



FOR SALE | 6 Units

304 Athol Street

Whitby, ON

PROPERTY OVERVIEW

ABOUT WHITBY

Whitby is a town located in the Durham Region of Ontario, Canada. It is situated on the northern shore of Lake Ontario, approximately 64 kilometers (40 miles) east of Toronto. Whitby is part of the Greater Toronto Area (GTA) and is known for its proximity to the city while offering a more suburban and peaceful lifestyle. Whitby has transformed from a primarily industrial town into a more diverse economy. It has a mix of industries, including manufacturing, healthcare, education, and technology. The Ontario Shores Centre for Mental Health Sciences is a notable institution located in Whitby. The town is known for its friendly and welcoming community. It has a diverse population and offers a range of community services and programs.

ABOUT THE PROPERTY

AAA Location. All tenants have separate hydro metres and pay their own hydro. Units 3, 4, 5, 6, rent will increase Jan 1. Unit 1 increase is April 1st. There is presently 1 unit vacant.



PROPERTY DETAILS

Unit Breakdown: 6 residential units (2 x 1 Bed, 4 x 2 Bed).

Construction: Brick

Number of Storeys: 3

Flooring Type: Hardwood & Ceramic Flooring

Square Footage of Area: 9,246.19 ft²

Legal Description: PT LT 7 3RD DOUBLE RANGE PL H50031 WHITBY; PT LT 8 3RD DOUBLE RANGE PL H50031 WHITBY AS IN D380597; WHITBY



Location: Close to Dundee Park, Fernhill Park, Central Park, Kiwanis Heydenshore Park, Glen Dhu Public School, Whitby Shores Public School, Lakeridge Health Oshawa, Markham Stouffville Hospital.

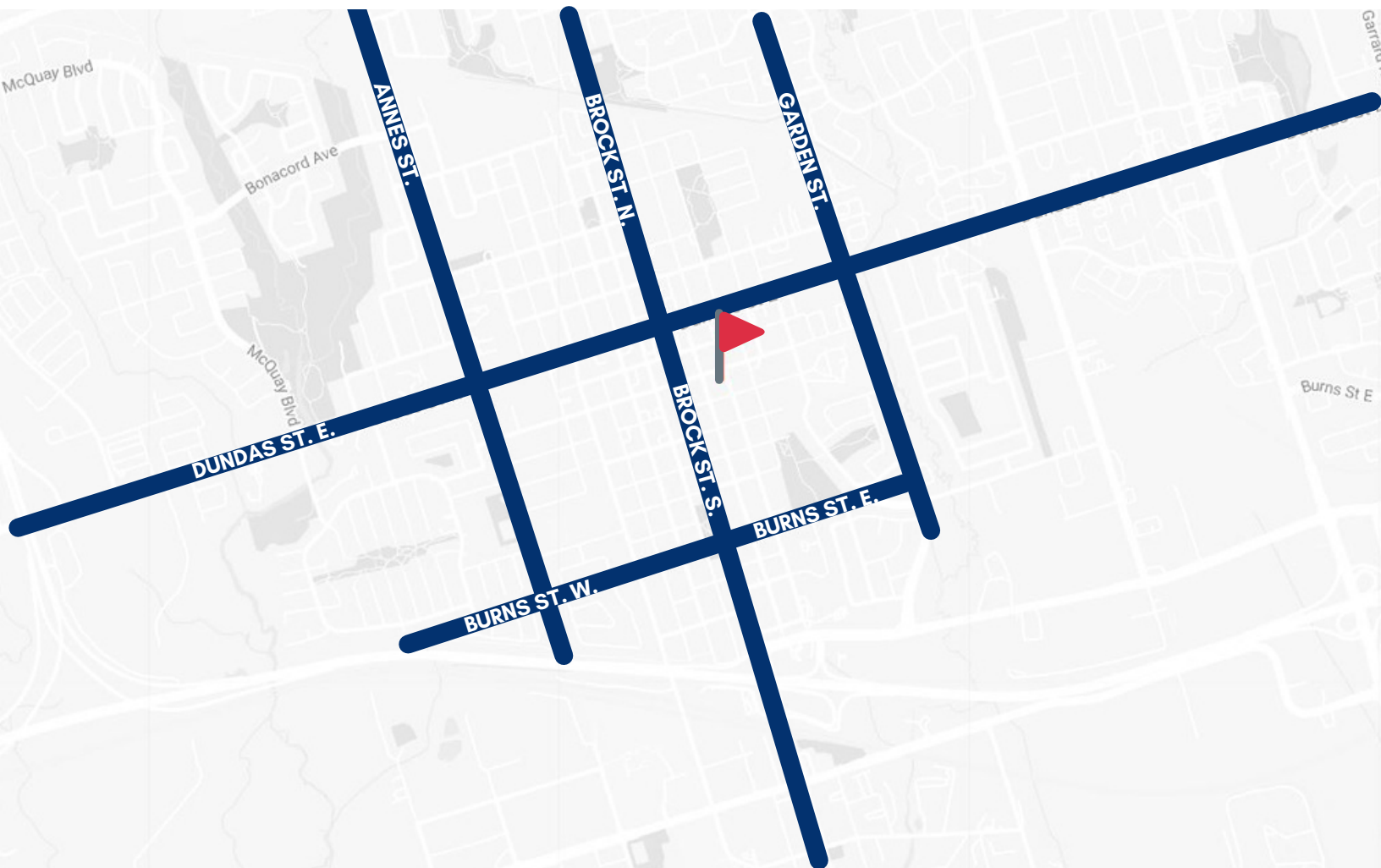


Public Transportation: Whitby is well-connected to Toronto and the GTA through Highway 401, GO Transit, and Durham Region Transit. It's a convenient location for people who work in Toronto but prefer a more suburban lifestyle.



WHITBY

DOWNTOWN WHITBY



Nearest Grocery Store
Approx. 500 m



Nearest School
Approx. 800 m

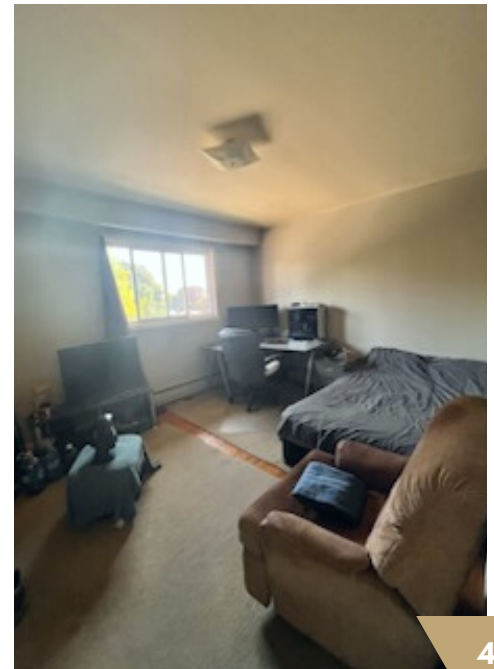
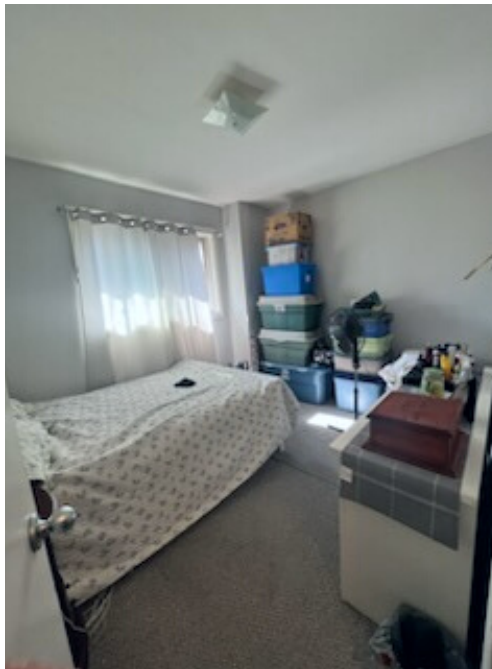
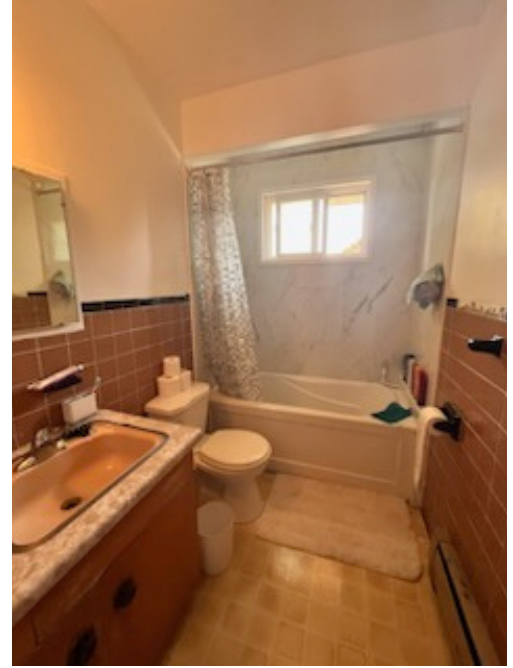
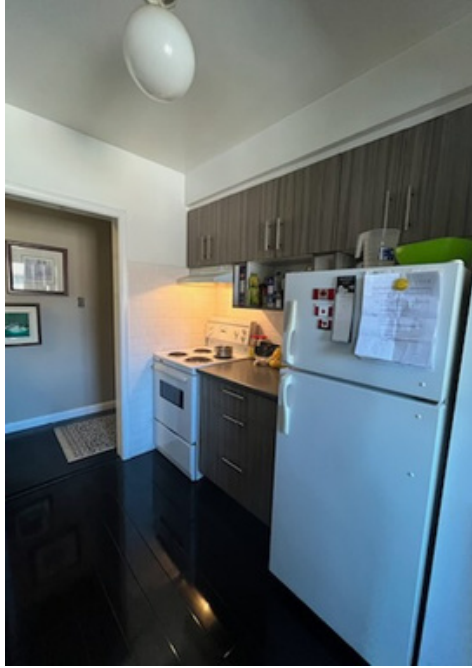


Nearest Park
Approx. 600 m

ABOUT DOWNTOWN WHITBY

Downtown Whitby is the central and oldest part of Whitby, Ontario. It's a vibrant and charming area known for its historical architecture, local businesses, shops, restaurants, and a sense of community. It's home to a wide range of local businesses, including boutique shops, cafes, restaurants, art galleries, and specialty stores. There's various events and festivals throughout the year, including the Whitby Christmas Tree Lighting, sidewalk sales, and community festivals.

INTERIOR SUITES



RENTAL ANALYSIS



Maps	Address	Size	Price	Distance
A	513 Dundas St. E.	2 Bed	\$2,595	800 m
B	19 Regency Cres.	2 Bed	\$2,400	1.0 km
C	1619 Dufferin St.	1 Bed	\$2,099	2.5 km
D	200 White Oaks Ct.	1 Bed	\$1,755	2.6 km



To book a tour
please email
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ASHLEY LAPIER
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