

# 27

## SIMCOE STREET NORTH, OSHAWA

FOR SALE OR LEASE



CORNER BANK BUILDING WITH OFFERED 100% VACANT  
12,386 SF WITH 18 PARKING STALLS ON 11,820 SF OF LAND

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# PROPERTY DETAILS

27 Simcoe Street North is a prestigious building with image and presence. Ideal for an office or retail user looking to make a statement in Downtown Oshawa. Currently operated as Bagel World and URBN MRKT OSHAWA, this building has been completely renovated from top to bottom with close to \$1 Million in improvements, including the construction of a mezzanine level. The property is available for lease or sale.

<b>ADDRESS:</b>	27 Simcoe Street North
<b>BUILDING BREAKDOWN:</b>	4,936 SF Ground Floor 1,330 SF Mezzanine 1,023 SF Second Floor 5,097 SF Basement <b>12,386 SF Total Building</b>
<b>LAND SIZE:</b>	0.27 Acre
<b>PARKING:</b>	18 Stalls
<b>ASKING PRICE:</b>	\$2,499,000
<b>ASKING NET RENTAL RATE:</b>	Contact Listing Agents
<b>PROPERTY TAXES (2024):</b>	\$29,036.95
<b>LOT DIMENSIONS:</b>	Frontage: 56.03 ft Depth: 165.25 ft With irregular dimensions providing additional parking land at rear.

# COMMENTS

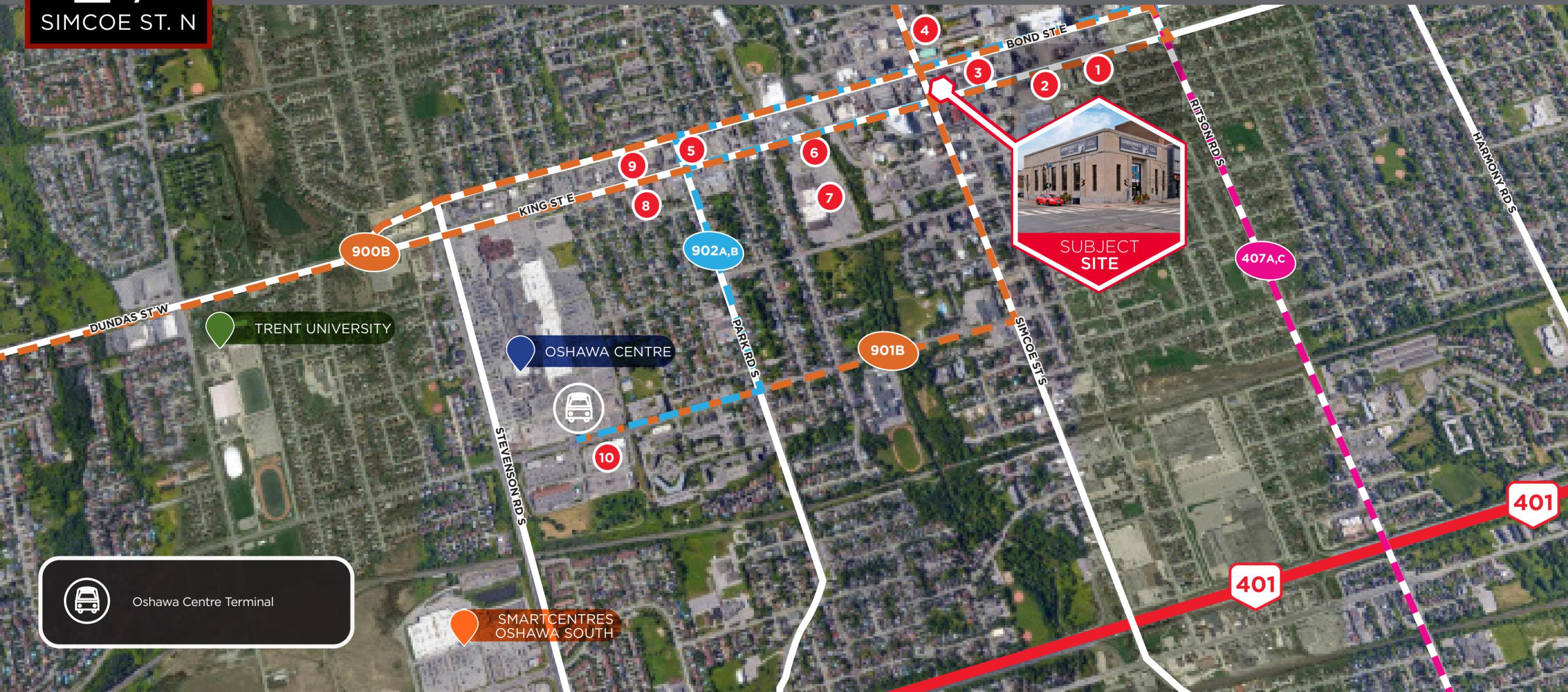
- Corner bank building offered fully vacant
- Rear laneway access
- Recently renovated interior, with over \$1,000,000 invested into building systems and aesthetics
- Soaring 30+ FT ceiling height with new mezzanine configuration



27  
SIMCOE ST. N







AMENITIES

- 1. Tim Hortons
- 2. Pizza Pizza
- 3. Kenzo Ramen
- 4. Holiday Inn Express
- 5. Shoppers Drug Mart
- 6. The Beer Store
- 7. Midtown Mall
- 8. Red Lobster
- 9. Tim Hortons
- 10. Canadian Tire

AREA DEMOGRAPHICS

-  **Daytime Population**  
93,471
-  **Total Households**  
31,998
-  **Median Age**  
43.3
-  **Average Household Income**  
\$84,987.73

Source: PinPoint, 5 km radius



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