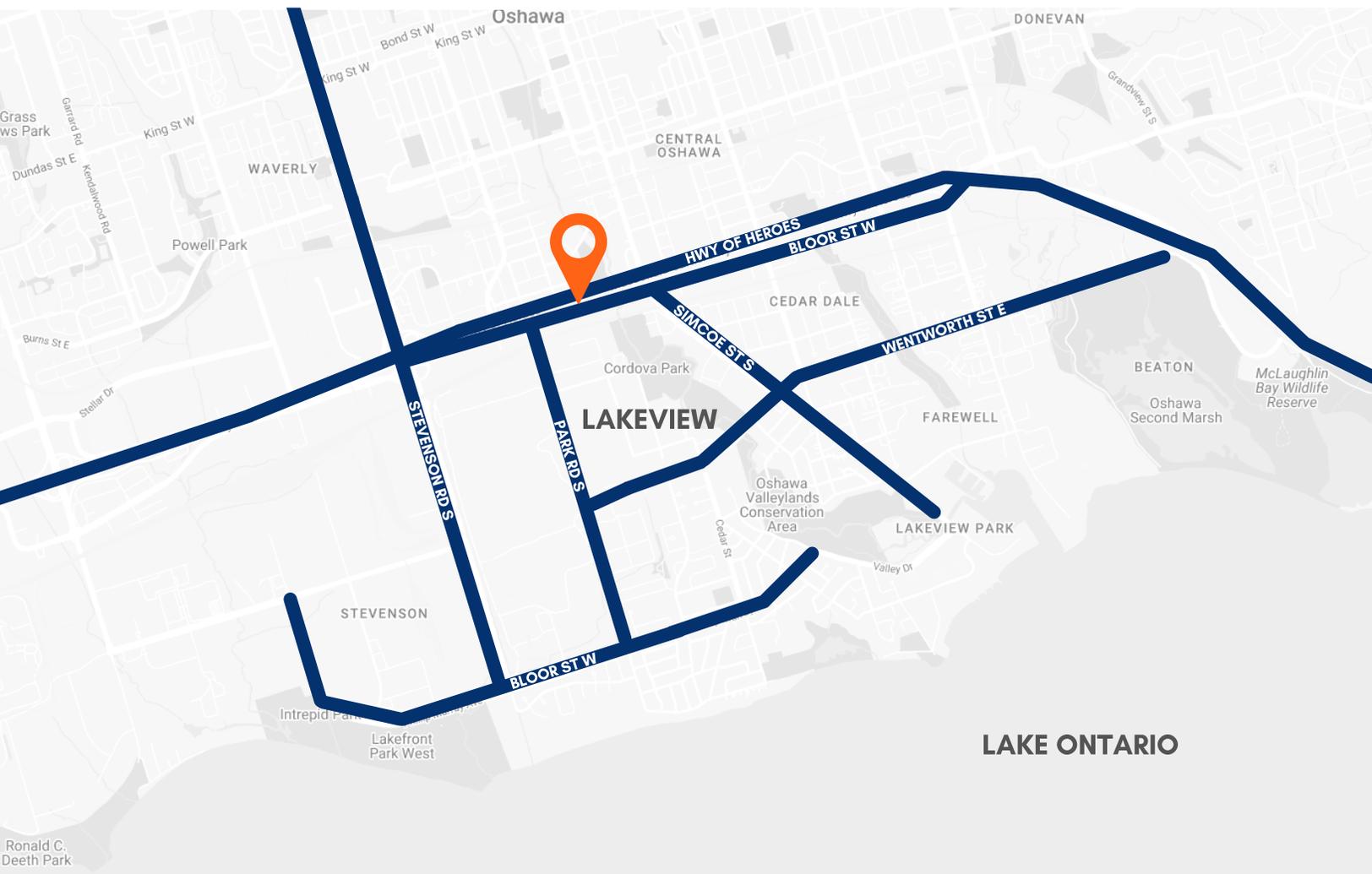


**Public Transportation:** Durham Region Transit serves all of the communities in the Durham Region. GO Transit trains and bus services are available.



# OSHAWA LAKEVIEW

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### **Nearest Grocery Store**

Approx. 1.3 km



### **Nearest School**

Less than 2 km

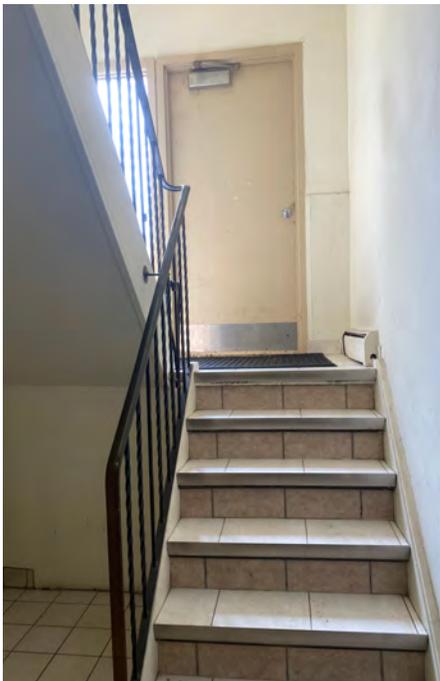
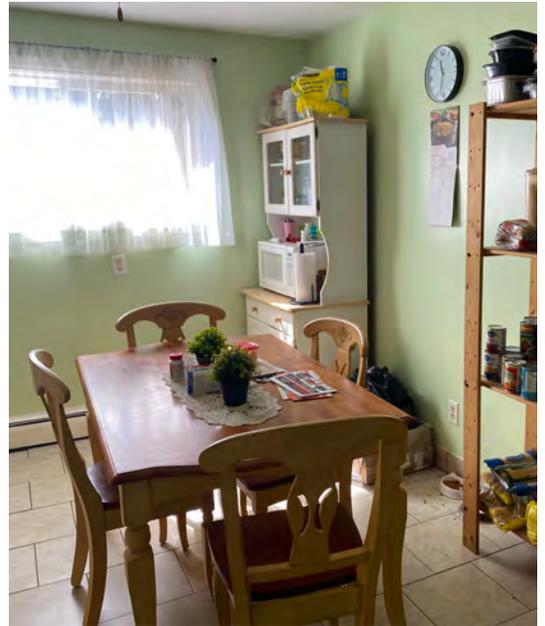


### **Nearest Park**

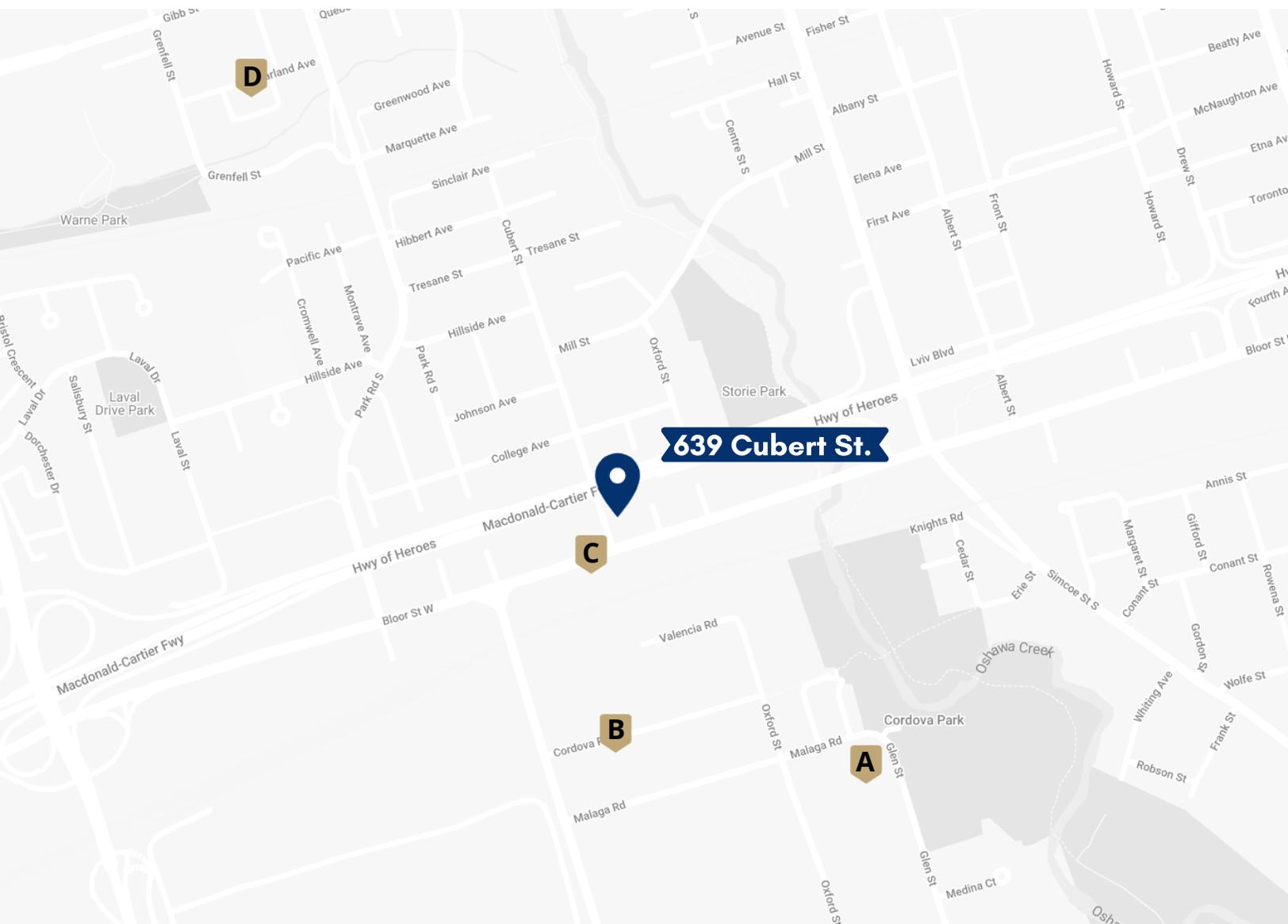
Approx. 700 m

Lakeview is situated in the south end of Oshawa and borders Lake Ontario. This neighbourhood is home to multiple schools, a community centre, a library and numerous restaurants and shops. The Oshawa Creek flows right through this area, giving residents access to a conservation area, a wildlife reserve and a beautiful park with waterfront access.

# INTERIOR SUITES



# RENTAL ANALYSIS



Map	Address	Size	Price	Distance
A	822 Glen Street	1 bdrm	<b>\$1,275</b>	1.3 km
B	289 Cordova Road	2 bdrm	<b>\$1,675</b>	700 m
C	213 Bloor Street West	2 bdrm	<b>\$1,625</b>	900 m
D	321-349 Marland Avenue	2 bdrm	<b>\$1,733</b>	1.3 km



To book a tour  
please email  
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### **JOE MYSAK**

Owner, Broker of Record



### **ASHLEY LAPIER-SOARES**

Real Estate Broker



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