

central

on emma

75 Emma Street,
Oshawa

*For
Sale*



Executive Summary

75 Emma Street presents an opportunity to acquire a modern, multifamily asset distinguished by an exceptionally large-suite, family-oriented unit mix in a central Oshawa location.

The five-storey building was constructed in 2016 and comprises 21 residential units, the majority of which are three-bedroom suites - a rare offering in today's rental market. These family-sized units are complemented by oversized floorplans, with an average unit size of approximately 1,200 square feet and select suites measuring up to 1,486 square feet, significantly exceeding typical market norms.

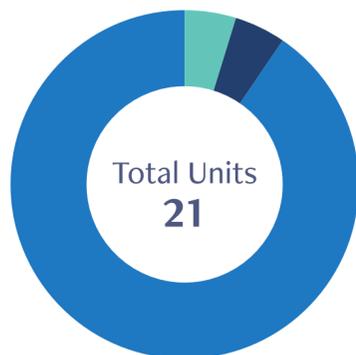
The property generates an estimated Year 1 NOI of \$417,817, underpinned by a defensive operating structure that includes tenant-paid gas and hydro and additional income from parking. An independent Property Condition Assessment confirms the building is in excellent overall condition, with no material deferred maintenance and limited forecasted capital expenditures, providing investors with operational certainty.

75 Emma Street represents a compelling opportunity to acquire a newer multifamily asset offering durable income supported by scale, space, and stability in an established Oshawa neighbourhood.



Property Overview

Property Address	75 Emma Street, Oshawa, Ontario
Asset Type	Multi-Family Apartment Building
Storeys	5
Lot Size	0.54 acres
Year Built	2016
Number of Units	21
Parking	On-site surface parking



Suite Breakdown

- 19 × Three-Bedroom Units
- 1 × Two-Bedroom Unit
- 1 × One-Bedroom Unit

The property is distinguished by its exceptionally large suites, with an average unit size of approximately 1,200 square feet. Select units measure up to 1,486 square feet, significantly exceeding typical market norms and enhancing tenant appeal.



Investment Highlights



Strong Income Profile

- Estimated Year 1 NOI of \$417,817
- Additional parking revenue
- Tenant-paid gas and hydro materially reduce operating expenses



Highly Desirable Suite Mix

- Predominantly three-bedroom units, catering to families
- Unit mix and size are highly desirable and have less rental competition compared to smaller suites



Exceptional Unit Sizes

- Average unit size ~1,200 SF, with select units up to 1,486 SF
- Oversized layouts differentiate the property from competing rental stock and support rental stability



Modern, Low-Capex Asset

- Built in 2016 with contemporary construction standards
- Independent PCA confirms no material deferred maintenance



Central Oshawa Location

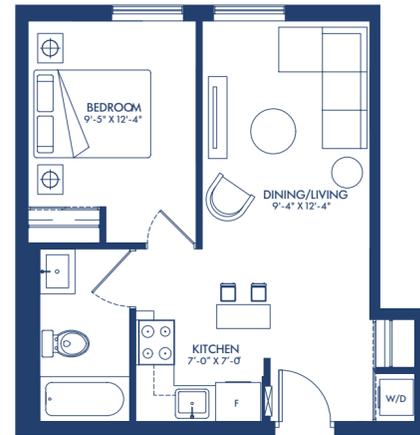
- Located in Central Oshawa, close to downtown amenities
- Convenient access to public transit and major arterial routes
- Short drive to Highway 401, providing strong regional connectivity



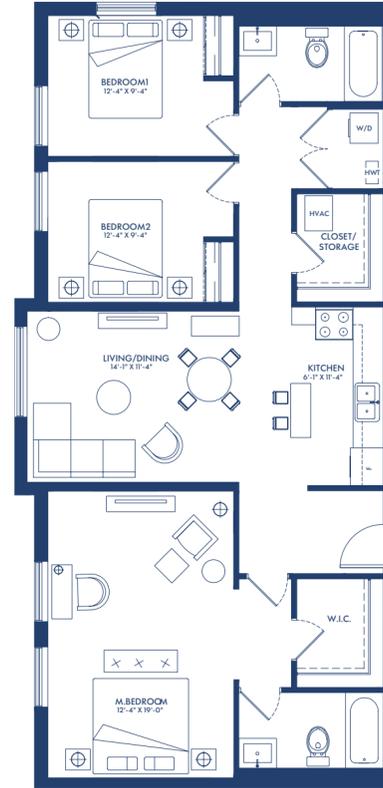
Floorplans



LLO1
1,385 SF
3 Bedroom



LLO2
500 SF
1 Bedroom



LLO3
1,260 SF
3 Bedroom

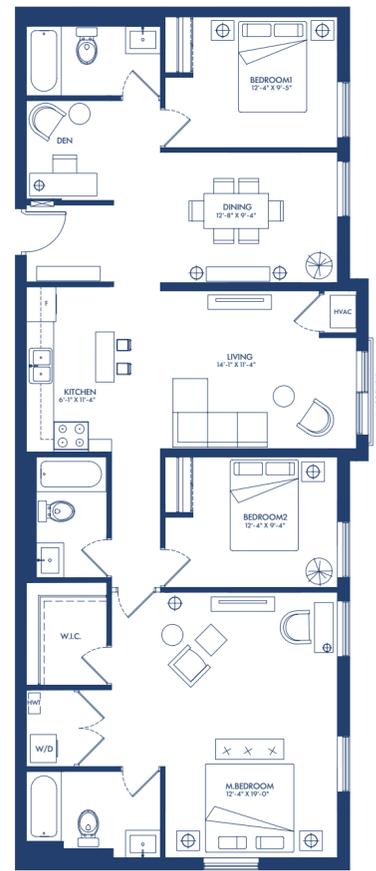


LLO3
1,031 SF
3 Bedroom

Floorplans



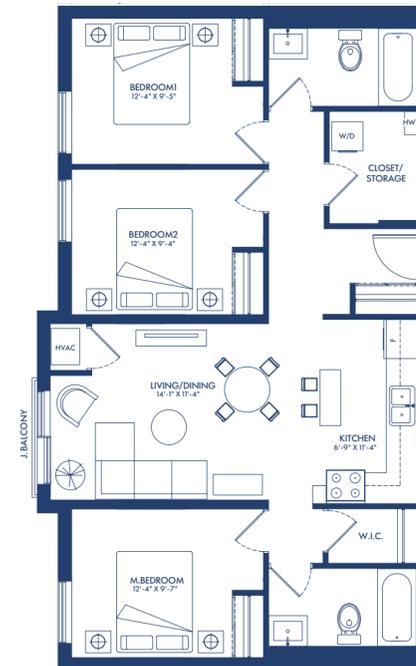
C01
1,445 SF
3 Bedroom



C02
1,486 SF
3 Bedroom
+ Den

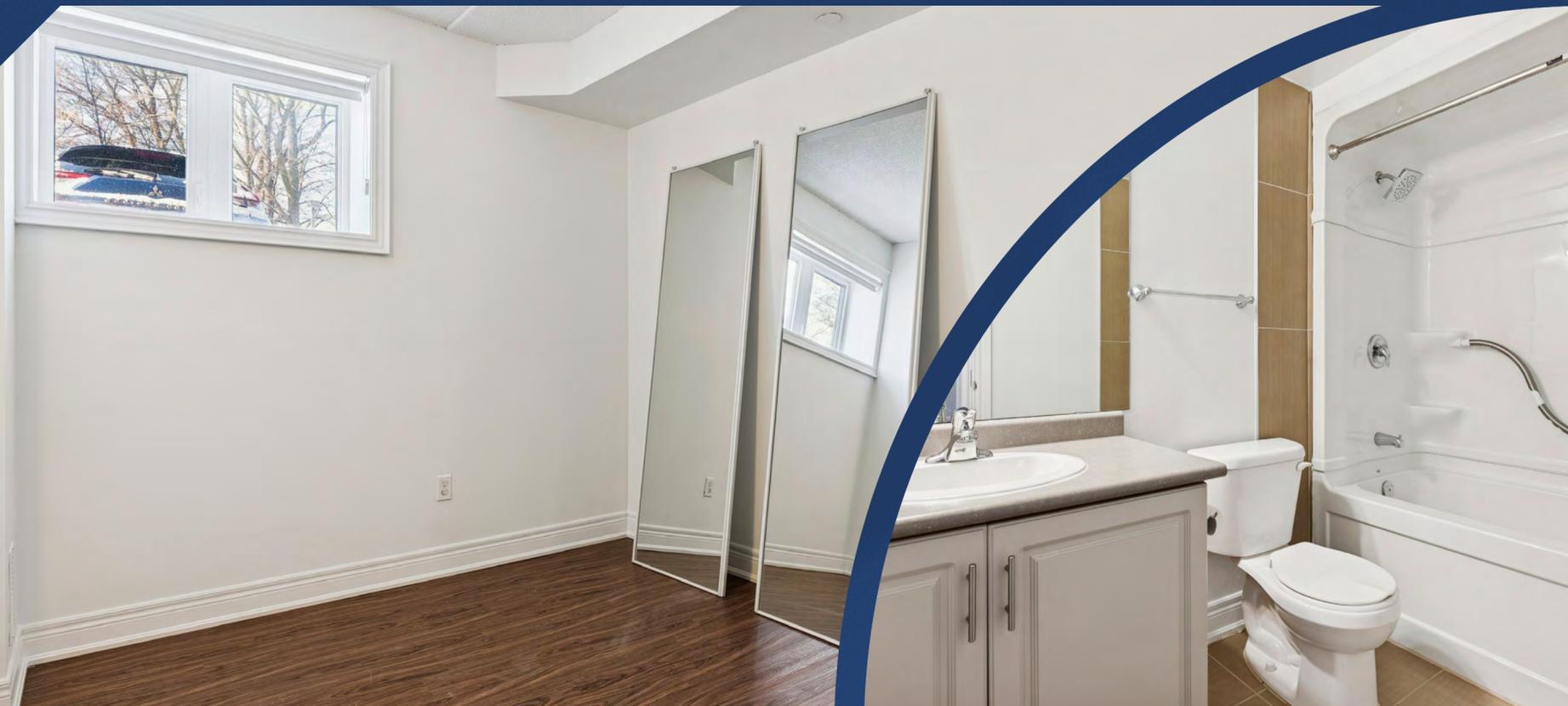


C03
1,260 SF
3 Bedroom



C04
1,031 SF
3 Bedroom

Gallery



About the Area

OSHAWA, ONTARIO

Located on the northern shore of Lake Ontario, approximately 60 KM east of downtown Toronto, is the quaint city of Oshawa - the largest city in Durham Region and a growing urban center offering strong connectivity at a more affordable cost base. Commute times to Toronto are comparable to those from the city's northern suburbs, positioning Oshawa as an attractive alternative for residents and businesses alike.



The city blends a rich cultural heritage with modern amenities, featuring historic landmarks and year-round community-led activities that contribute to a vibrant, neighbourhood-friendly environment. Cultural destinations such as the General Motors Centre, the Canadian Tank Museum, Canada's Automotive Museum, and The Robert McLaughlin Gallery contribute to Oshawa's dynamic cultural landscape. These institutions, along with annual events including the June Peony Festival and Fiesta Week, foster year-round community engagement and reinforce the city's strong sense of identity and livability. The Oshawa Botanical Gardens and extensive 2,600 Acres of parkland and 27 KM trail systems, support an active and engaged lifestyle. Oshawa's diversified economy is anchored by leading post-secondary institutions, including Ontario Tech

University, Durham College, and Trent University, alongside a major regional healthcare hub at Lakeridge Health Oshawa and the R.S. McLaughlin Durham Regional Cancer Centre. Ongoing investment across healthcare, technology, manufacturing, and downtown revitalization continues to drive long-term population and housing demand.

Supported by GO Transit and the Pulse rapid bus network, Oshawa offers efficient regional access while maintaining a strong sense of place, making it well suited for community-focused residential uses, senior living, and adaptive redevelopment opportunities.

Source: <https://oshawachamber.com/resources/city-of-oshawa/>

Demographics

2025 TOTAL POPULATION

177,580

2035 PROJECTED POPULATION

209,383

AVERAGE HOUSEHOLD INCOME

CA\$116,068

MEDIAN AGE

39.6

LABOUR EMPLOYMENT RATE

88.7%

Source: Colliers Research, Hydra Database, 2025. Data reflects 2025 demographics (unless stated otherwise) within a 5-km radius of the property.

Amenity Map

15+
RESTAURANTS

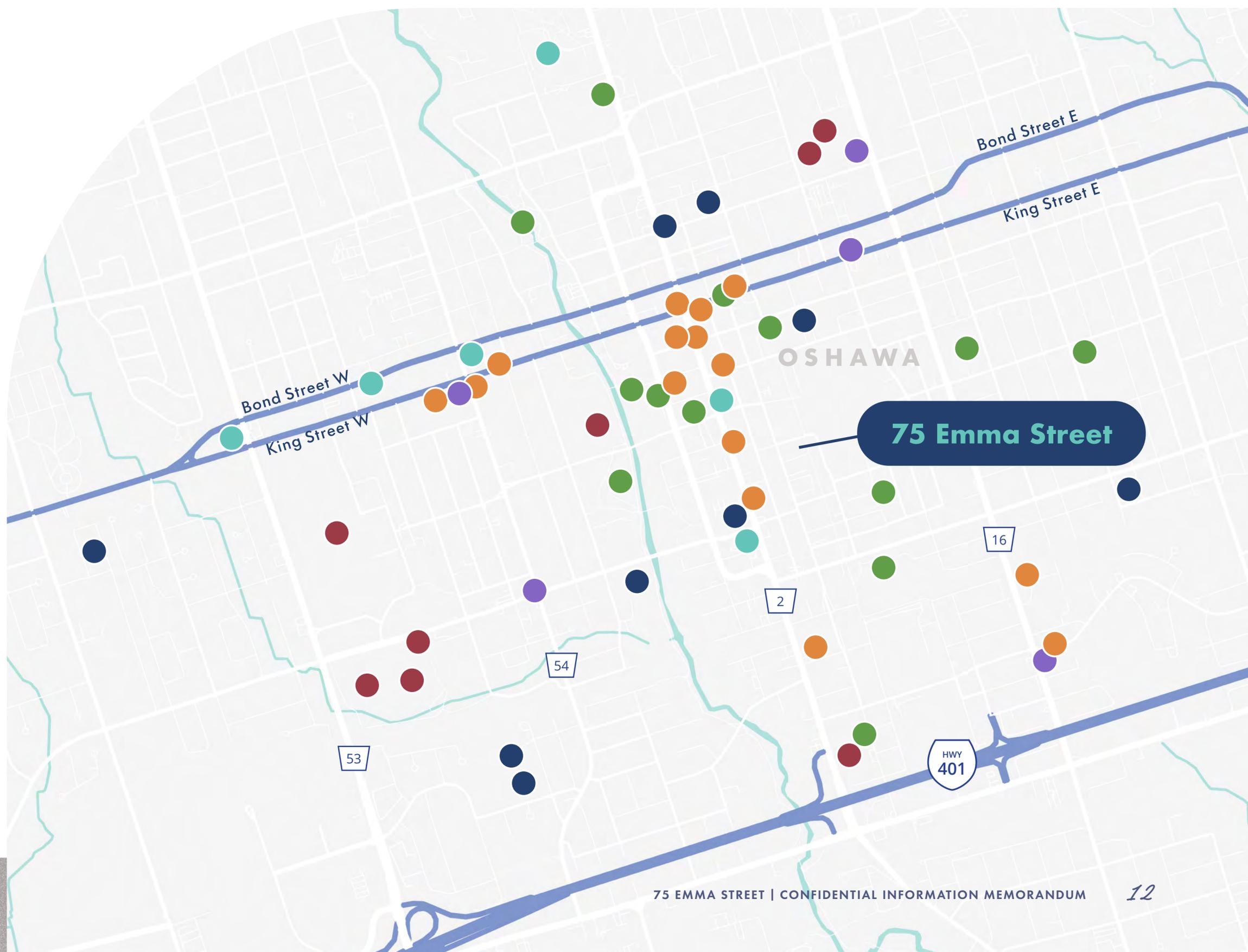
13+
RECREATIONAL
AREAS & PARKS

8+
RETAIL SHOPS
& CENTRES

9+
SCHOOLS

5+
GAS STATIONS

6+
MEDICAL FACILITIES



Transit Map

Driving Distance

Highways

HWY 401 Interchange	2 KM
King Street E	800 M
Bond Street E	900 M

Train Stations

Durham College Oshawa	5 KM
GO Station & VIA Rail Station	

Airports

Oshawa Executive Airport	7 KM
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