



**MYSAK**  
REALTY INC., – BROKERAGE



**FOR SALE | 9 Units**

321 Elgin St. W.

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

Discover this upgraded building with irresistible curb appeal. Some recently renovated to open-concept layouts. Located in a charming neighborhood near parks, playgrounds, and good schools including 4 post secondary schools, with easy access to shopping, transit, dining, and Oshawa Golf Course. Separate Hydro Meters - Tenants pay for their own hydro, coin laundry onsite providing additional monthly income. Potential for increased rents & ample parking.



## PROPERTY DETAILS

**Unit Breakdown:** 9 Units (1 x 1 Bed, 8 x 2Bed)

**Construction:** Brick

**Approx. Age:** 1970's

**Number of Storeys:** 2.5

**Flooring Type:** Tile & Laminate

**Square Footage of Lot:** 80' x 132'

**Balconies:** 6

**Environmental:** Phase 1 Clean

**Legal Description:** LT 23 RCP 1018 CITY OF OSHAWA



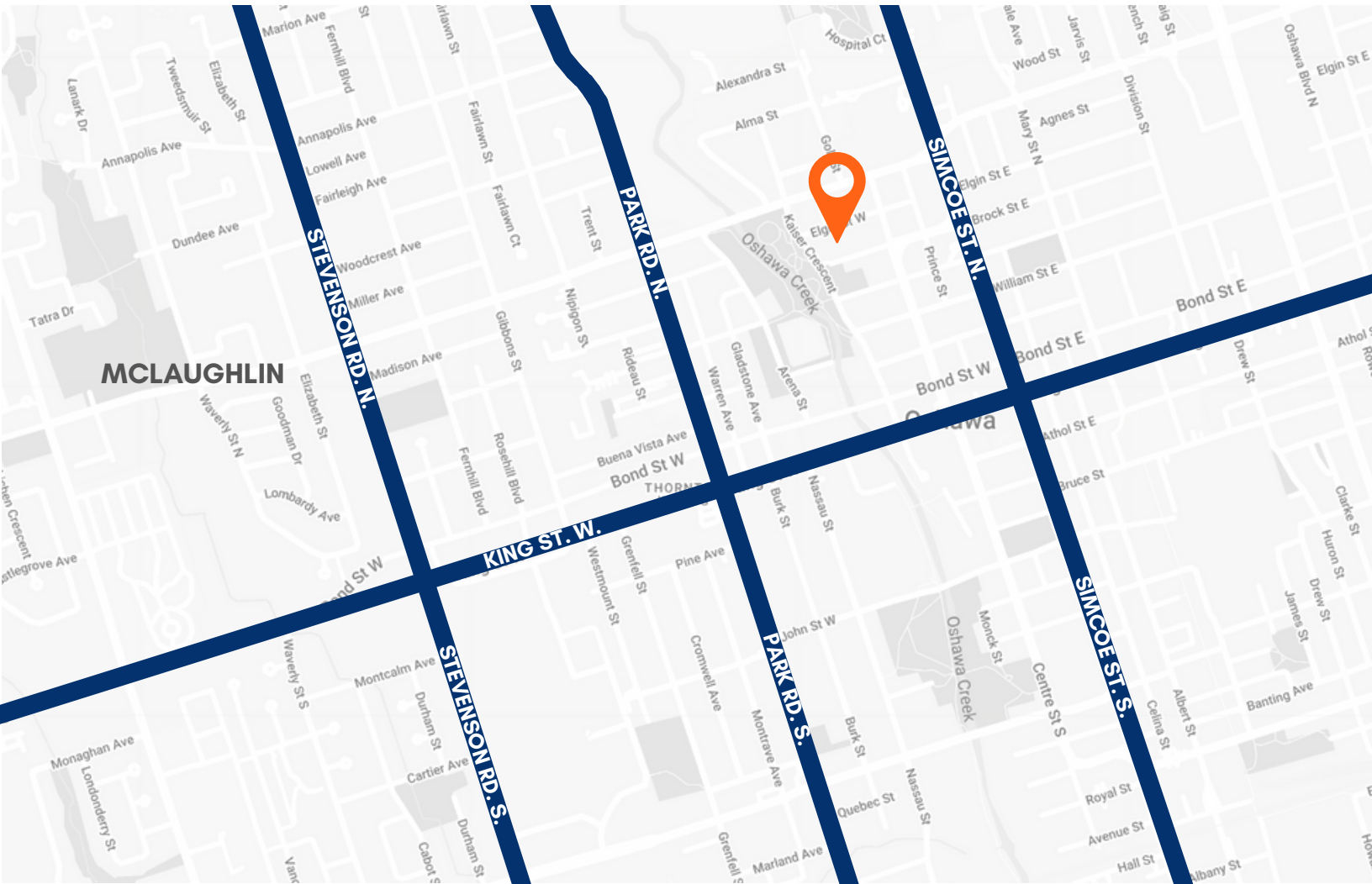
**Location:** Close to Fernhill Park, Oshawa Centre Mall, The Oshawa Valley Botanical Gardens, Mary Street Community School, Thornton Woods, Fernhill Community Centre, and Kinsmen Civic Memorial Stadium.



**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. 1.0 km



**Nearest School**  
Less than 850 m



**Nearest Park**  
Approx. 550 m

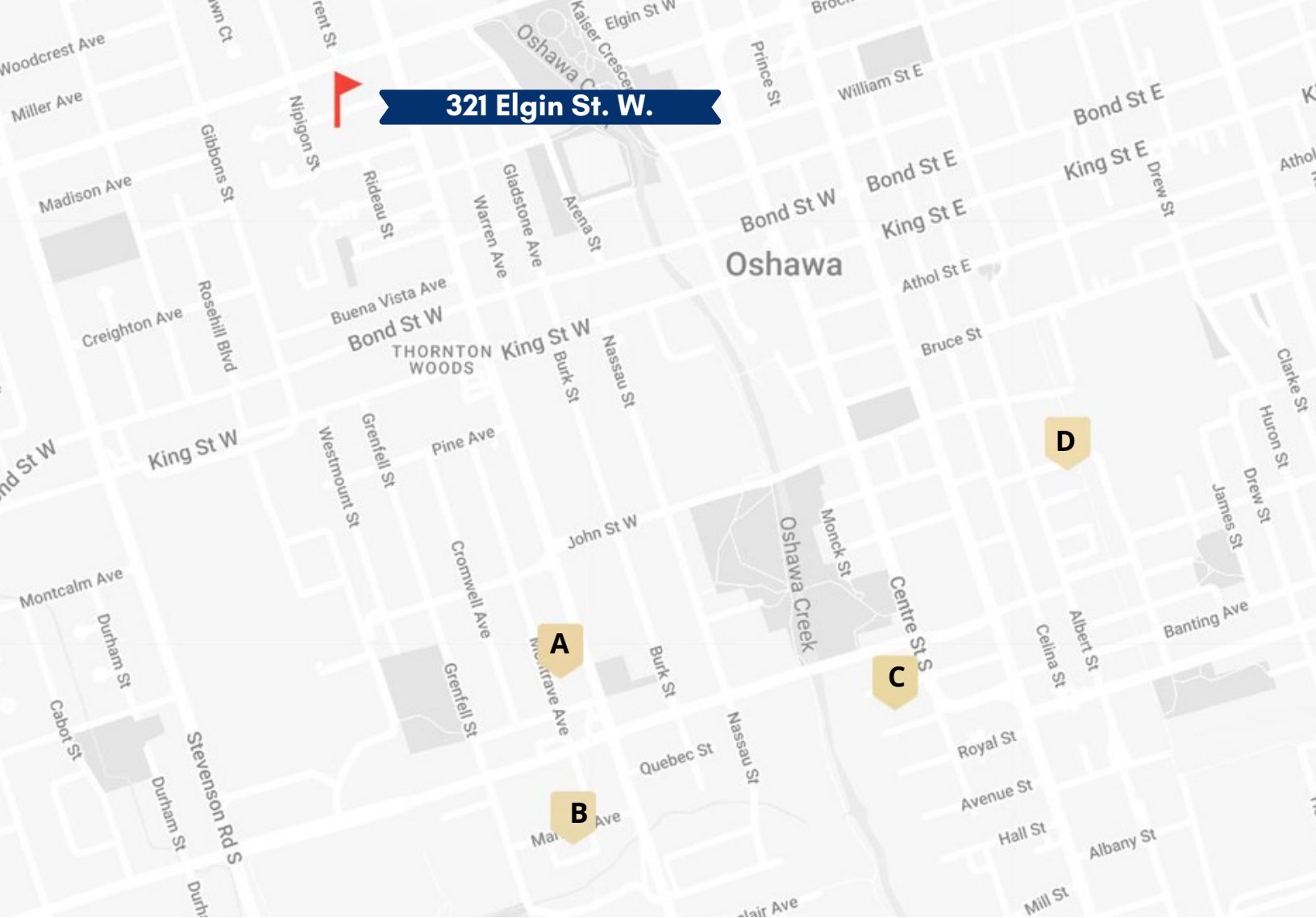
## ABOUT MCLAUGHLIN

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



Maps	Address	Size	Price	Distance
A	219 Montrave Ave.	2 Bed	\$2,000	1.5 km
B	321 Marland Ave.	2 Bed	\$2,326	1.9 km
C	95 Quebec St.	1 Bed	\$1,925	2.5 km
D	75 Emma St.	2 Bed	\$2,600	2.9 km



To book a tour  
please email  
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## **ASHLEY LAPIER-SOARES**

Real Estate Broker



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