



MYSAK
REALTY INC., – BROKERAGE



FOR SALE | 16 Units

61-65 Aberdeen St.

Oshawa, ON

PROPERTY OVERVIEW

ABOUT OSHAWA

Oshawa is the largest regional municipality of Durham region 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. For the past 10 years the largest employer has been Durham College/Ontario Tech University. 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

Extremely well taken care of building with ample parking. Pride of ownership throughout. Tenants Pay Hydro, Additional Income from Wifi & Laundry. Upside potential on all rents. Clean Environmental 2025. Just a 3 minute walk to public transit on Simcoe Street, where you can take one bus north or south to Ontario Tech University/Durham College campuses. Walking distance to the YMCA, Costco, downtown and shopping.



PROPERTY DETAILS

Unit Breakdown: 16 Units
(1 x 1 Bedroom, 13 x 2 Bedroom, 1 x 3 Bedroom)

Exterior: Brick

Fridges + Stoves: 16 + 16

Approx. Age: 60 years

Number of Storeys: 2

Lot Size: 119' x 119'

Legal Description:

LT 14 PL 369 OSHAWA; PT LT 13 PL 369 OSHAWA; PT LT 15 PL 369 OSHAWA AS IN D332137; CITY OF OSHAWA



Location: Close to Alexandra Park & Connaught Park Oshawa Centre Mall, 5 minute walk to Lakeridge Health & Oshawa Hospital, Mary Street Community School, Thornton Woods, Fernhill Community Centre, and Kinsmen Civic Memorial Stadium.

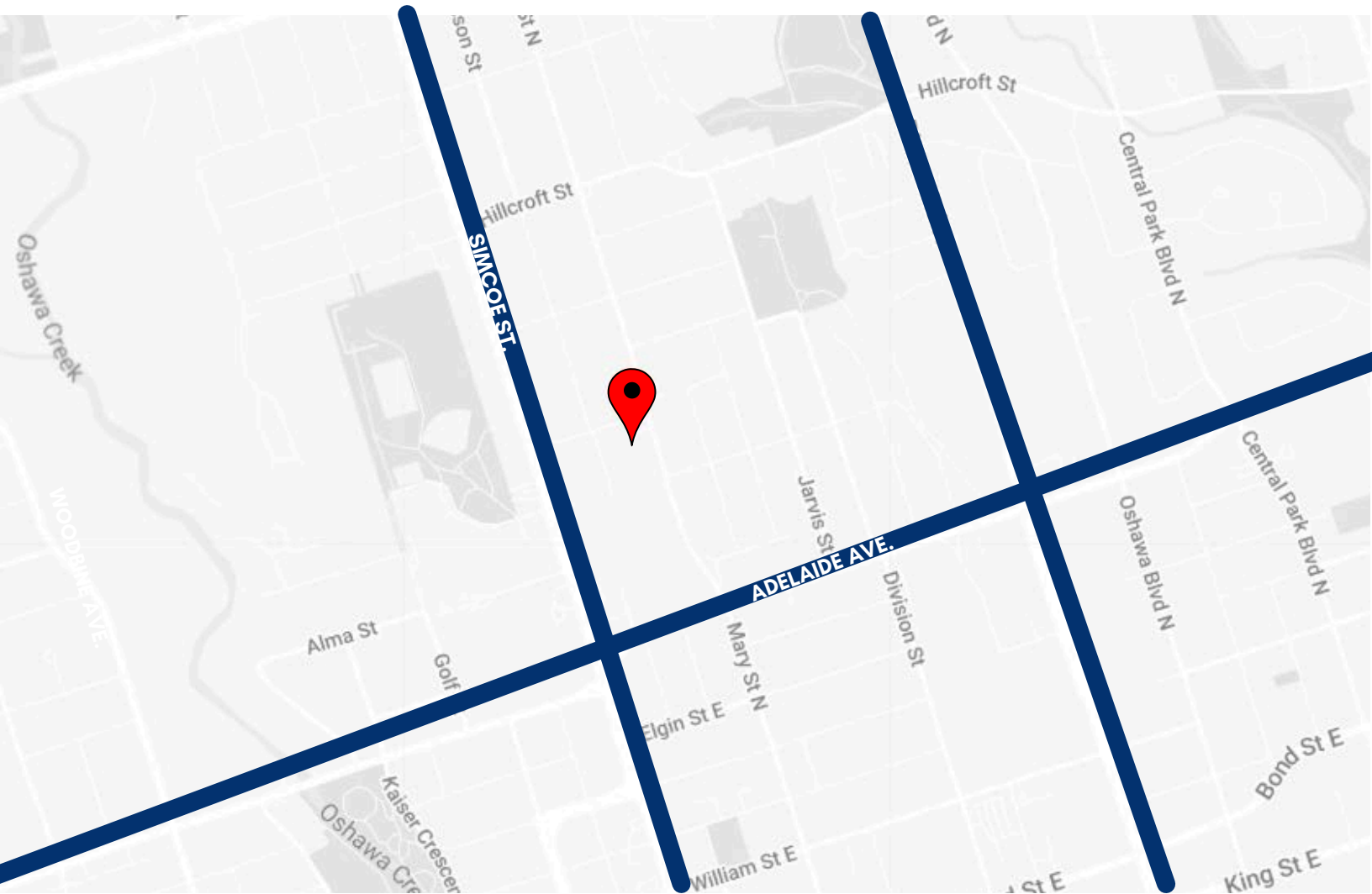


Public Transportation: Durham Region Transit serves all of the communities in the Durham Region. GO Transit trains and bus services are available.



OSHAWA

O'NEILL



Nearest Grocery Store

Approx. 260 m



Nearest School

Less than 290 m



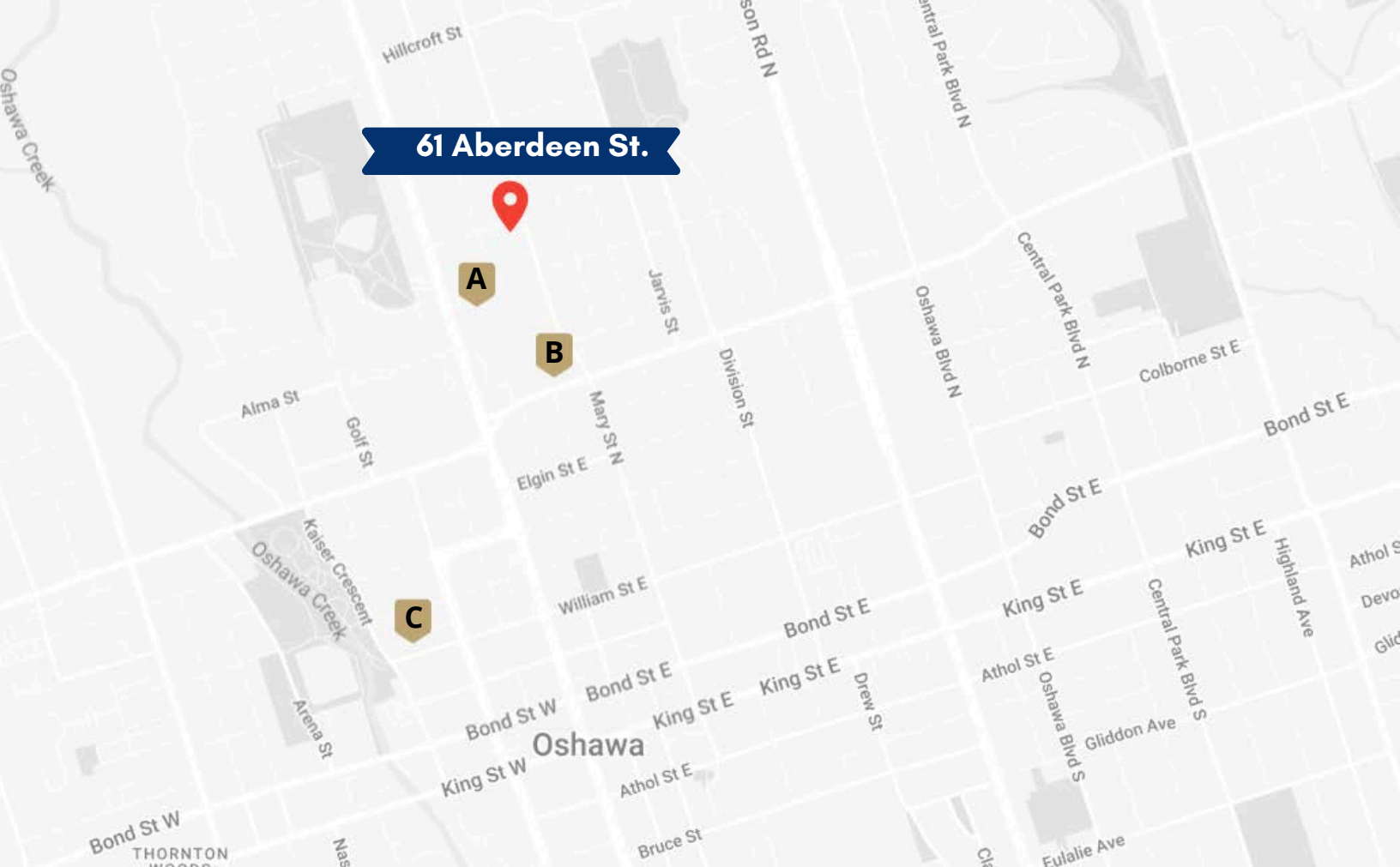
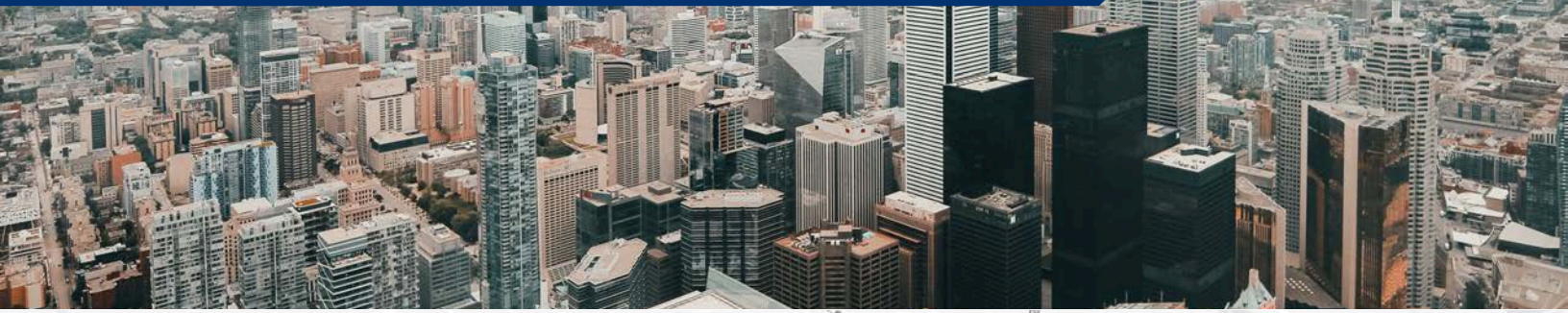
Nearest Park

Approx. 400 m

ABOUT THE O'NEILL NEIGHBOURHOOD

O'Neill in Oshawa offers strong investment appeal with a balanced mix of owner-occupied and rental homes, vintage properties ripe for renovation, and proximity to key amenities like schools, parks, and transit. Its central location and steady rental demand make it ideal for long-term growth or income-focused strategies. Investors benefit from character-rich housing and solid market fundamentals.

RENTAL ANALYSIS



Comparable	Address	Size	Price	Distance
A	333 Simcoe St. W.	2 Bed	\$2,700	450 m
A	50 Adelaide Ave. E.	1 Bed	\$1,750	450 m
B	50 Adelaide Ave. E.	2 Bed	\$2,700	450 m
B	100 William St. W.	2 Bed	\$2,095	1.5 km



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.

JOE MYSAK

Owner, Broker of Record



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