



Medical User/Investor Opportunity

14,817 SF FOR SALE

Oshawa Health Centre

247 SIMCOE STREET NORTH
OSHAWA, ON

Opportunity

CBRE is pleased announce the sale offering of 247 Simcoe Street North, Oshawa (the "Subject Property"). The Subject Property features an opportunity for a user to occupy a 4,600 SF turnkey medical clinic on the ground floor and benefit from income producing tenancies. The building is a multi-tenant, three-storey medical office that is exceptionally located along Simcoe Street North intersecting at Adelaide Avenue East, one of the major corridors, that links Hwy 407 to the Downtown Urban Growth Area and stands directly across the street from Lakeridge Health Oshawa Hospital.

Investment Highlights



User/occupier opportunity with ability to occupy 4,600 SF of clinic space on ground floor



Freestanding community medical office comprised of 14,817 SF, situated along Simcoe Street North in Oshawa



Excellent exposure and visibility to daytime population as the property sits on a corner lot and the intersection sees 40,000+ vehicles per day



Located in the City Intensification area called the Oshawa Central Transit Zone and within a 5 minute drive from the new GO Station. This transit hub also serves as the main commuter way between the major 400 series highways, Lakeridge Health and the University of Ontario Institute of Technology



Area tenants/amenities include: Lakeridge Health Oshawa Hospital, Costco, BMO, Parks, YMCA





Property Specifications

**247 Simcoe Street North
Oshawa, ON**

TOTAL GFA

14,817 sf

SITE AREA

0.43 acres with 126.8' frontage
along Simcoe Street

LEGAL DESCRIPTION

Part of Lots C7 and C8, Sheet 8, Plan 335,
as described in Instrument No. OS190008,
save and except Instrument No. OS190793

MORTGAGE

Assumable mortgage at an Attractive Rate

TENANTS

- + Total Health Pharmacy
- + Laur Dentistry Professional Corporation
- + Queen's University
- + Oshawa Vascular Laboratory
and Ultrasound Imaging
- + Oshawa Diagnostic Imaging

PARKING

20 surface parking spaces
36 underground parking spaces

YEAR BUILT

1972

RECENT CAPITAL RENOVATIONS

- + New energy efficient PVC roof - 2019
- + New Elevator Modernization - 2022
- + New Parking Payment System - 2023
- + New Paved Surface Parking - 2023

ZONING

Residential/Specialized Office (R6-C/SO-A)

ENVIRONMENTAL

A Phase 1 Environmental Site Assessment
(ESA) was completed in May 2017. Copy
can be made available upon execution
of a Confidentiality Agreement ("CA")

TAXES (2025)

\$93,173.42

PRICE

\$7,195,000



Floorplan

UNIT 101
4,608 SF

UNIT FEATURES

- Ground floor corner suite
- Recently renovated with new flooring and fresh coat of paint
- Occupier/user space
- Turn-key Medical Clinic
- Efficient layout
- Built with 15 exam rooms, 4 offices, 3 washrooms, kitchen, large reception and admin office

15

Exam rooms

4

Offices

3

Washrooms

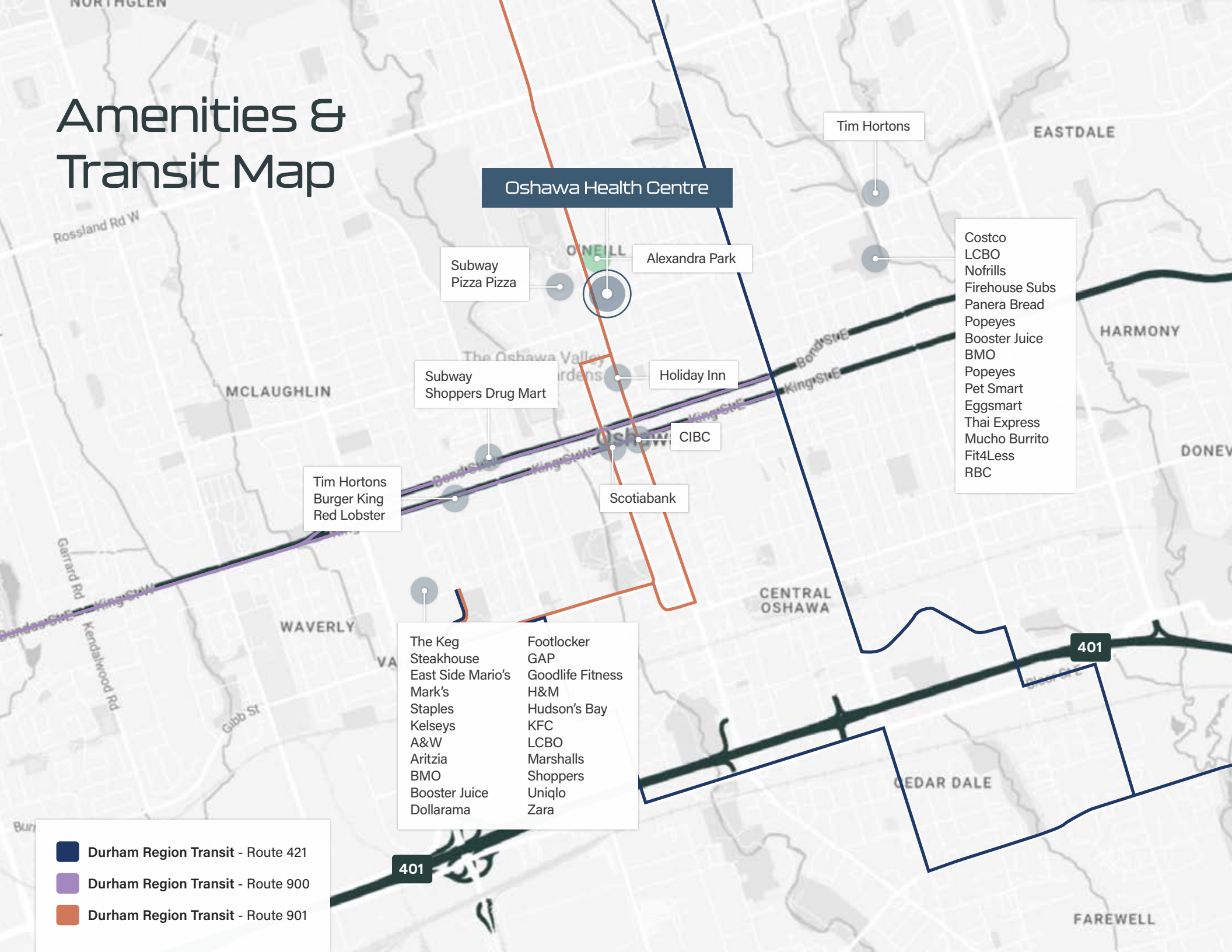




**247 SIMCOE
STREET NORTH
OSHAWA, ON**

**OWNER/OCCUPIER
OPPORTUNITY**

Amenities & Transit Map



- Durham Region Transit - Route 421
- Durham Region Transit - Route 900
- Durham Region Transit - Route 901



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Kyle Albert*

Associate Vice President
+1 416 495 6301
kyle.albert@cbre.com

*Sales Representative

CBRE Limited, Real Estate Brokerage | 2005 Sheppard Ave E., Suite 800, Toronto, ON M2J 5B4 | www.cbre.ca

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