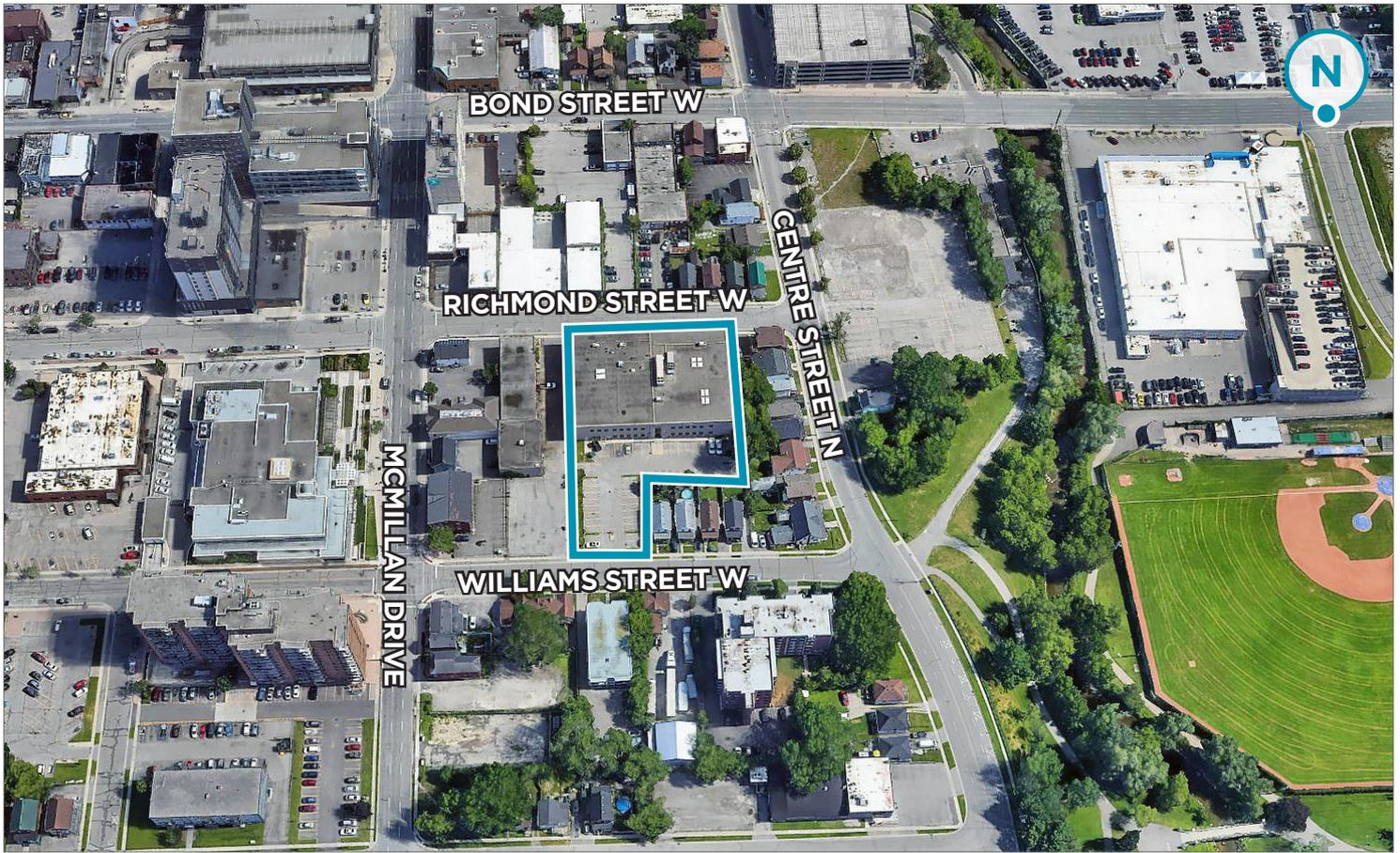




FOR SALE & FOR LEASE

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

78 RICHMOND ST. W
OSHAWA, ONTARIO



Demographics



TOTAL POPULATION:
70,098



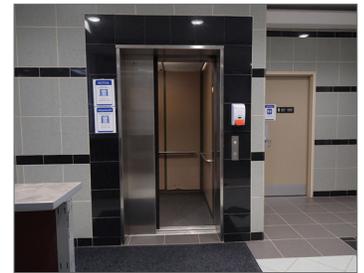
DAYTIME POPULATION:
61,425



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

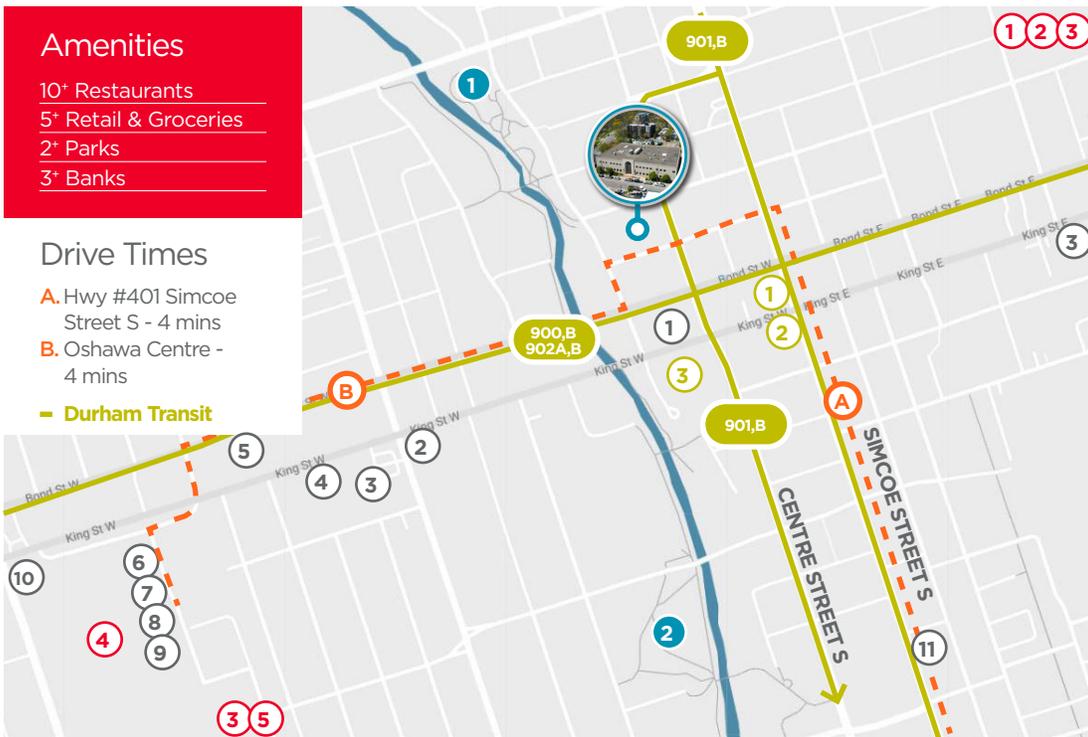


Amenities

- 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

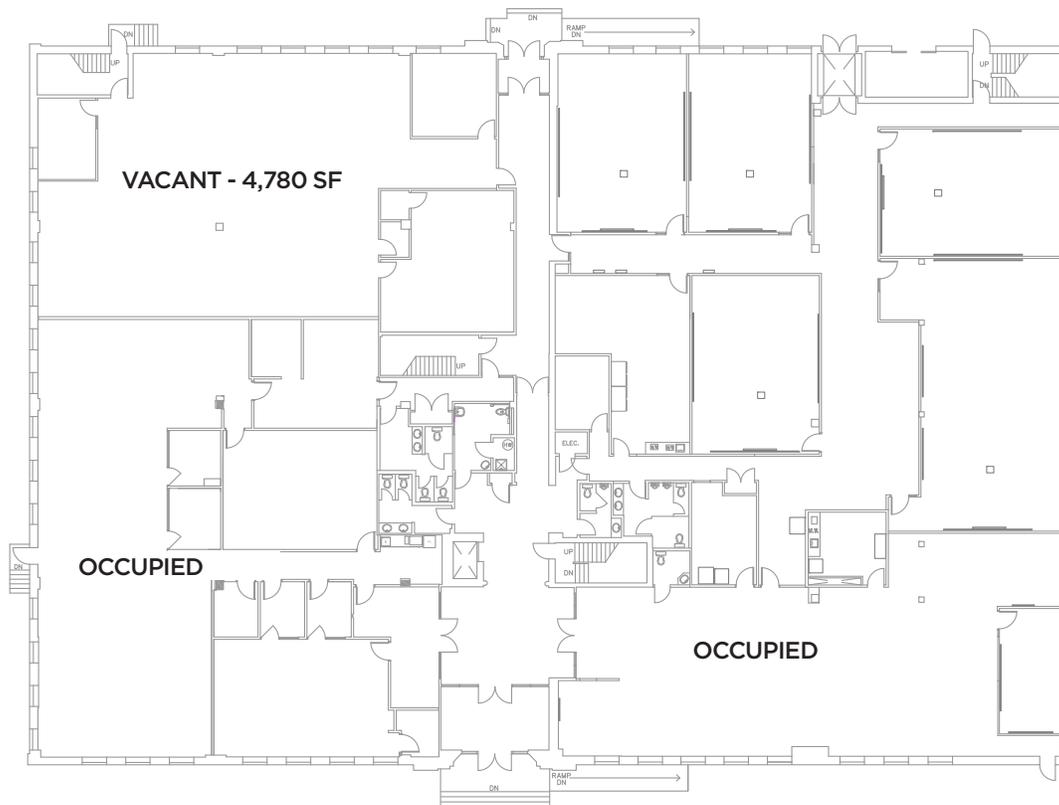
PARKS

1. Oshawa Valley Botanical Gardens
2. Rotary Park

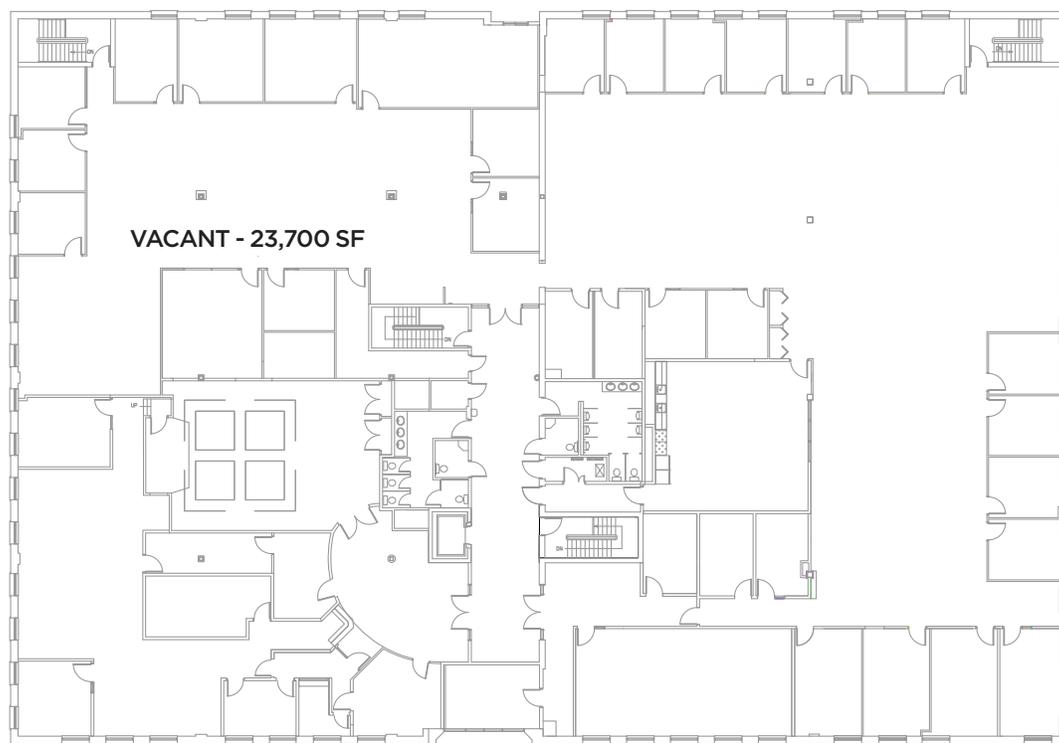
BANKS

1. TD Canada Trust
2. CIBC
3. Scotiabank

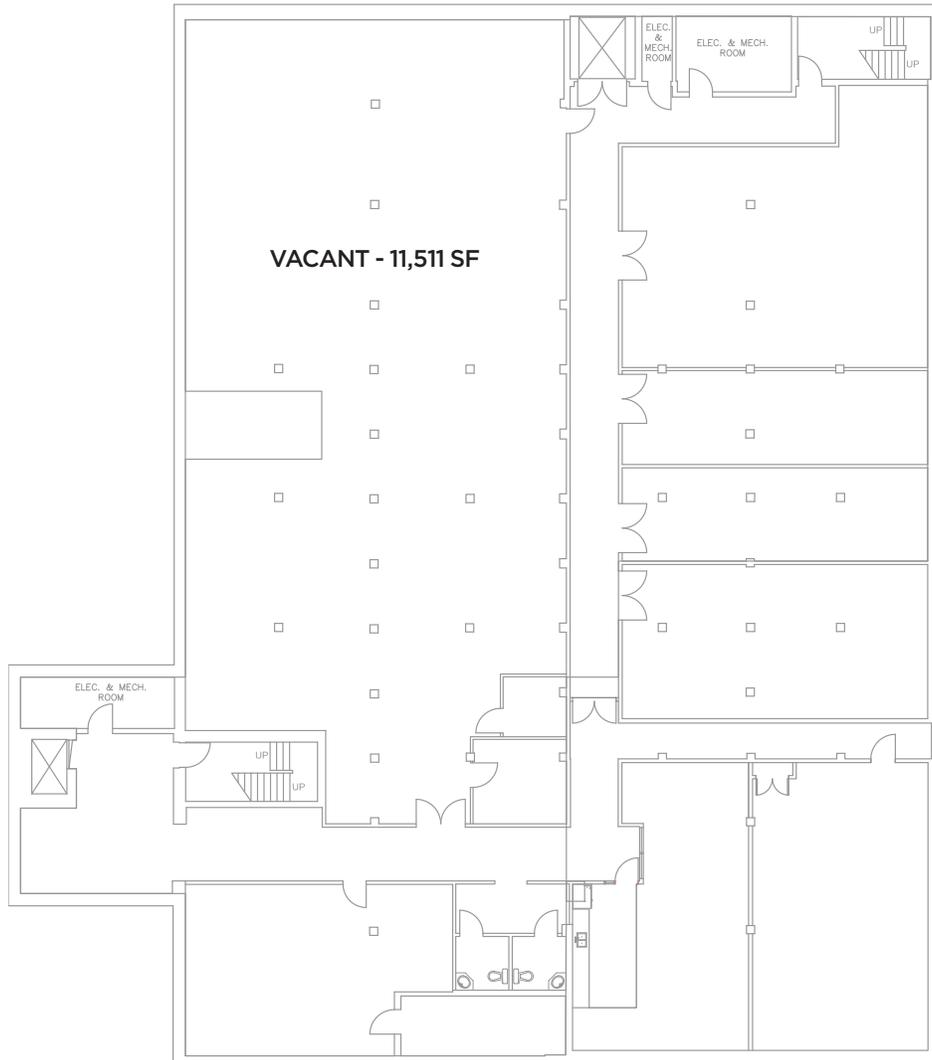
Ground Floor



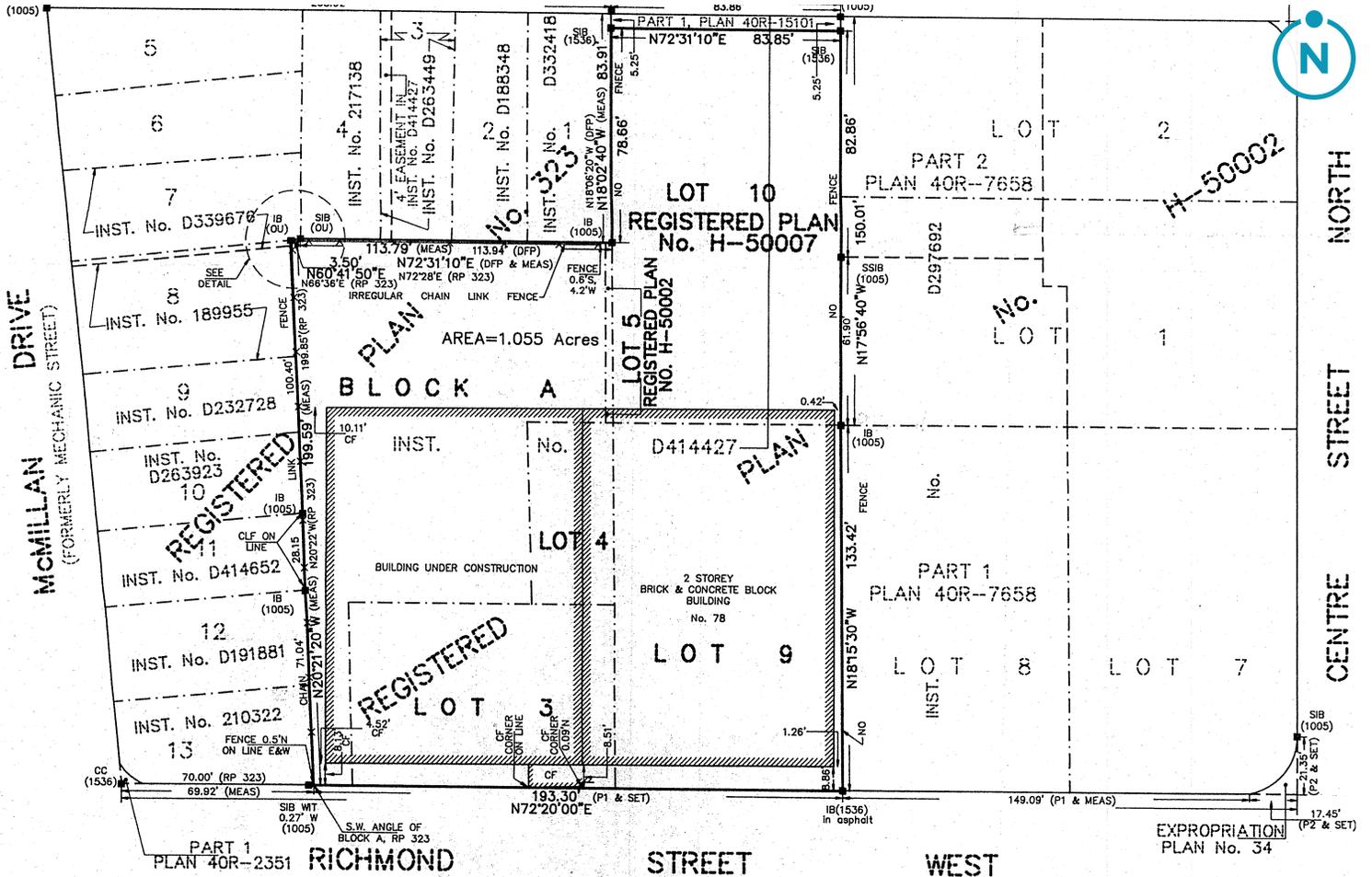
Second Floor



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

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