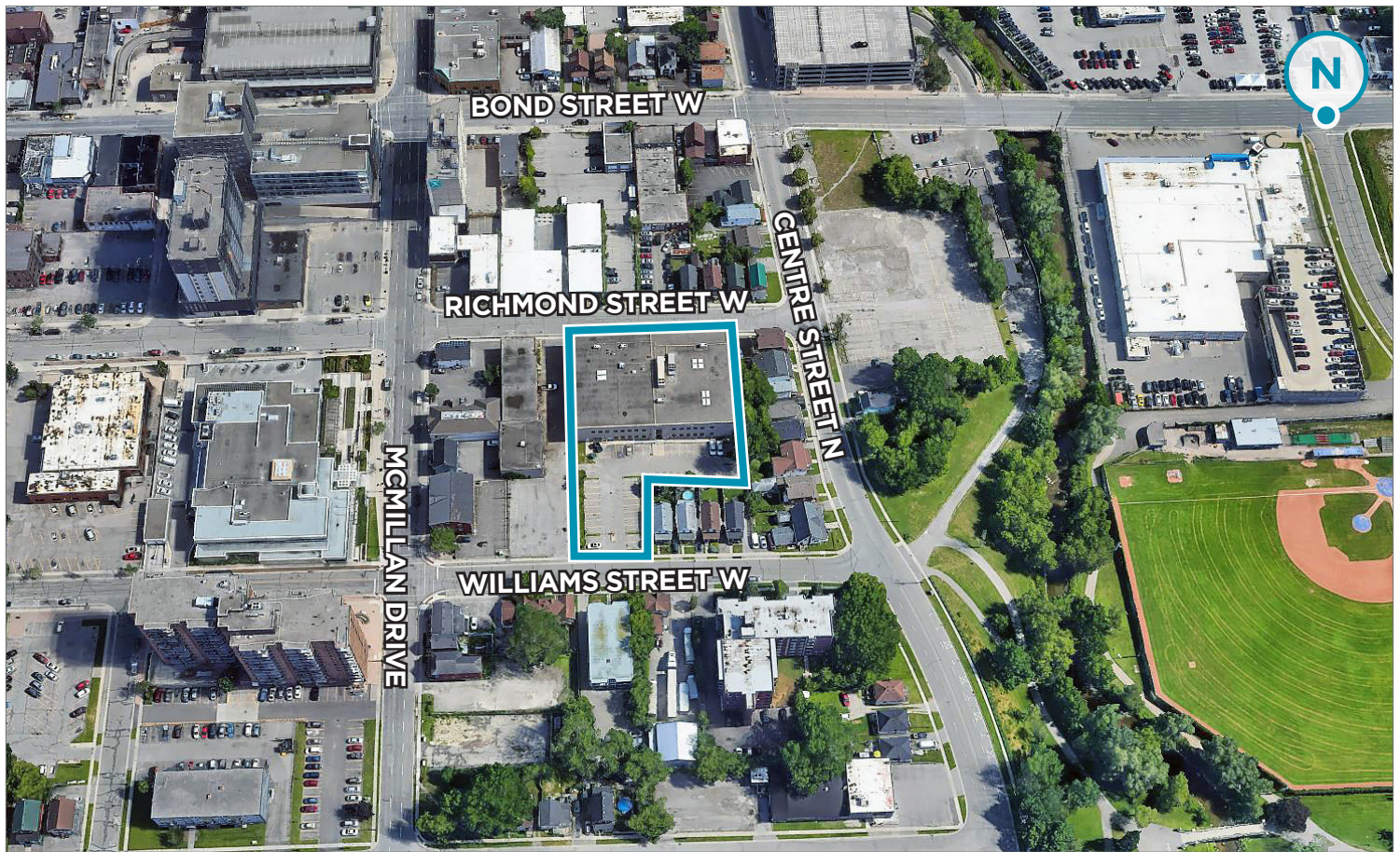


FOR SALE & FOR LEASE

57,246 SF OFFICE BUILDING
INCLUDES 11,511 SF OF FUNCTIONAL BASEMENT SPACE

78 RICHMOND ST. W
OSHAWA, ONTARIO

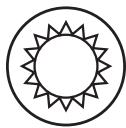
©2021 Cushman & Wakefield ULC. Brokerage. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. *SALES REPRESENTATIVE | **BROKER



Demographics



TOTAL POPULATION:
70,098



DAYTIME POPULATION:
61,425



AVERAGE HOUSEHOLD INCOME: \$84,871

Property Details

Building Size:	Total Size: 57,246 SF Ground Floor: 22,035 SF Second Floor: 23,700 SF Basement: 11,511 SF
Lot Size:	±1.06 Acres
Parking:	50 spaces
Zoning:	Central Business District Agency
Asking Price:	\$9,975,000.00 or \$13.50 Net
Additional Rent:	\$10.21 (TBC)
Property Taxes:	\$112,281.67
Occupied:	18,124 SF
Vacant:	39,122 SF
Current NOI:	\$203,183.40



Amenities

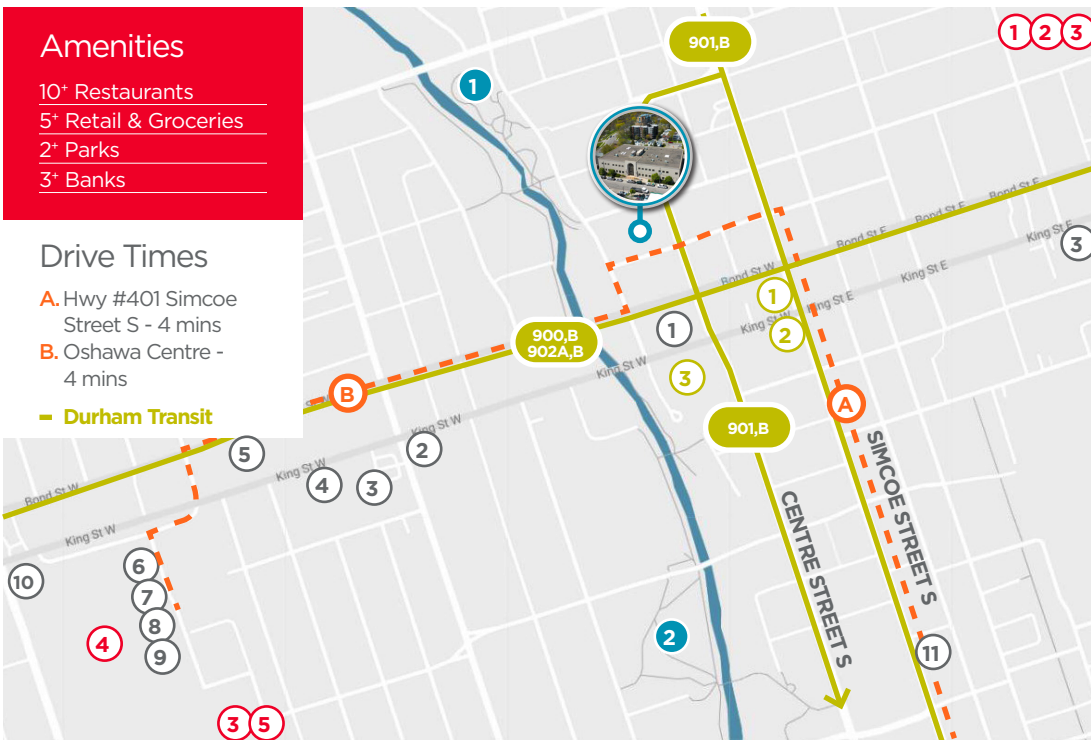
10+ Restaurants
5+ Retail & Groceries
2+ Parks
3+ Banks

Drive Times

A. Hwy #401 Simcoe Street S - 4 mins

B. Oshawa Centre - 4 mins

— Durham Transit



FOOD & RESTAURANTS

1. Spicy Affairs
2. Teddy's Deli
3. Tim Hortons
4. Wendys
5. Mary Brown's Chicken
6. Starbucks
7. A&W
8. Baxters Landing
9. McDonald's
10. Popeyes
11. Dairy Queen

RETAIL & GROCERIES

1. Costco Wholesale
2. No Frills
3. LCBO
4. Oshawa Centre
5. Canadian Tire

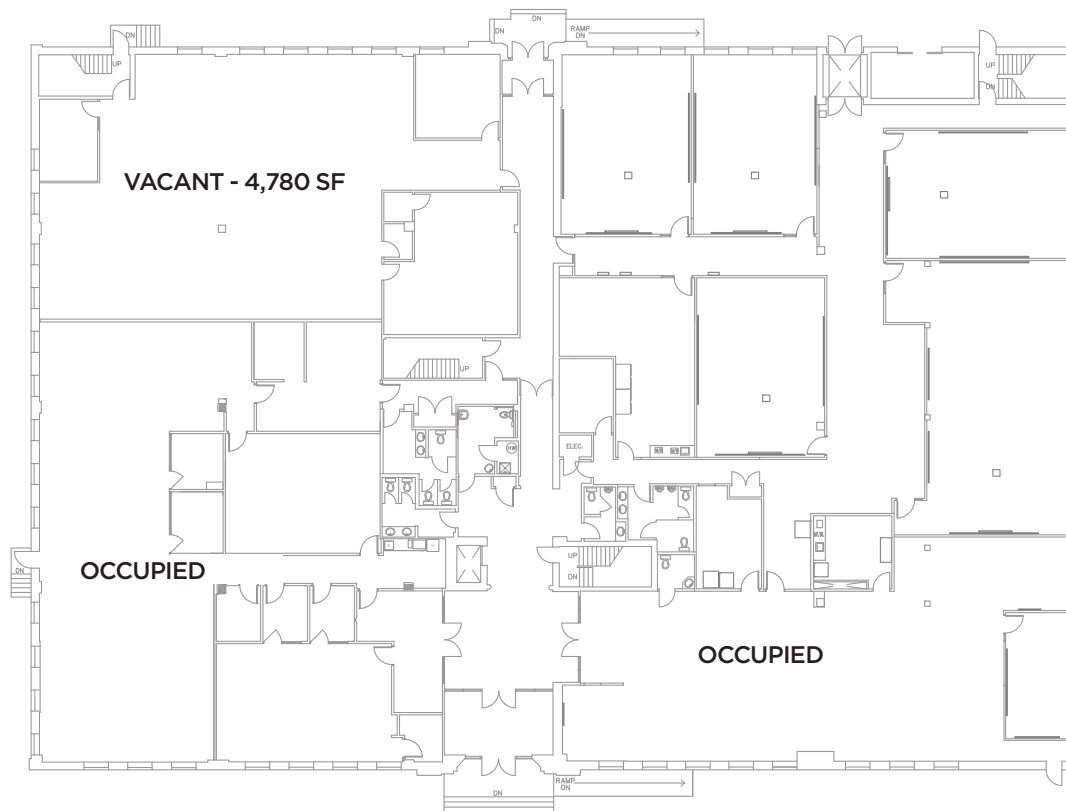
PARKS

1. Oshawa Valley Botanical Gardens
2. Rotary Park

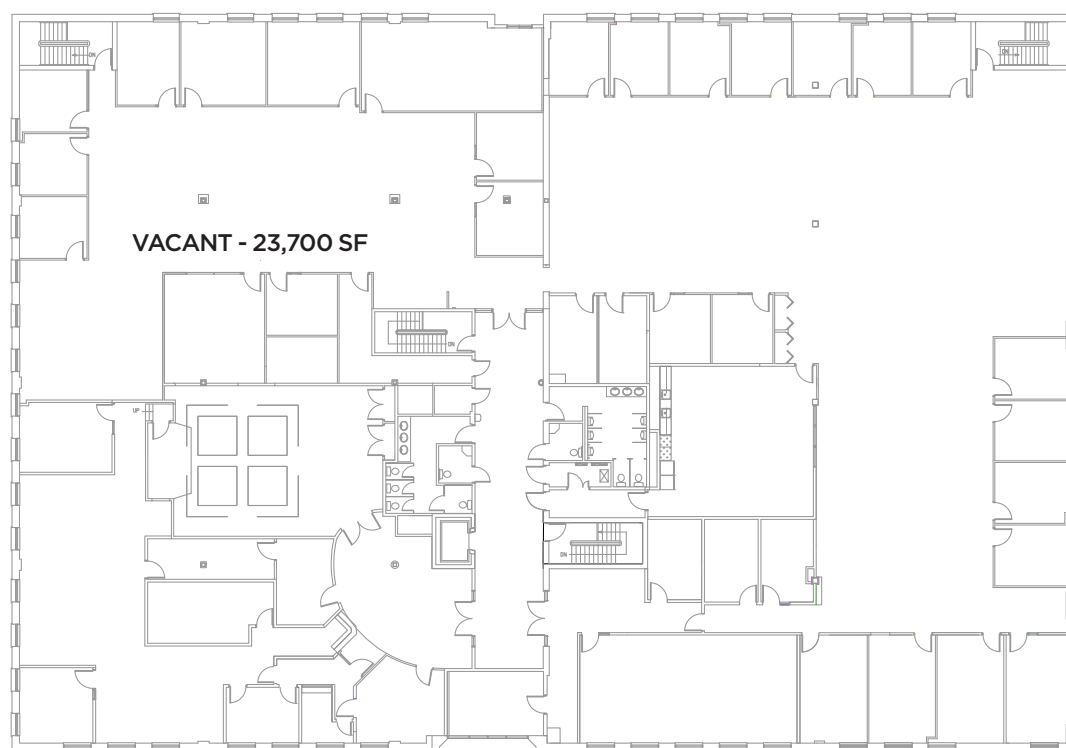
BANKS

1. TD Canada Trust
2. CIBC
3. Scotiabank

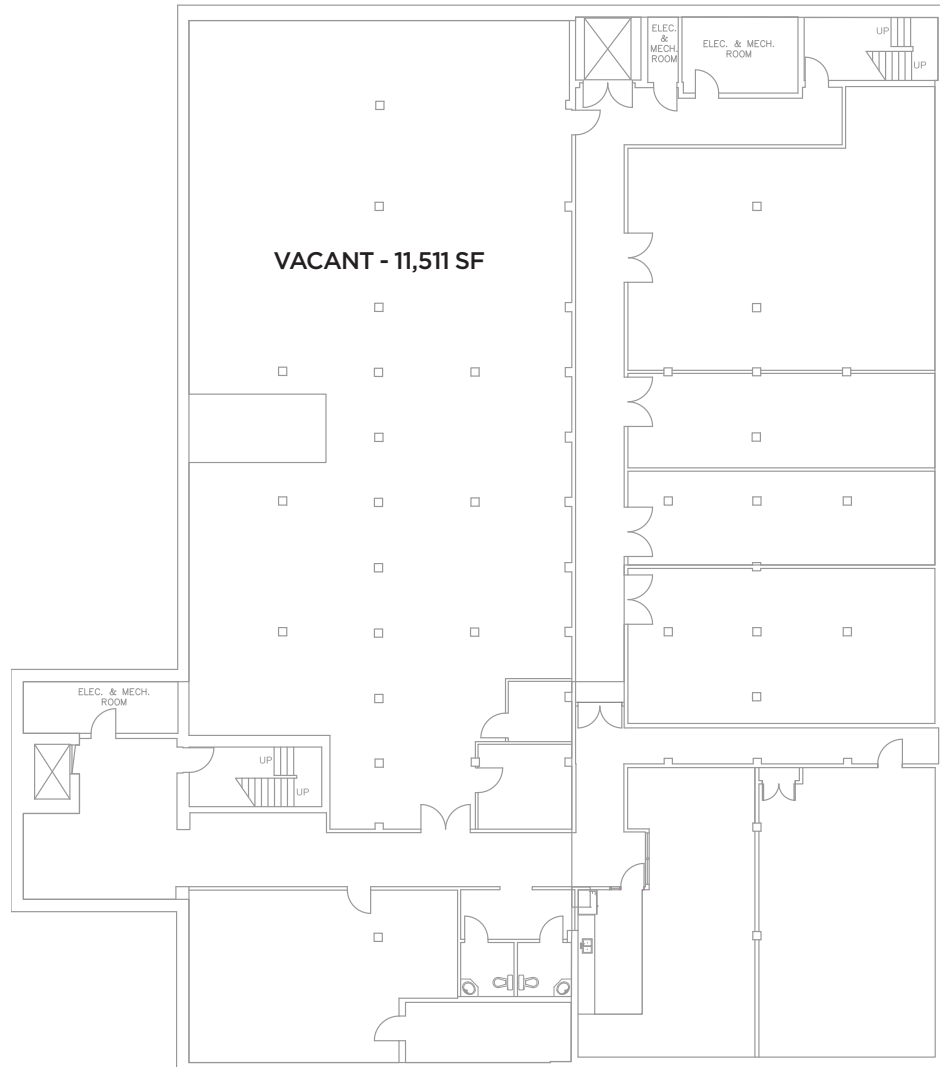
Ground Floor



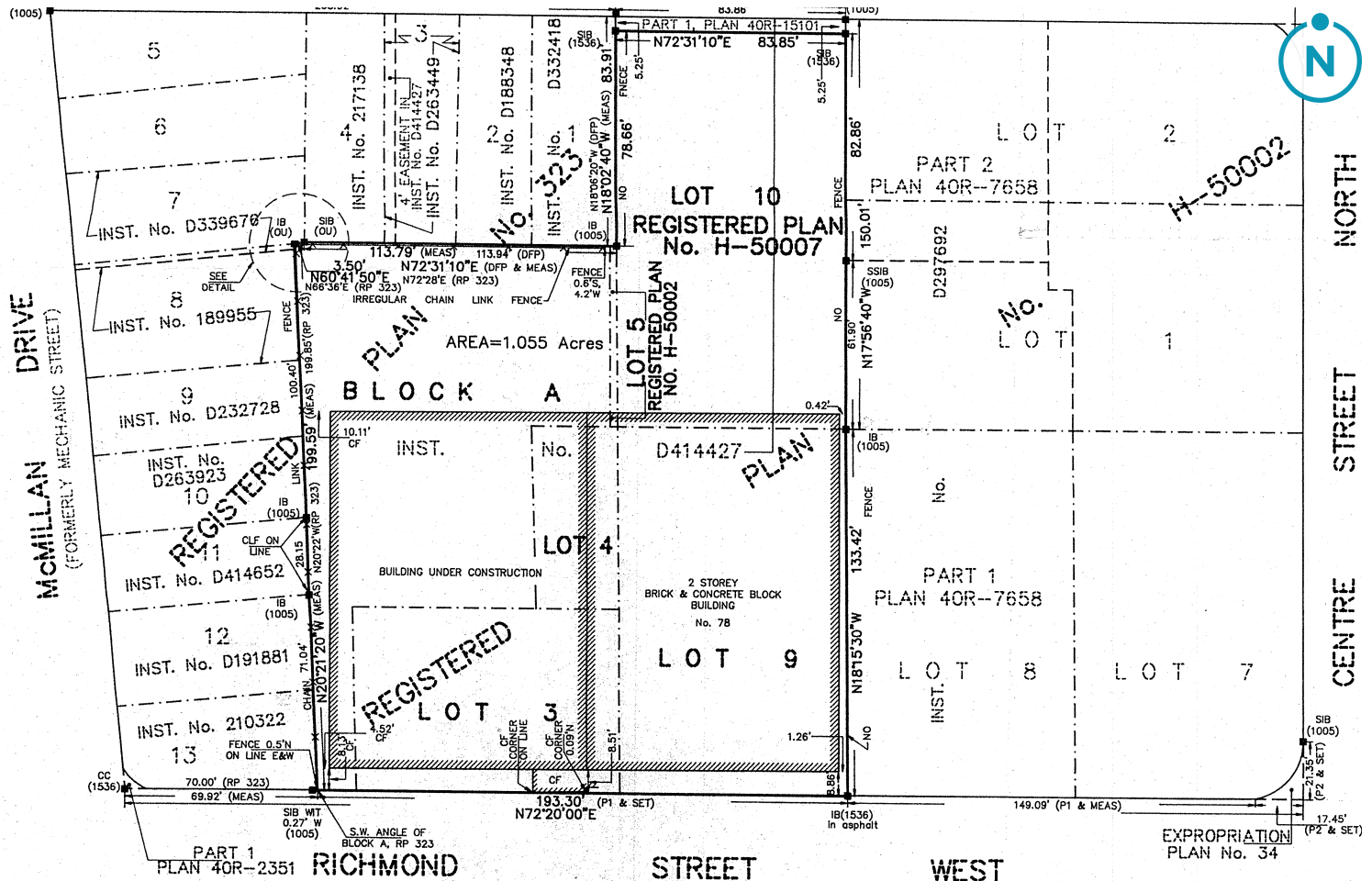
Second Floor



Basement



Survey



FOR MORE INFORMATION, CONTACT:

PETER MCGOEY*

Associate Vice President
Commercial Sales & Leasing
Direct Tel: 416 756 5436
Peter.McGoey@cushwake.com

DAVID STEVENS*

Senior Associate
Commercial Sales & Leasing
Direct Tel: 416 756 5420
David.Stevens@cushwake.com

Cushman & Wakefield ULC
1100-3100 Steeles Avenue E
Markham, Ontario L3R 8T3



cushmanwakefield.com

©2021 Cushman & Wakefield ULC, Brokerage. All rights reserved.
The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.
*SALES REPRESENTATIVE **BROKER