

FOR SALE OR LEASE

27 SIMCOE ST N
OSHAWA, ONTARIO



IF YOU WANT IMAGE & PRESENCE, THIS IS THE BUILDING! FULLY RENOVATED OFFICE OR
RETAIL BUILDING FOR SALE OR LEASE IN DOWNTOWN OSHAWA

27 SIMCOE STREET NORTH, OSHAWA

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.

PROPERTY DETAILS

ADDRESS:	27 Simcoe Street North	
BUILDING BREAKDOWN	4,936 SF	Ground Floor
	1,330 SF	Mezzanine
	1,023 SF	Second Floor
	5,097 SF	Basement
	12,386 SF	Total Building
LAND SIZE:	0.27 Acres	
PARKING:	18 Stalls	
ASKING PRICE:	\$4,250,000	
ASKING NET RENTAL RATE:	\$25.00 net per square foot	
PROPERTY TAXES (2002):	\$53,194.10	

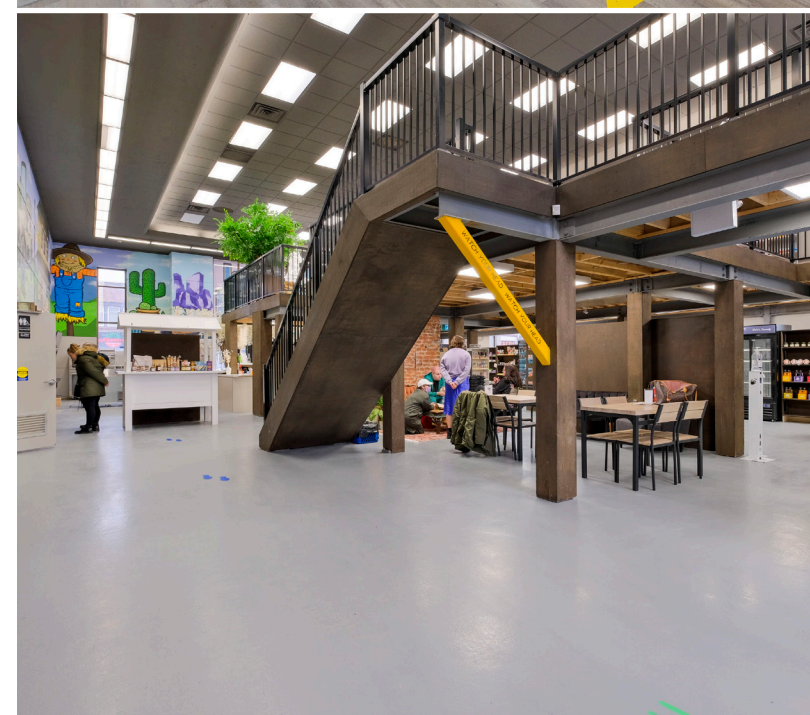
COMMENTS

- Image, Prestige and Presence.
- Ideally Suited for Office or Retail User.
- Currently Operating as Bagel World and URBN MRKT Oshawa, which will be relocating to 1000 Simcoe Street.
- Newly Renovated Space (Over \$1 Million Spent).
- Historically this was a Royal Bank Branch for many years.
- Speak to Listing Agent about Acceptable Uses.

For more information please contact the listing agents:

MIKE BROWN*
Senior Vice President
647 802 8824
mike.brown@cushwake.com

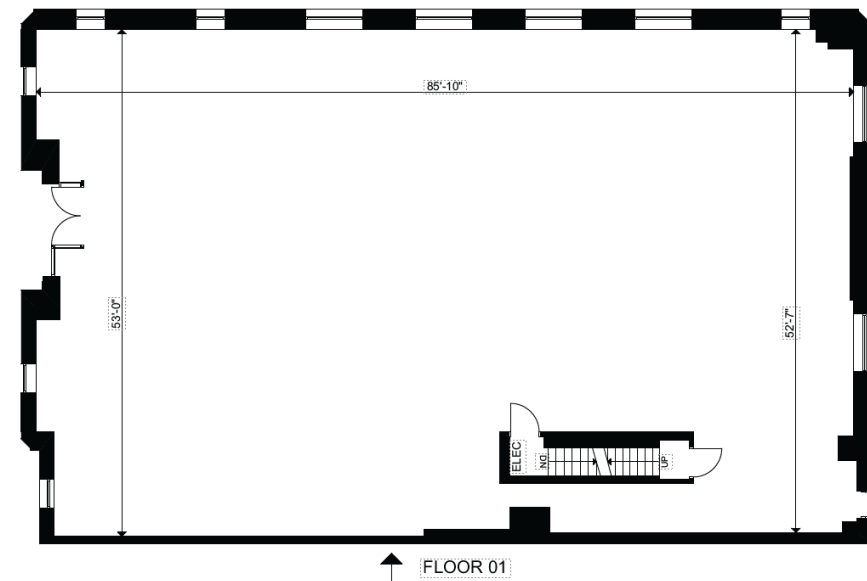
GEOFF ROBERTS*
Senior Associate
647 171 3814
geoff.roberts@cushwake.com



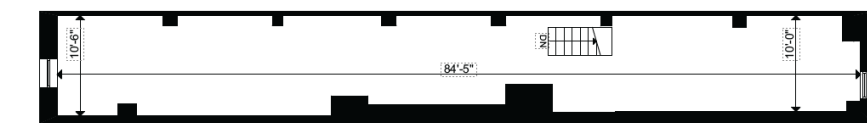


FLOOR PLAN

SUITE 500: 14,373 SF

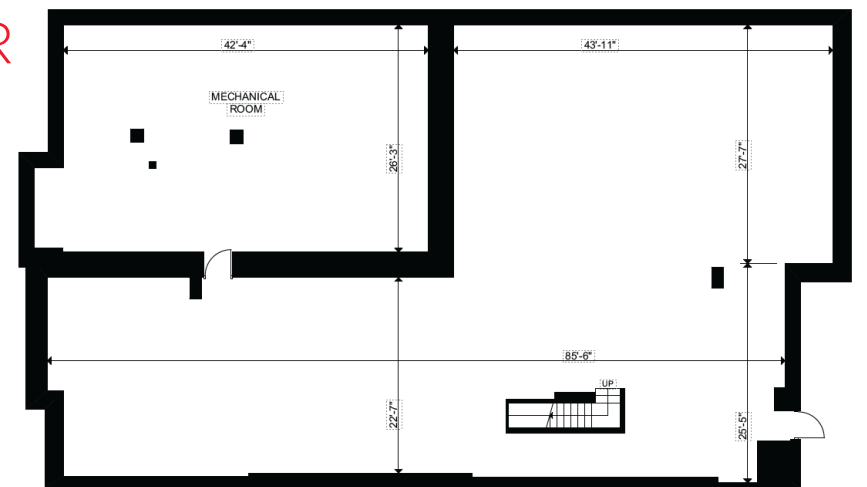


GROUND FLOOR



SECOND FLOOR

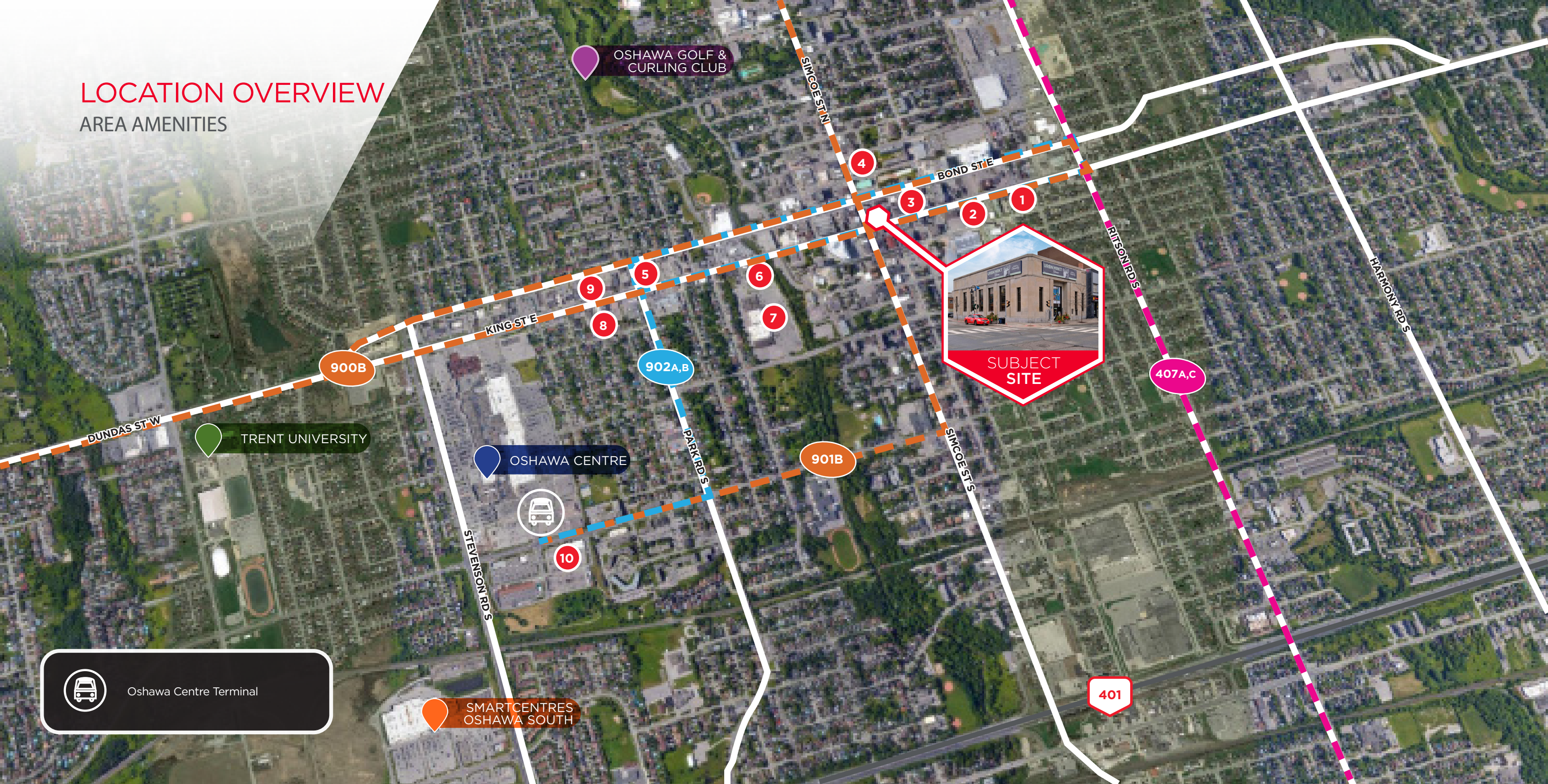
BASEMENT FLOOR



The building square footage totals approximately 12,386 sf. The 1st, 2nd floor and basement was measured in 2019 and an additional 1,330 sf. of mezzanine space was added. The mezzanine space measurement has not been certified and there is no floor plan of this. The square footage of the mezzanine was measured by hand and is subject to final confirmation by the buyer or tenant

LOCATION OVERVIEW

AREA AMENITIES




OSHAWA GOLF & CURLING CLUB

TRENT UNIVERSITY

OSHAWA CENTRE





SMARTCENTRES OSHAWA SOUTH

 Oshawa Centre Terminal

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: PiinPoint, 5 km radius

27 SIMCOE ST N

OSHAWA, ONTARIO



**CUSHMAN &
WAKEFIELD**

Cushman & Wakefield ULC
1100-3100 Steeles Avenue East
Markham, ON L3R 8T3
Tel: 416 494 9500
Fax: 416 494 9444
cushmanwakefield.com

MIKE BROWN*

Senior Vice President

647 802 8824

mike.brown@cushwake.com

GEOFF ROBERTS*

Senior Associate

647 171 3814

geoff.roberts@cushwake.com