



MYSAK
REALTY INC., – BROKERAGE



**FOR SALE | 11 Residential +
8 Commercial Units**

251-255 Simcoe St S.

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

Approx. 8.5% going-in cap rate with 50%+ lift on overall rent roll. 11 Residential (2 semi-detaches included) + 8 Commercial (approx total 8,500sqft) in Central Oshawa. 1 vacant residential & 3 vacant commercial. Located on Oshawa transit line & 2km away from Costco, Oshawa Centre & Hwy 401. Clean Environmental Phase 1 (2021). 9 parking spots. VTB AVAILABLE.



PROPERTY DETAILS

Unit Breakdown:

11 Residential Units (8 x 1 Bedrooms, 1 x 2 Bedrooms, 2x3 Bedrooms)

8 Commercial Units

Construction: Brick/Wood

Approx. Age: 100 Years

Number of Stories: 2

Flooring Type: Laminate/Tile/Carpet

Lot Size: 82.51' x 95.64'

Legal Description: LT 28 E/S SIMCOE ST PL H50005, OSHAWA; LT 28 W/S CELINA ST PL H50005 SAVE & EXCEPT PT 7 40R21093, OSHAWA, REGIONAL MUNICIPALITY OF DURHAM, T/W EASEMENT OVER PT LT 28 W/S OF CELINA ST H50005 PT 7 40R21093 UNTIL SUCH TIME AS SAID LANDS ARE DEDICATED AS PUBLIC HIGHWAY AS IN DR74955



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.

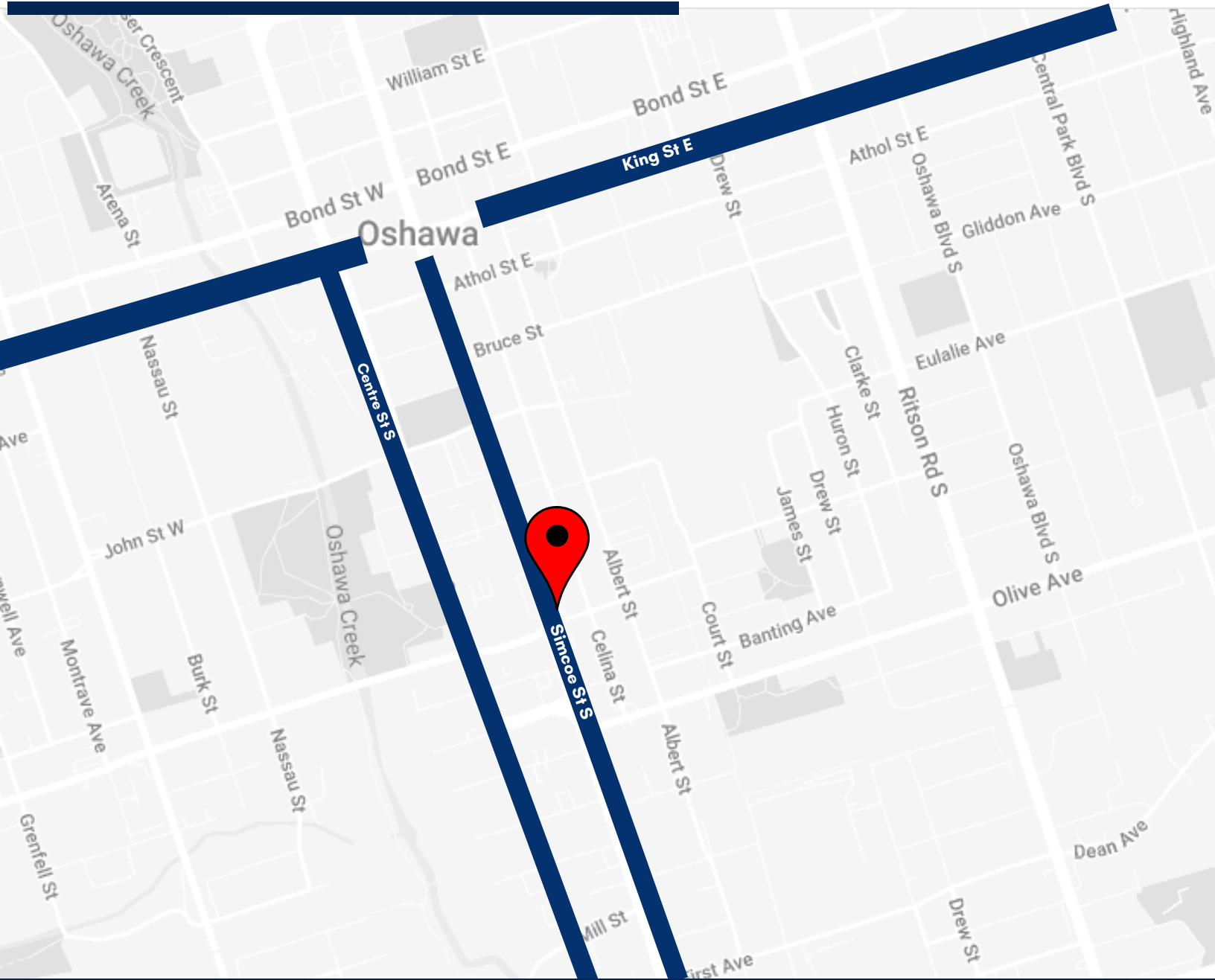


Public Transportation: Durham Region Transit serves all of the communities in the Durham Region. GO Transit trains and bus services are available.



OSHAWA

CENTRAL OSHAWA



Nearest Grocery Store
Approx. 1 km



Nearest School
Approx. 700 m

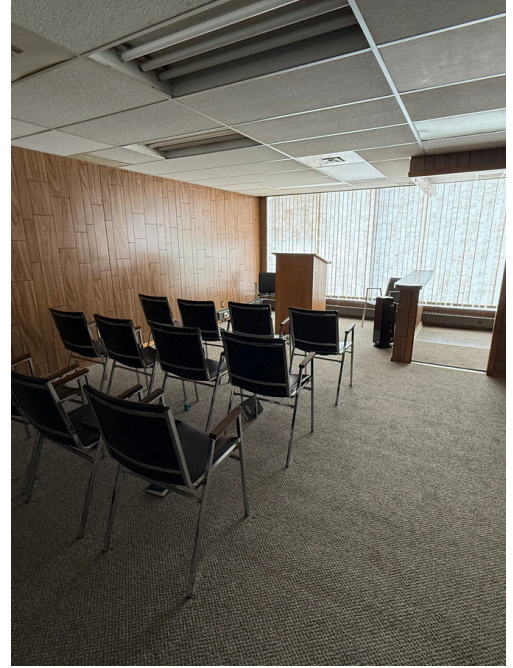


Nearest Park
Approx. 550 m

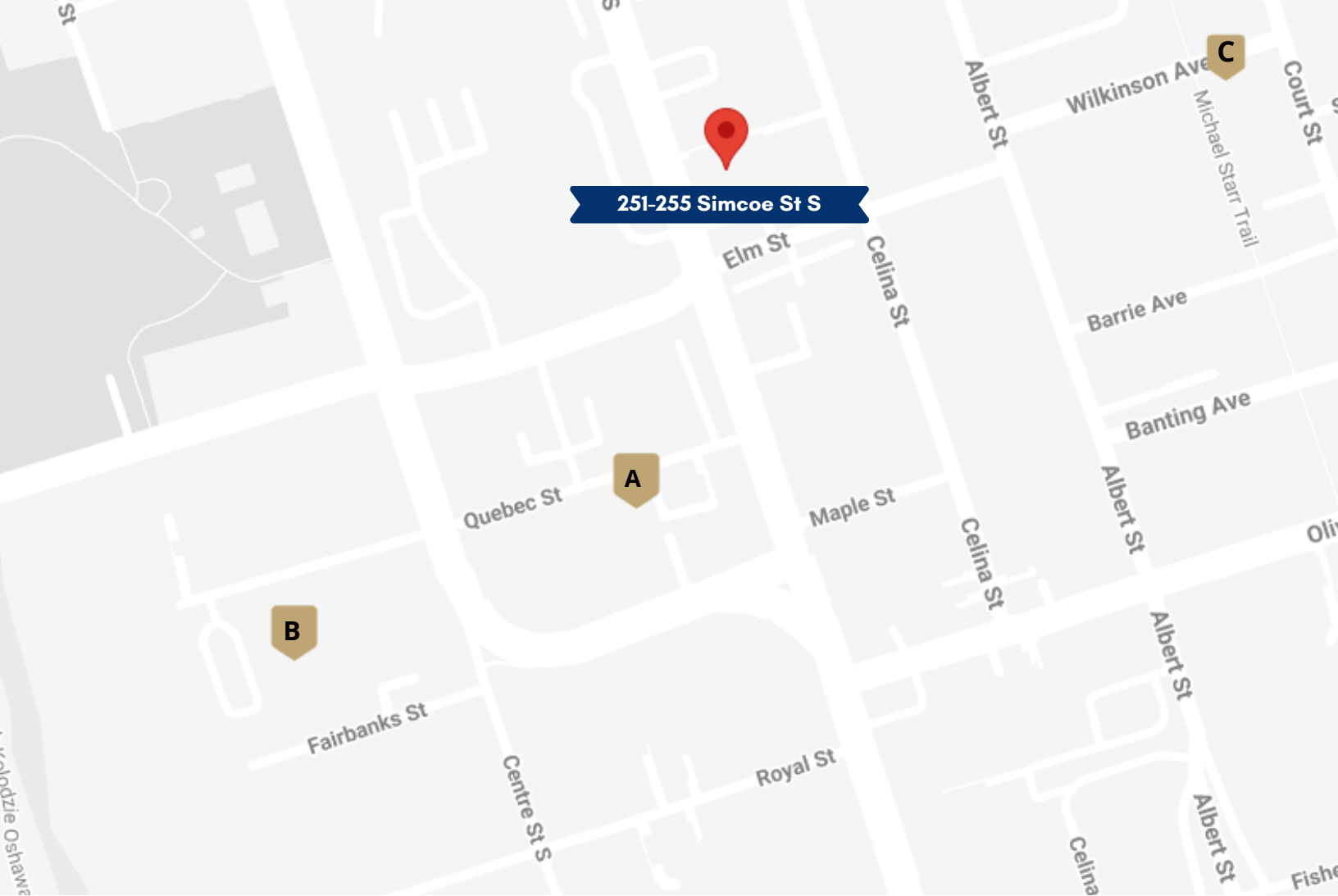
ABOUT CENTRAL OSHAWA

Better known in the community as "Downtown Oshawa," this area offers a mix of residential and commercial properties. With its easy access to parks and green space, and its many businesses along King Street. There are currently several new condominium buildings being built, as well as mixed-use developments, apartment buildings, and student housing. Central Oshawa is going through a transition period with more investors and new buyers moving to the area, increasing its value.

INTERIOR SUITES



RENTAL ANALYSIS



Comparable	Address	Size	Price	Distance
A	17 Quebec St	1 Bed	\$1,600	650 m
B	95 Quebec St	2 Bed	\$2,299	600 m
C	85 Wilkinson Ave	3 Bed Semi Detached	\$2,650	300 m



To book a tour
please email
reception@mysakrealty.com

All information regarding the subject property, properties sold, for sale and expired, is from sources deemed reliable, but no warranty or representation is made as to its accuracy and same is submitted subject to errors and omissions.

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Real Estate Sales Representative



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