



MYSAK
REALTY INC., – BROKERAGE



FOR SALE | 6 Units

383 Buena Vista Ave.

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

Fully tenanted property on a large lot in a AAA Location within short walking distance to Oshawa Center, Fernhill park, Grocery Stores, Restaurants and Public Transit. Coin operated laundry provides additional income. Huge upside potential of at least 56% on all rents. 2 bedrooms in the area rent for approx. \$2,200/mnth. 10 outdoor parking spaces provide an opportunity for additional future income. Tenants pay hydro.



PROPERTY DETAILS

Unit Breakdown: 6 Units (1 x Bach, 5 x 2Bed)

Construction: Concrete Block & Wood

Approx. Age: 1961

Number of Storeys: 2

Flooring Type: Carpet & Hardwood

Vacancies: None

Square Footage of Lot: 9,665.98 ft²

Balconies: None

Legal Description: PT LT 33 SHEET 13C PL 357 EAST WHITBY; PT LT 34 SHEET 13C PL 357 EAST WHITBY; PT LT 35 SHEET 13C PL 357 EAST WHITBY; PT LT 36 SHEET 13C PL 357 EAST WHITBY AS IN D514100; OSHAWA



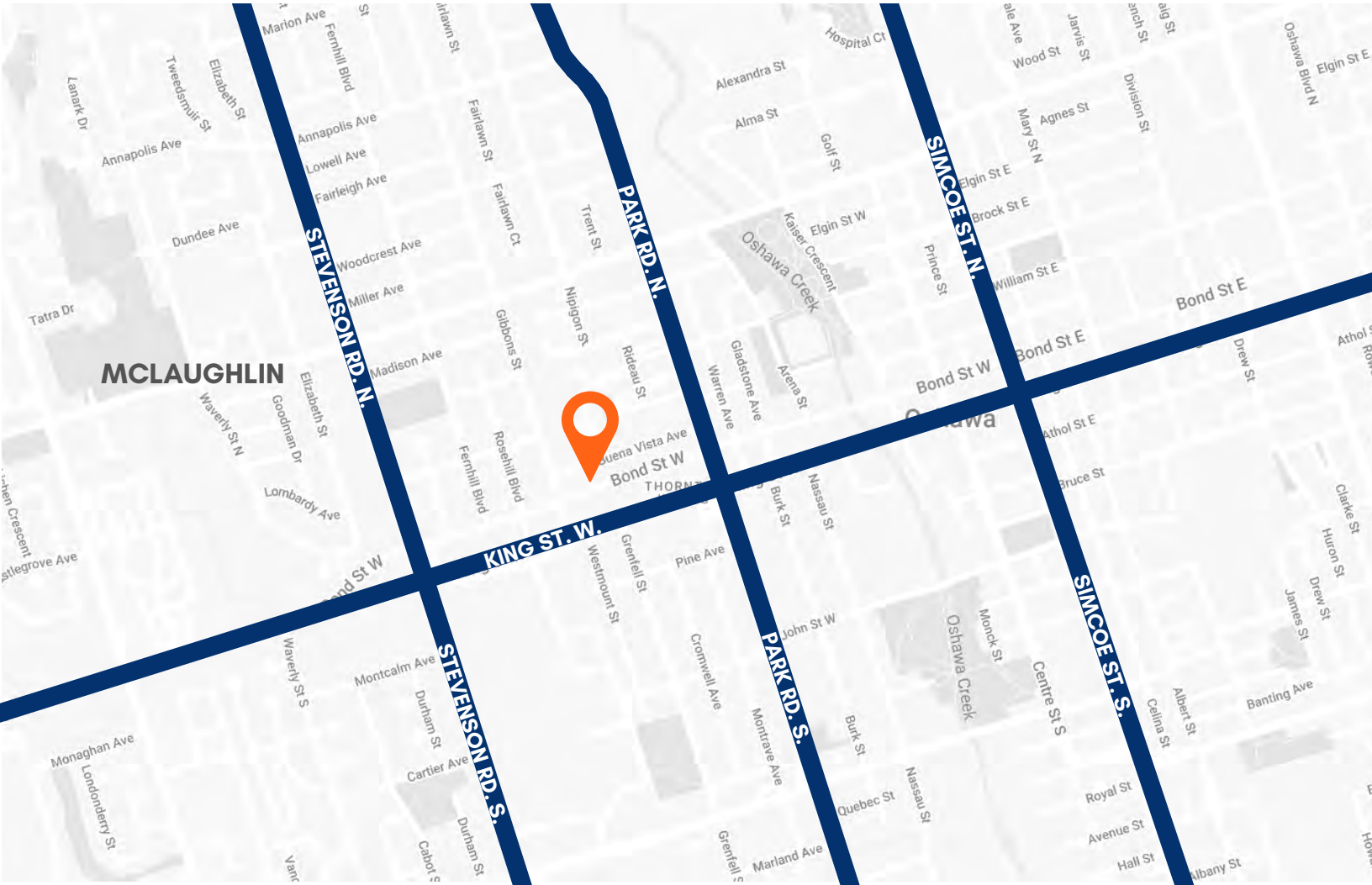
Location: Close to Fernhill Park, Oshawa Centre Mall, The Oshawa Valley Botanical Gardens, Mary Street Community School, Thornton Woods, Fernhill Community Centre, and Kinsmen Civic Memorial Stadium.



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



OSHAWA MCLAUGHLIN



Nearest Grocery Store
Approx. 1.5 km



Nearest School
Less than 1.6 km



Nearest Park
Approx. 600 m

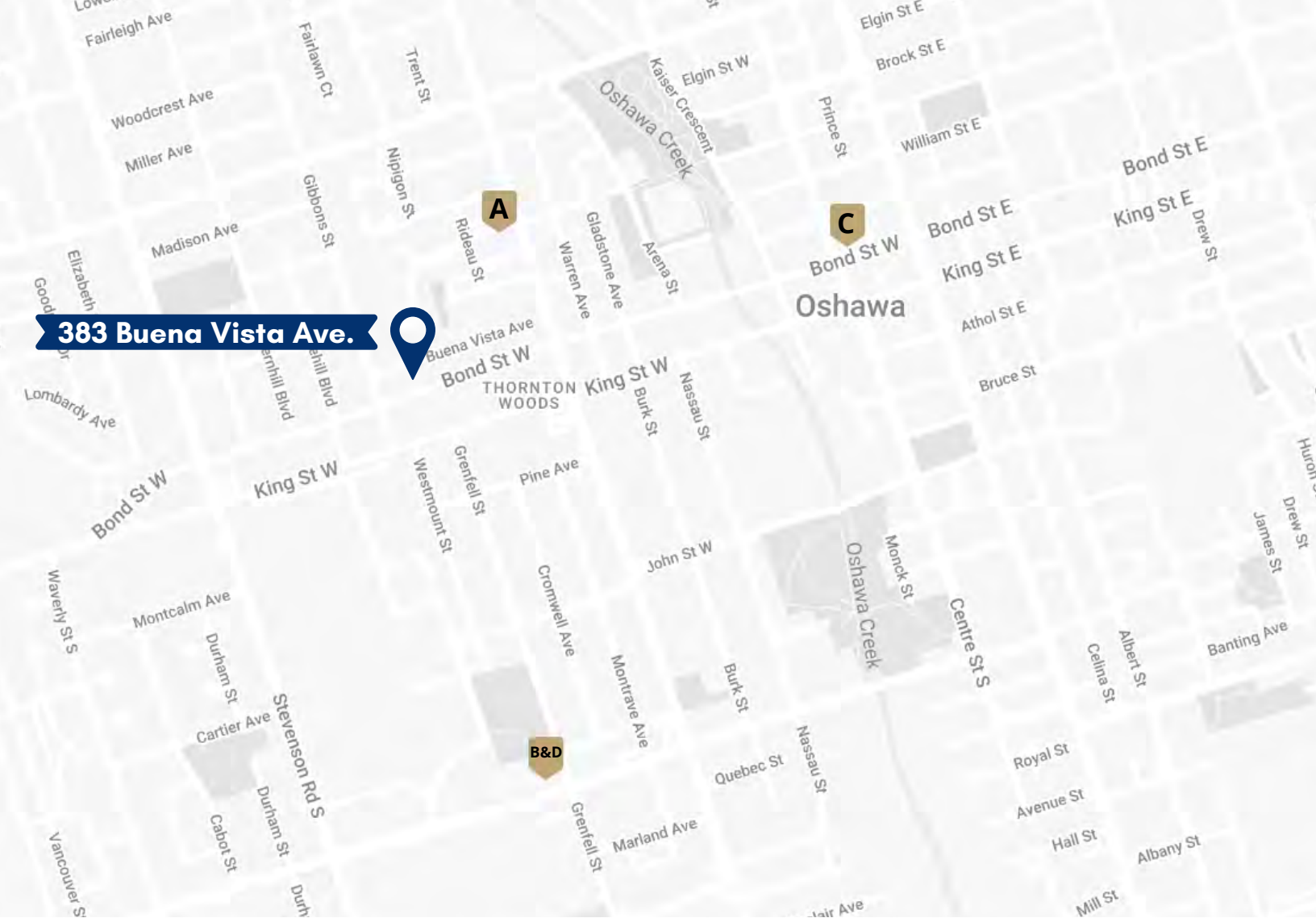
ABOUT MCLAUGHLIN

Rows of residences are positioned on a number of hills and dales that make up the McLaughlin neighbourhood. Every decade since the 1900s is represented in the housing stock, which is an eclectic blend of designs. The neighborhood's central green space, Thornton Woods, is quite expansive. The Oshawa Golf and Curling Club is located in the neighborhood's northeast corner. Five schools are located in the McLaughlin neighbourhood, making it a favourite among families.

INTERIOR SUITES



RENTAL ANALYSIS



Map	Address	Size	Price	Distance
A	124 Park Rd. N.	2 Bed	\$2,367	650 m
B	380 Gibb St.	2 Bed	\$2,229	1.2 km
C	44 Bond St. W.	2 Bed	\$2,300	1.1 km
D	380 Gibb St.	Bach	\$1,650	1.2 km



To book a tour
please email
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ASHLEY LAPIER-SOARES

Real Estate Broker



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