

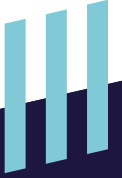
# FOR SALE & FOR LEASE

# 78 RICHMOND ST W

OSHAWA, ONTARIO

**57,246 SF OFFICE BUILDING**

INCLUDES 11,511 SF OF FUNCTIONAL BASEMENT SPACE



# PROPERTY DETAILS

<b>Building Size:</b>	Total Size:	57,246 SF	<b>Asking Price:</b>	\$9,975,000.00 or \$13.50 Net		
	Ground Floor:	22,035 SF		<b>Additional Rent:</b>	\$11.35	
	Second Floor:	23,700 SF			<b>Property Taxes:</b>	\$118,500.00
	Basement:	11,511 SF				<b>Occupied:</b>
<b>Lot Size:</b>	±1.06 Acres		<b>Vacant:</b>	39,122 SF		
<b>Parking:</b>	50 spaces					
<b>Zoning:</b>	Central Business District Agency					

## DEMOGRAPHICS



70,098

TOTAL POPULATION



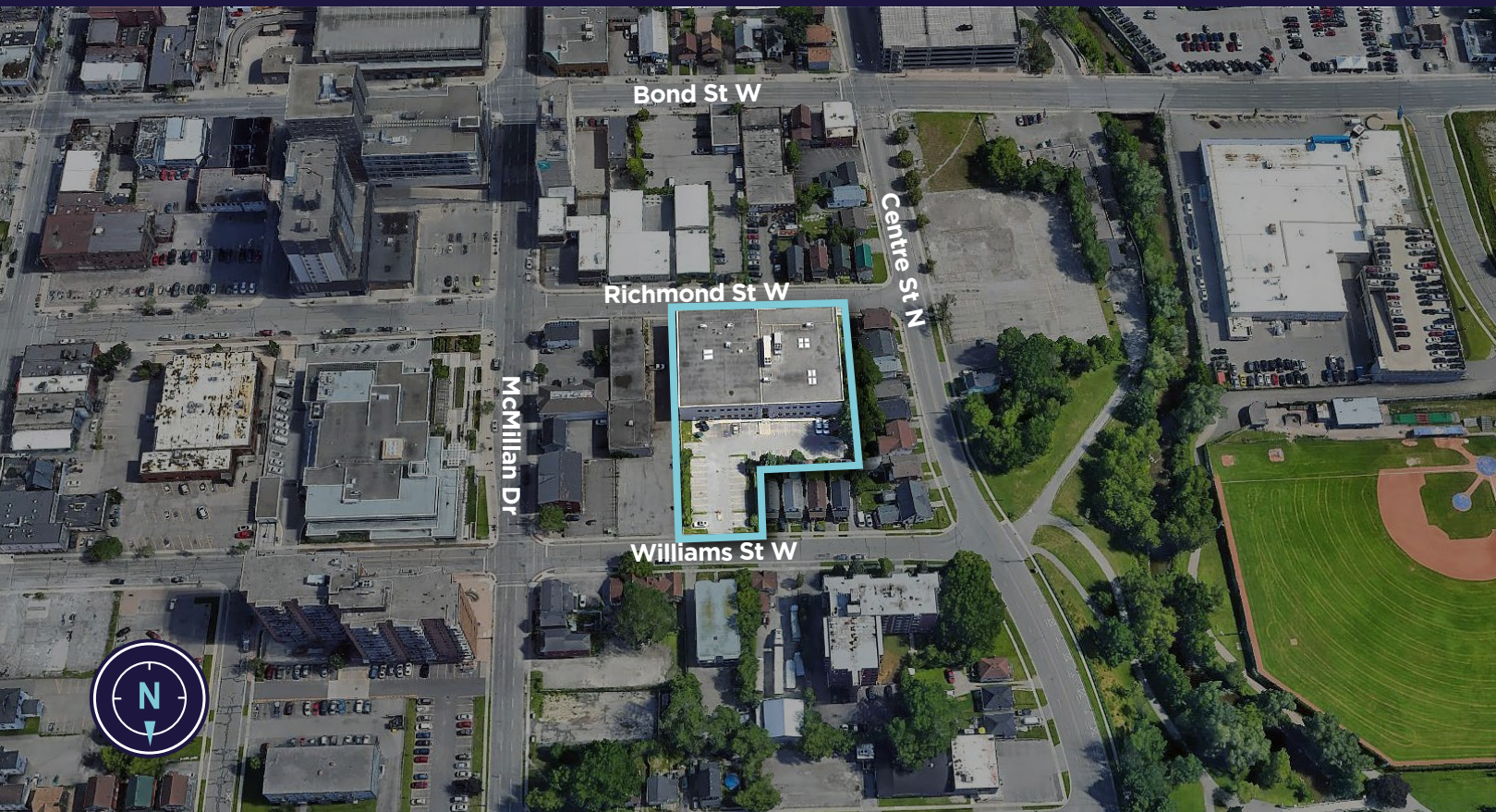
61,425

DAYTIME POPULATION



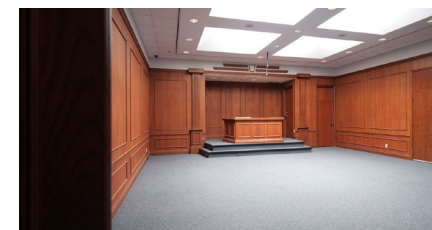
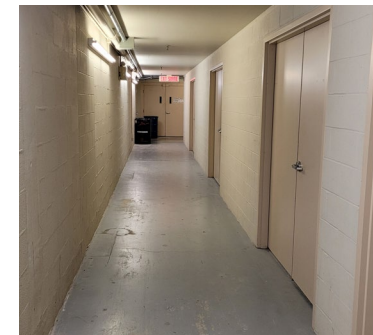
\$84,871

AVE. HOUSEHOLD INCOME



# 78 RICHMOND ST W

OSHAWA, ONTARIO

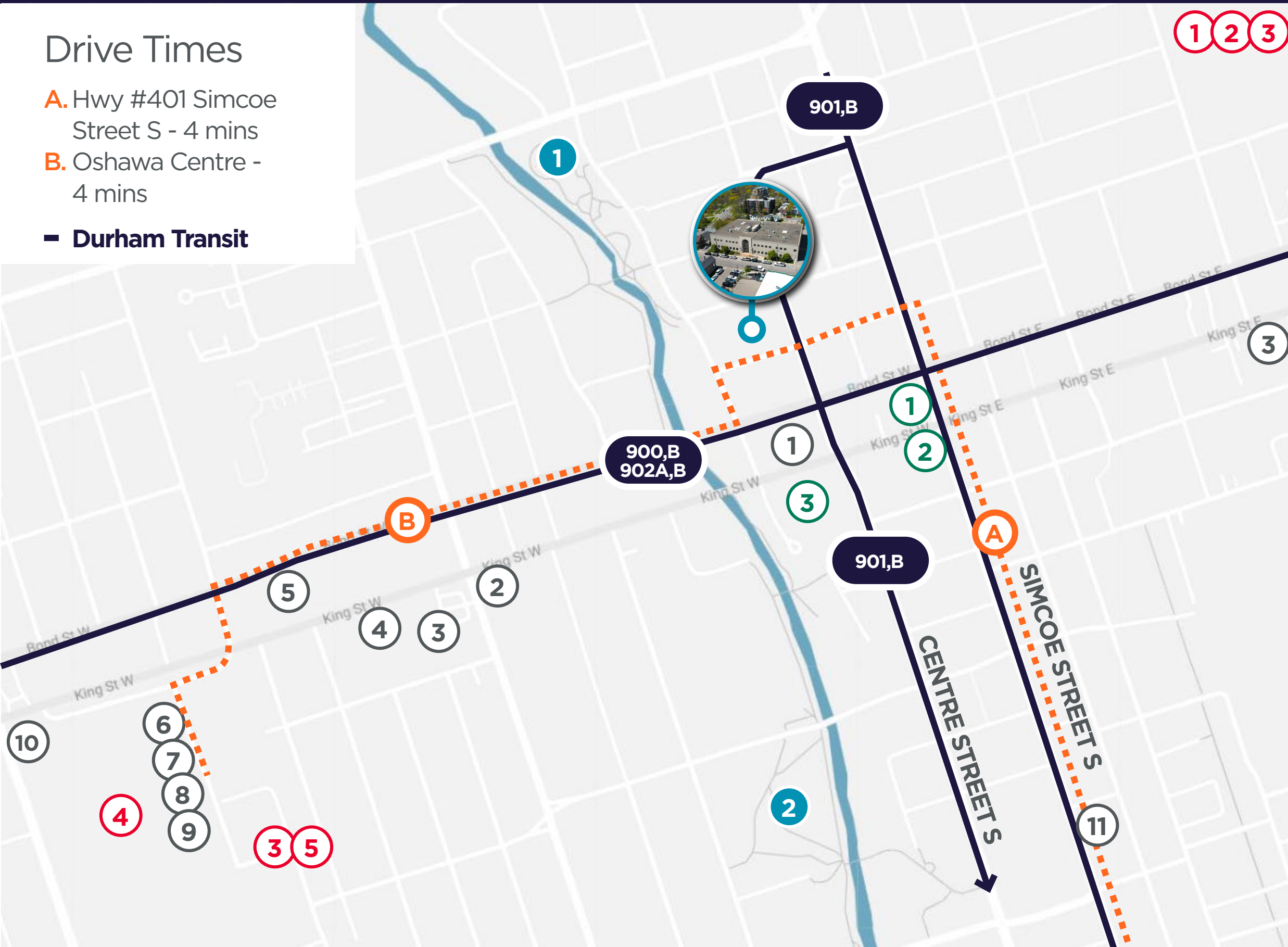


# AMENITIES MAP

**78 RICHMOND ST W**  
 OSHAWA, ONTARIO

## 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. Wendy's
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

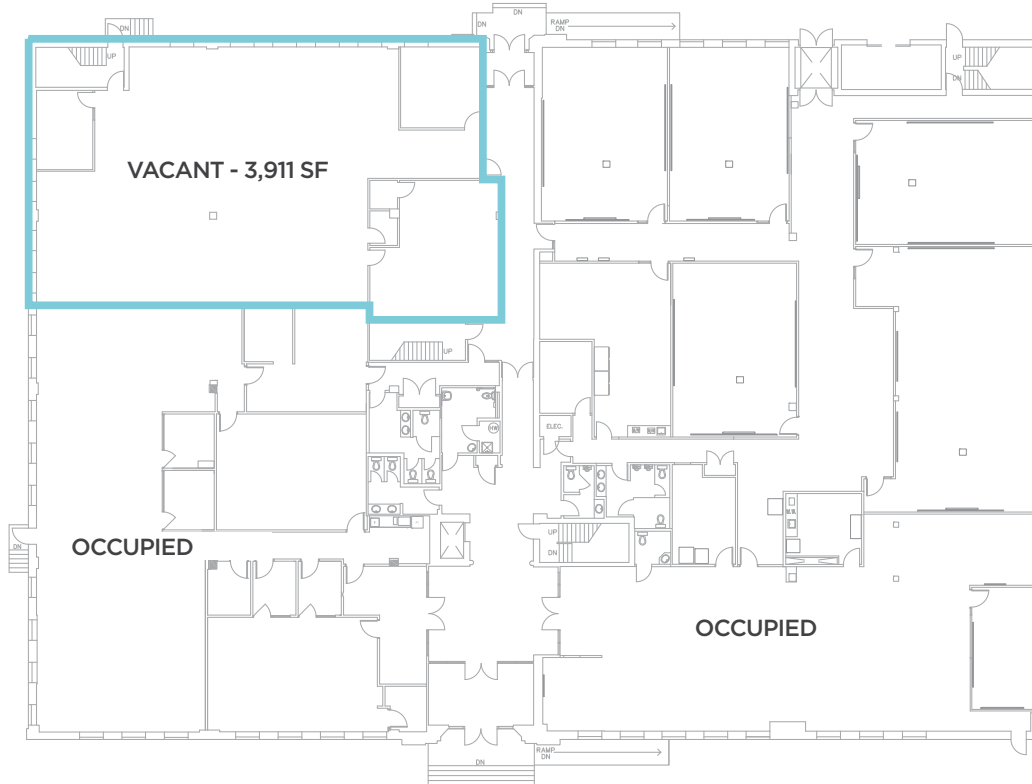
## PARKS

1. Oshawa Valley Botanical Gardens
2. Rotary Park

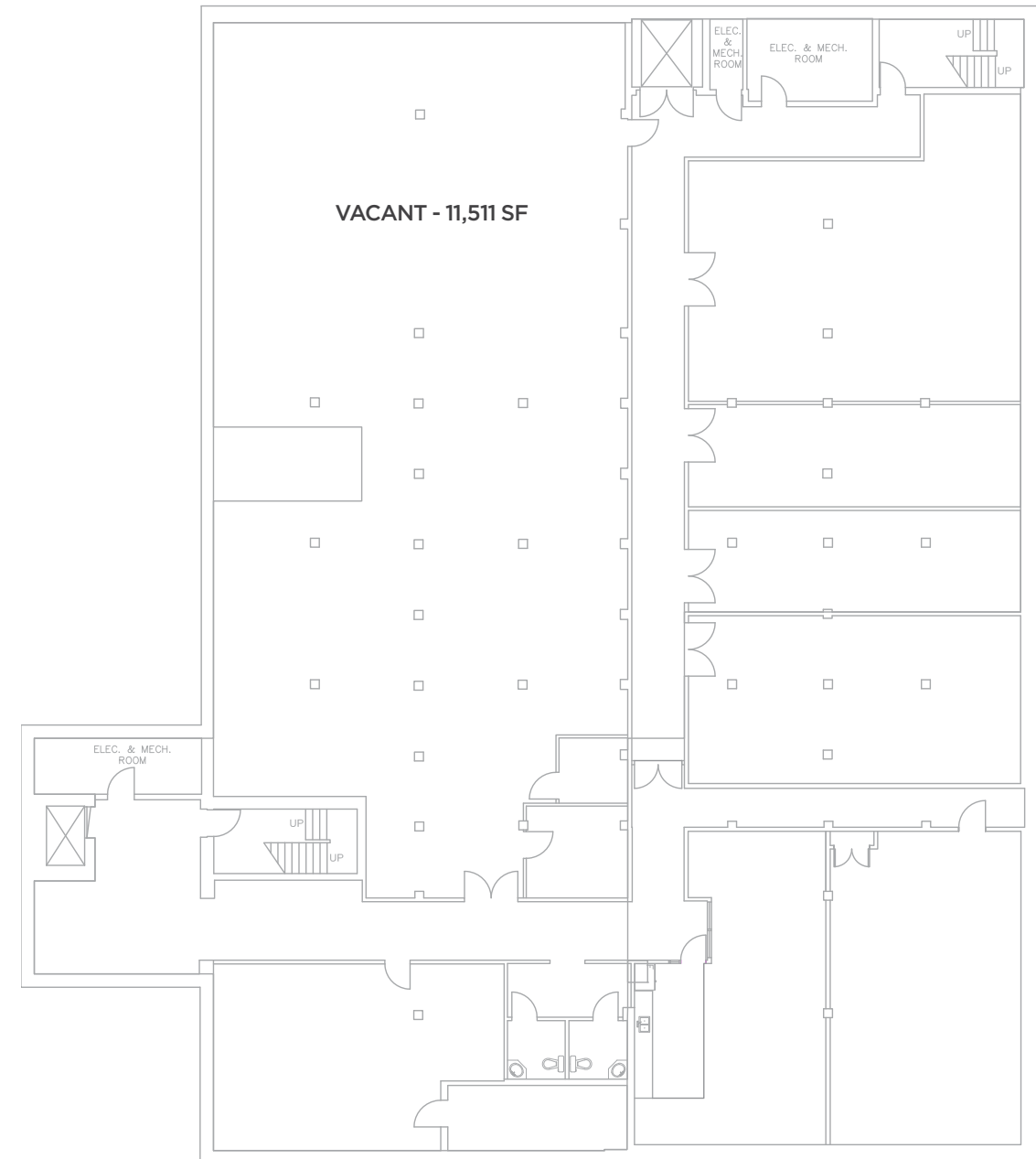
## BANKS

1. TD Canada Trust
2. CIBC
3. Scotiabank

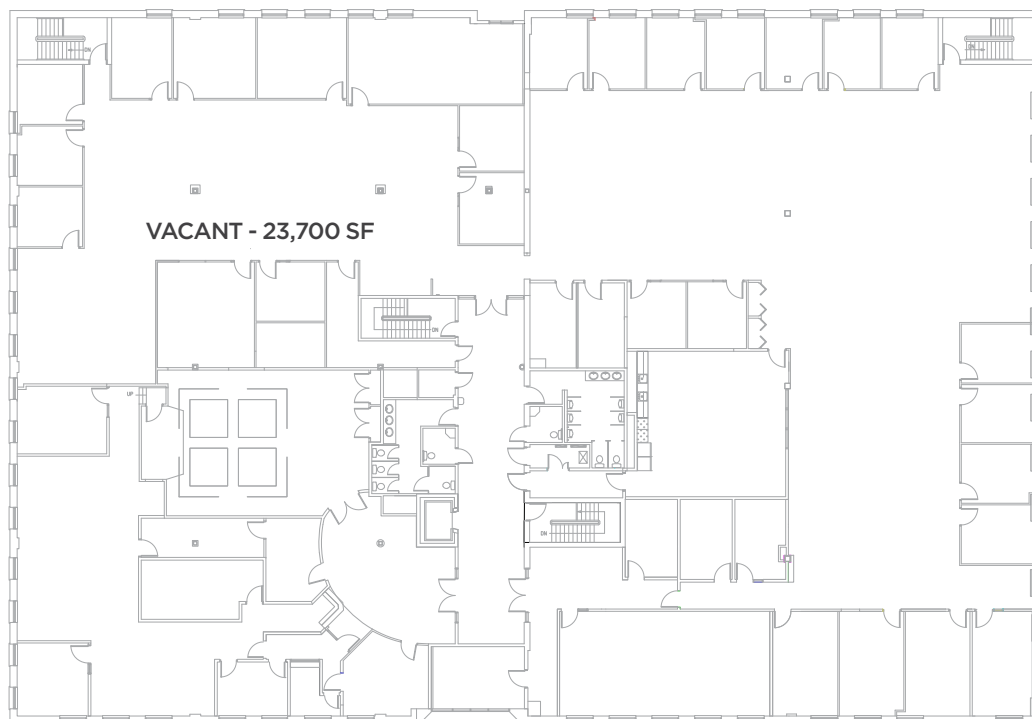
## GROUND FLOOR

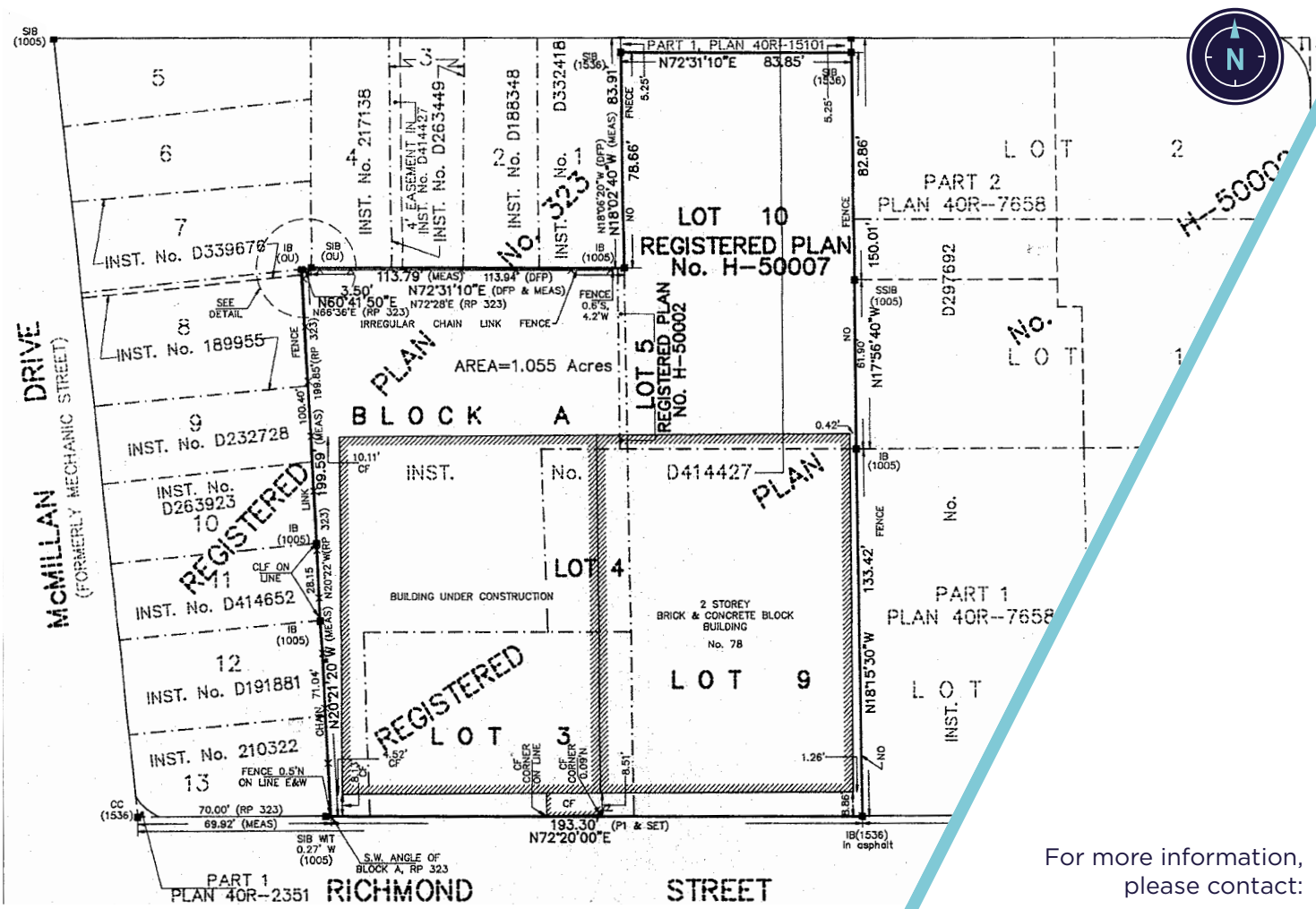


## BASEMENT



## SECOND FLOOR





For more information,  
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**VIEW FUTURE DEVELOPMENT  
OPPORTUNITY BROCHURE**

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