

FOR SALE

64 SIMCOE STREET NORTH, OSHAWA
\$589,000.00



PROPERTY HIGHLIGHTS

- Carefree Investment
- Fully leased to 2023 and 2024
- 2 Long Term Reliable Tenants
- Escalations in Rent
- Solid Building in good condition
- Prominent corner location
- 2019 NOI \$36,760 / 2021 NOI \$39,245.00

ROYAL LEPAGE
COMMERCIAL
FRANK Real Estate
Independently Owned and Operated, Brokerage



SUE DUCHESNAY
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LISTING



64 Simcoe St N **List: \$589,000.00 For Sale**

Oshawa Ontario L1G 4S2

Oshawa O'Neill Durham 269-27-Q

SPIS: N

For: Sale

Taxes: \$10,937.00 / 2018 / Annual

Last Status: New

Legal:

Commercial/Retail

Freestanding: N

Lse Term Months: /

Multi-Use

SPIS: N

Retail Store Related

Franchise:

Comm Condo Fee: Possession: Tba

MLS#: E4367281

PIN#:

Total Area: 3,210 Sq Ft

Ofc/Apt Area: 1,760 Sq Ft

Indust Area:

Retail Area: 1,450 Sq Ft

Apx Age:

Volts:

Amps:

Zoning: Cbd-B

Truck Level: 0

Grade Level: 0

Drive-In: 0

Double Man: 0

Clear Height:

Sprinklers: N

Heat: Gas Forced Air Clod

Phys Hdp-Eqp:

Survey:

Lot/Bldg/Unit/Dim: 22 x 80 Feet Lot

Lot Irreg:

Bay Size:

%Bldg:

Washrooms:

Water: Municipal

Water Supply:

Sewers: San+Storm

A/C: Y

Utilities: Y

Garage Type: None

Park Spaces: #Trl Spc:

Prop Feat:

Soil Test:

Out Storage:

Rail:

Crane:

Basement: Y

Elevator:

UFFI:

Assessment:

Chattels:

LLBO:

Days Open:

Hours Open:

Employees:

Seats:

Bus/Bldg Name:

For Year:

Financial Stmt:

Actual/Estimated:

Taxes: Heat:

Gross Inc/Sales:

EstValueInv At Cost:

Insur: Hydro:

-Vacancy Allow:

Com Area Upcharge:

Mgmt: Water:

-Operating Exp:

% Rent:

Maint: Other:

=NetIncB4Debt:

Client Remks: First Class Investment Property. Fully Leased To High Calibre, Long Term Tenants. Cash 4 You Occupies Ground Floor. Renewed To 2023 (Tenant Since 2004). Ontario Philharmonic Occupies Second Floor. Lease Renewed To 2024 (Tenant Since 2010). Leases Are Net To Landlord And Have Escalations In Base Rent Built In, Noi For 2019 \$36,760.00. Scheduled Noi 2021 \$39,245.00

Extras: Carefree Investment, Solid Building. High Profile Coner Of Simcoe & Richmond.

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RENT ROLL

TENANT	FLOOR	LEASED SPACE	RENT PER SF	START OF LEASE	END OF LEASE	RENEWAL
Cash 4 You	Main Floor	1450 SF	\$12.00 PSF Net	Tenant since 2004	Renewed to 2023	Rent escalates \$0.50/SF in 2021, 2023
Ontario Philharmonic	2nd Floor	1760 SF	\$11.00 PSF Net	Tenant since 2010	Lease expires Dec 2024	Rent escalates \$0.50/SF in each years 2, 3, 4, 5
GROSS RENT 2018		\$51,162.09				
NET RENT 2018		\$36,760.00				

NOTES:

- Leases are net to the Landlord
- Tenants pay operating costs
- Net Operating Income 2019 - \$36,760.00 / NOI Scheduled 2021 - \$39,245.00
- Tenants pay realty taxes as follows: Cash 4 You - 2/3 ; Ontario Philharmonic - 1/3
- Tenants pay building insurance
- Cash 4 You pays 80% and OP pays 20% of water/sewer bill
- Tenants pay own gas (separate furnaces /meters)
- Tenants pay own hydro
- Across the street from new Holiday Inn Express Hotel and convention Centre

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PROPERTY PHOTOS



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ZONING

SECTION 16: CBD - CENTRAL BUSINESS DISTRICT ZONES

16.1 PERMITTED USES

16.1.1 No person shall within any CBD Zone use any land or erect or use any building or structure for any purpose or use other than the uses listed below:

- (a) Animal hospital
 - (b) Apartment building
 - (c) Apartment hotel
 - (d) Art gallery
 - (e) Automobile rental establishment
 - (f) Automobile repair garage
 - (g) Bus depot
 - (h) Church
 - (i) Cinema
 - (j) Club
 - (k) Commercial recreation establishment
 - (l) Convention centre
 - (m) Crisis care residence
 - (n) Cultural centre
 - (o) Day care centre
 - (p) Financial institution
 - (q) Flat
 - (r) Funeral home
 - (s) Home for the aged
 - (t) Hospital
 - (u) Hotel
 - (v) Lodging house
 - (w) Merchandise service shop
 - (x) Museum
 - (y) Nursing home
 - (z) Office
 - (aa) Parking garage or parking lot
 - (bb) Personal service establishment
 - (cc) Printing establishment
 - (dd) Restaurant
 - (ee) Retail store
 - (ff) Retirement home
 - (gg) School
 - (hh) Studio
 - (ii) Tavern
 - (jj) Television or radio broadcasting station or studio
 - (kk) Theatre
 - (ll) Trade centre
- (66-1998) (17-1999) (61-2010)

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DOWNTOWN OSHAWA

Downtown Oshawa is a vibrant mix of business, culture, entertainment and academia; a place where people come to work, learn, live, enjoy art and music, watch live sporting events, meet for drinks and enjoy great food.

Located in the city's centre, Downtown Oshawa also benefits from an active [Business Improvement Area](#). View the Downtown Oshawa BIA's most recent newsletter [here](#). View the BIA's 2017 Retail Recruitment Brochure [here](#).

Here are some additional highlights of Oshawa's recent economic performance:

- Oshawa is projected to have the highest 2018 GDP growth in Ontario at 2.4 percent, and is projected among the top 5 in Canada - [Conference Board of Canada](#)
- Oshawa had the highest 2017 GDP growth in Ontario at 4.1 percent, a fifteen year record rate of growth - [Conference Board of Canada](#)
- Oshawa has added over 2,700 net new jobs in 2017, a growth rate of 4.0 percent - [EMSI Labour Market Analyst Data](#)
- Oshawa "fetches one of the highest real estate ROIs in the GTA" - [Canadian Real Estate Wealth Magazine 2018](#)
- Oshawa has the 2nd best Investment Strategy among Small North American Cities (population 100,000 - 350,000) - [FDI Magazine](#)

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