MYSAK
REALTY INC.,– BROKERAGE



FOR SALE | 6 Units

1033 Ravine Rd. | 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

Fully tenanted property on a large lot in a great Location within walking distance to Lakeview Park, Oshawa Waterfront, Oshawa Center, Cordova Valley Park, Grocery Stores, Restaurants and Public Transit. Upside potential on current rents, 2 bedrooms in the area rent for approx. $2,100/mnth. 9 outdoor parking spaces provide an opportunity for additional future income. Tenants pay hydro.

PROPERTY DETAILS

Unit Breakdown: 6 Units (1 x 1 Bed, 5 x 2Bed)
Construction: Concrete Block & Brick

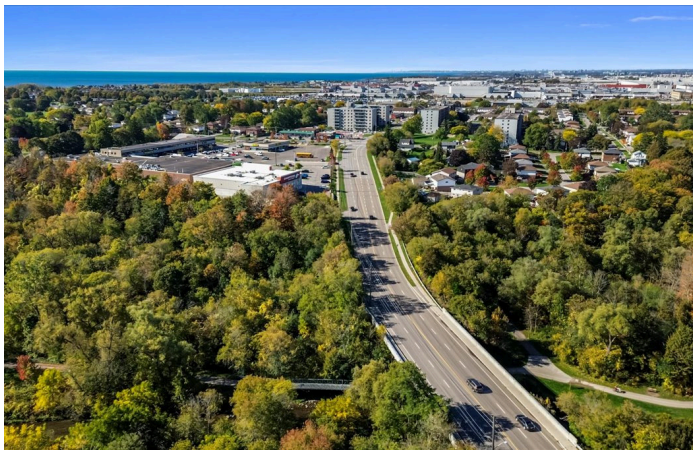
Approx. Age: 1957
Number of Storeys: 2
Flooring Type: Vinyl & Hardwood
Vacancies: None
Square Footage of Lot: 11,431.26 ft^2
Balconies: None

Legal Description: PT LT 12 PL 625 OSHAWA; PT LT 13 PL 625 OSHAWA AS IN D285423 CITY OF OSHAWA



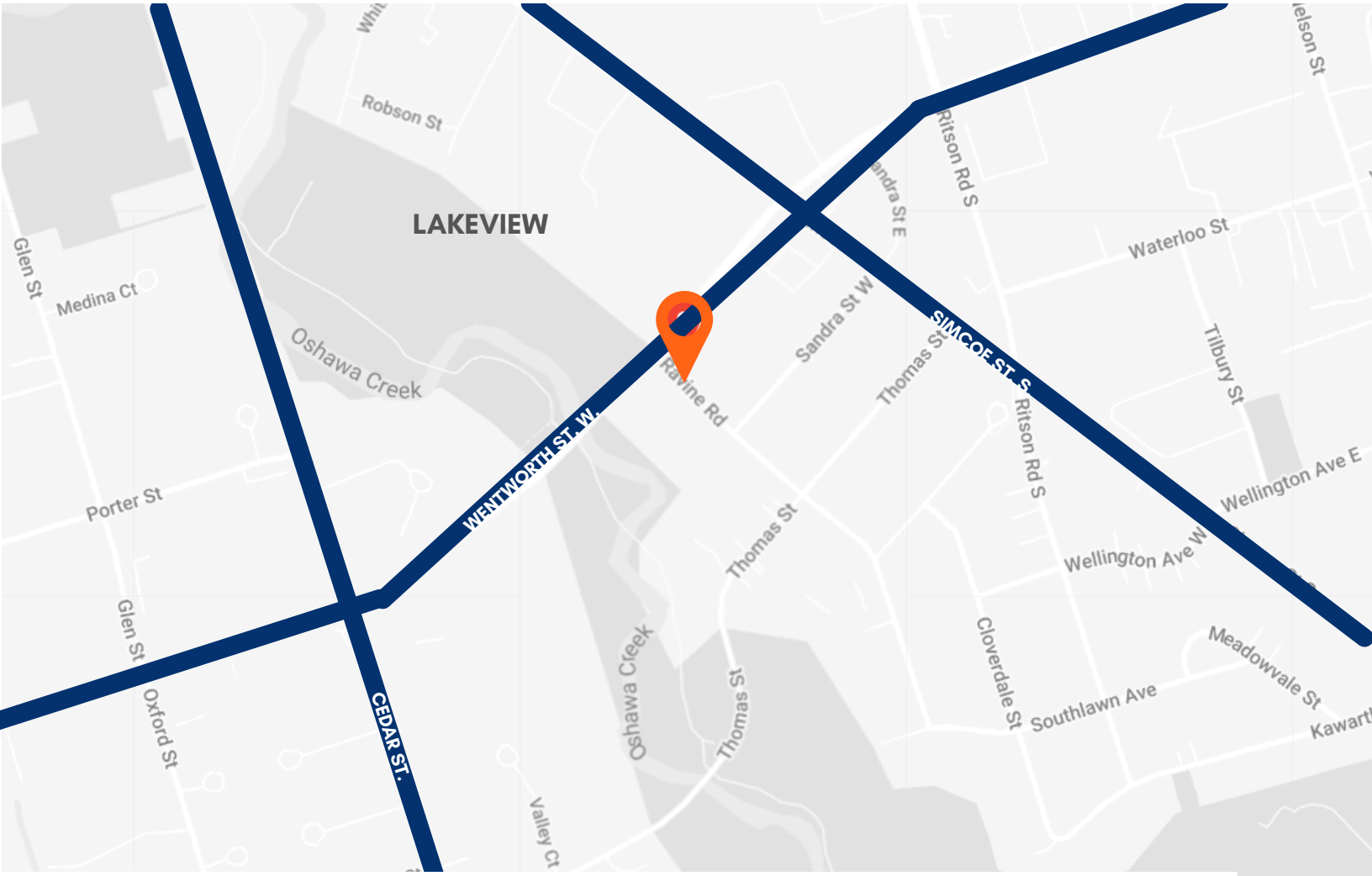
Location: Close to Oshawa Valleylands conservation area, Cordova Valley Park, Lakewoods Park, Lakeview Park Oshawa Centre Mall, Bobby Orr Public School, Glen Street Public School, GL Roberts Collegiate, Dr C.F. Cannon PS.

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





OSHAWA
LAKEVIEW



Nearest Grocery Store
Approx. 450 m

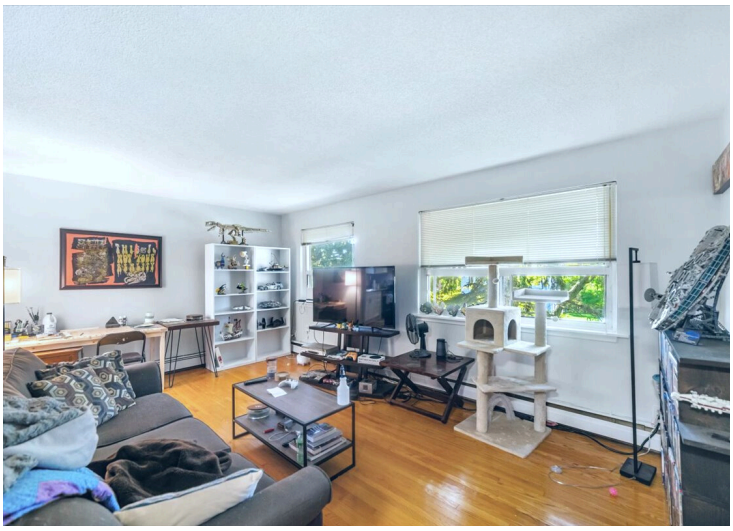
Nearest School
About 750 m

Nearest Park
Approx. 1.1 km

ABOUT LAKEVIEW

Rows of residences are positioned on a number of hills and dales that make up the Lakeview neighborhood. Every decade since the 1900s is represented in the housing stock, which is an eclectic blend of designs. The neighborhood's central green space, Oshawa Creek, is quite expansive. Well known Lakeview Park is located in the neighborhood's southeast corner. Five schools are located in the Lakeview neighborhood, making it a favorite among families.

INTERIOR SUITES















RENTAL ANALYSIS





Comparable	Address	Size	Price	Distance
A	900 Glen St.	2 Bed	$1.950	1.2 km
B	175 Bloor St. W.	2 Bed	$2,200	1.6 km
C	143 Bloor St. W	2 Bed	$2,075	1.8 km
D	62 Bloor St. E	1 Bed	$1,850	1.6 km

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To book a tour
please email
reception@mysakrealty.com

ASHLEY LAPIER-SOARES
Real Estate Broker



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