



MYSAK
REALTY INC., – BROKERAGE



FOR SALE | 8 Units

176-180 Nassau Street

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 which was also known as "Canada's Motor City". 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. Oshawa has some great Conservation Hiking Area's and Reserves nearby to enjoy with the family.

ABOUT THE PROPERTY

Amazing property located in Southern Ontario. This property is a fantastic opportunity to own 2 side by side 4 plexes with separate titles on a Large lot. Rents well below market value, upside potential of 57% on all rents. New shingles for the roof were installed in 2019.



PROPERTY DETAILS

Unit Breakdown: 8 units (4 x 1 bdrm, 4 x 3 bdrm)

Construction: Poured Concrete

Heating: Baseboards

Approx. Age: 24 years

Number of Full Stories: 2

Flooring Type: Vinyl and Carpet

Square Footage of Lot: 10,936.12 sq. ft.

Balconies: 4

Legal Description: PT LT 29 PL 40 OSHAWA PT 1, 40R13072; PT LT 30 PL 40 OSHAWA PT 2, 40R13072; & PT LT 30 PL 40 OSHAWA PT 3, 40R13072; OSHAWA



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

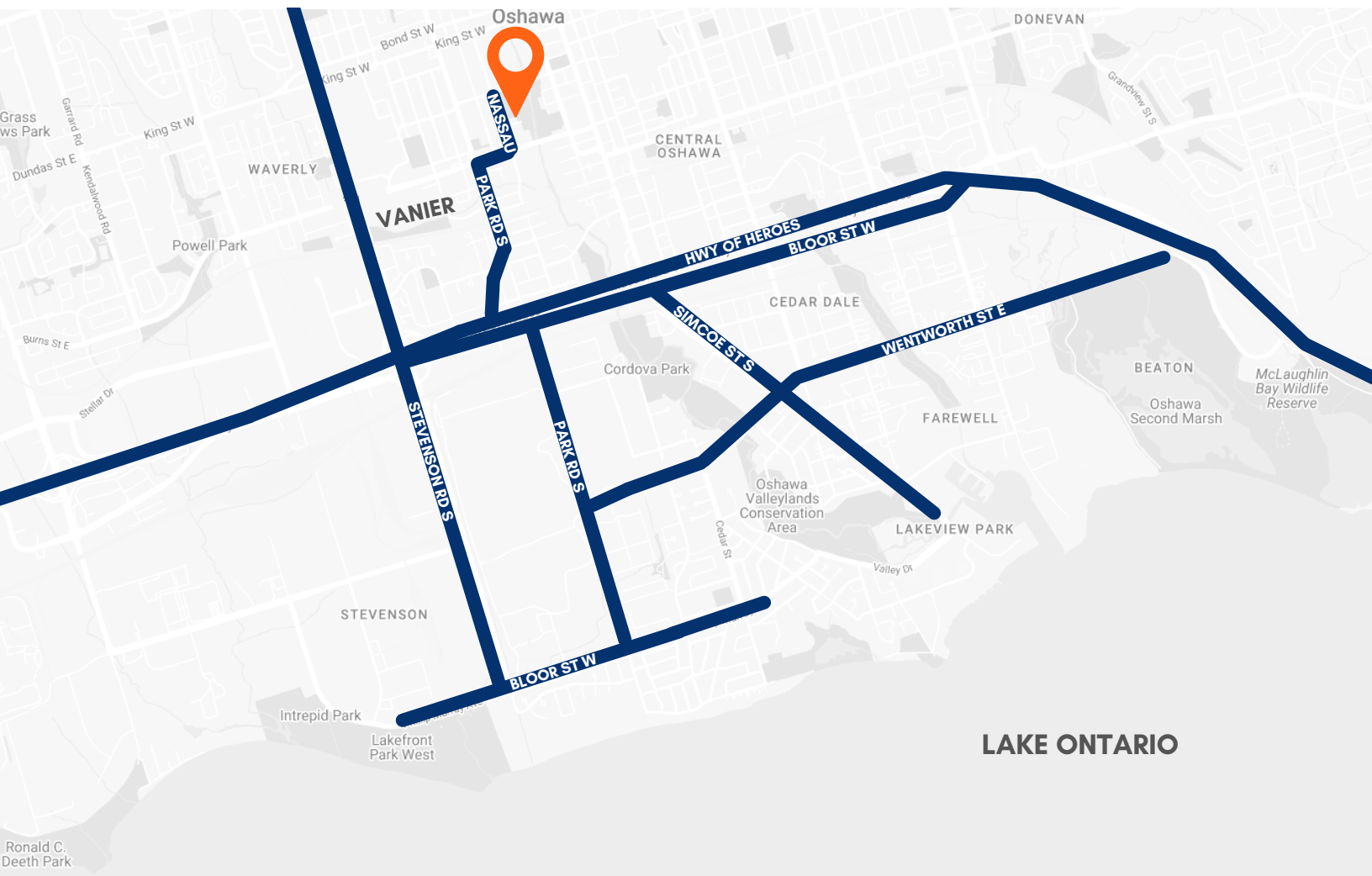


Public Transportation: Durham Region Transit serves all of the communities in the Durham Region. GO Transit trains and bus services are available.



OSHAWA

VANIER



Nearest Grocery Store
Approx. 1.1 km



Nearest School
Less than 450 m

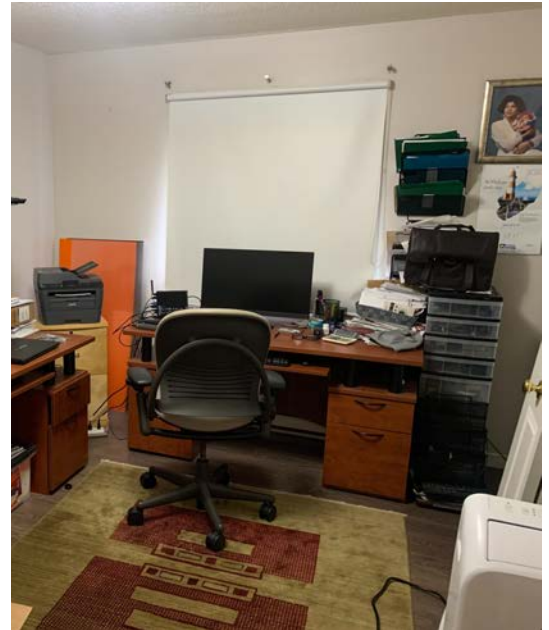


Nearest Park
Approx. 450 m

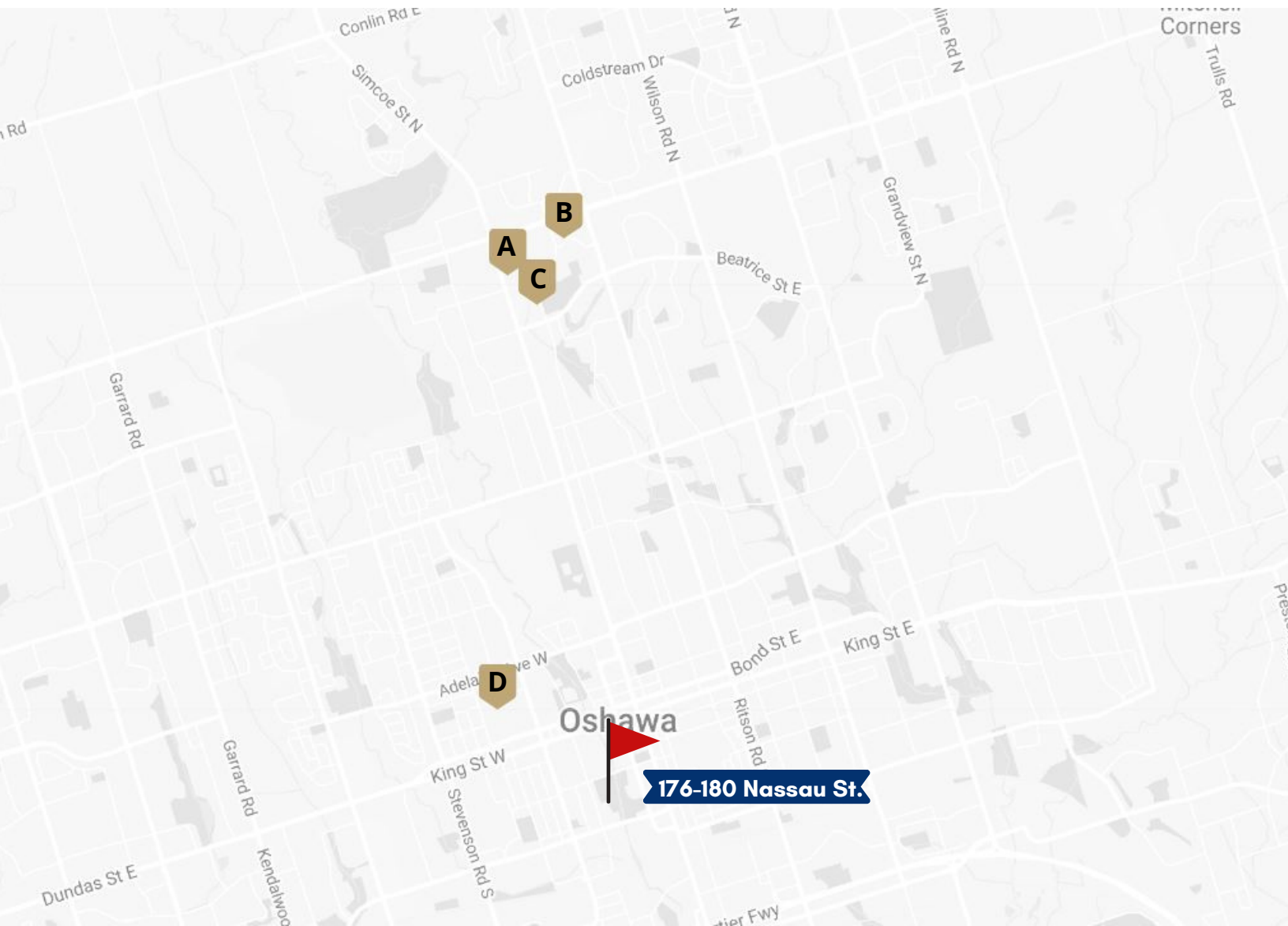
ABOUT VANIER NEIGHBOURHOOD

Vanier neighbourhood landmarks include: Oshawa Centre, the Oshawa Civic Auditorium Complex, and Trent University Oshawa. This neighbourhood appeals to families as it has affordable housing options, four schools and a university, and a plethora of shopping and recreational amenities. It is also well served by public transit, close to downtown Oshawa and provides easy access to Highway 401 for commuters.

INTERIOR SUITES



RENTAL ANALYSIS



Maps	Address	Size	Price	Distance
A	1221 Simcoe St. N.	1 Bed	\$1,785	5.2 km
B	190 Nonquon St. N.	1 Bed	\$1,890	5.5 km
C	1140 Mary St. N.	3 Beds	\$2,699	4.8 km
D	100 Rideau St.	3 Beds	\$2,249	1.5 km



To book a tour
please email
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SAM IUS
Sales Representative



ASHLEY LAPIER-SOARES
Real Estate Broker



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