



MYSAK
REALTY INC., – BROKERAGE



FOR SALE | 11 Units

326 Saguenay Ave.

Oshawa, ON

PROPERTY OVERVIEW

ABOUT OSHAWA

Oshawa is the largest regional municipality of Durham county and is located on the shores of Lake Ontario. The city is approximately 60 km east of Downtown Toronto. Oshawa is known for its long history of manufacturing. The city has now become a vibrant and booming community with a wide array of businesses, dining destinations, historic sites and local shops. Oshawa has almost 410 hectares of parkland including many parks and a recreational trail system for residents to take advantage of.

ABOUT THE PROPERTY

Fantastic Oshawa Location just a 7 minute walk to the Oshawa Center, Public Transit just a 3 minute walk away and close to many other amenities including grocery stores & restaurants. 56% upside potential on existing rent roll upon tenancy turnover. Seller open to a VTB of up to \$800k.



PROPERTY DETAILS

Unit Breakdown: 11 residential units (11 x 2 Bedrooms)

Construction: Concrete Block

Age: 1956

Number of Storeys: 2

Flooring Type: Terrazzo, Parquet, Tile & Laminate

Square Footage of Area: 13,271.89 ft²

Legal Description: PT LT 9 PL 630 OSHAWA; PT LT 10 PL 630 OSHAWA; PT LT 11 PL 630 OSHAWA; PT LT 12 PL 630 OSHAWA; PT LT 13 PL 630 OSHAWA AS IN D185145 S/T & T/W OS173593; CITY OF OSHAWA



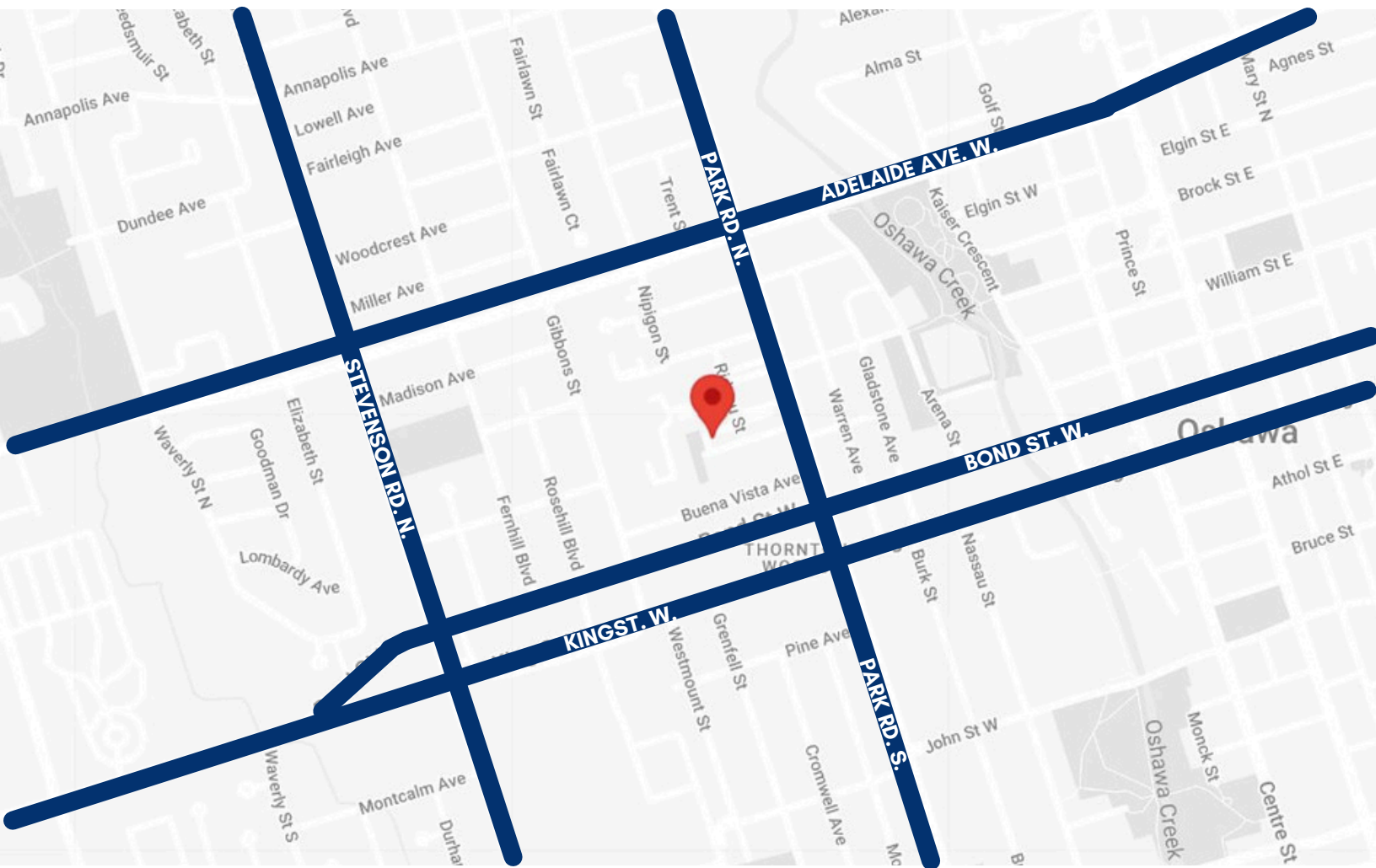
Location: Close to Fernhill Park, Oshawa Centre Mall, The Oshawa Valley Botanical Gardens, Mary Street Community School, Thornton Woods, Fernhill Community Centre, and Kinsmen Civic Memorial Stadium.



Public Transportation: Durham Region Transit serves all of the communities in the Durham Region. GO Transit trains and bus services are available.



OSHAWA MCLAUGHLIN



Nearest Grocery Store
Approx. 1.5 km



Nearest School
Approx. 800 m

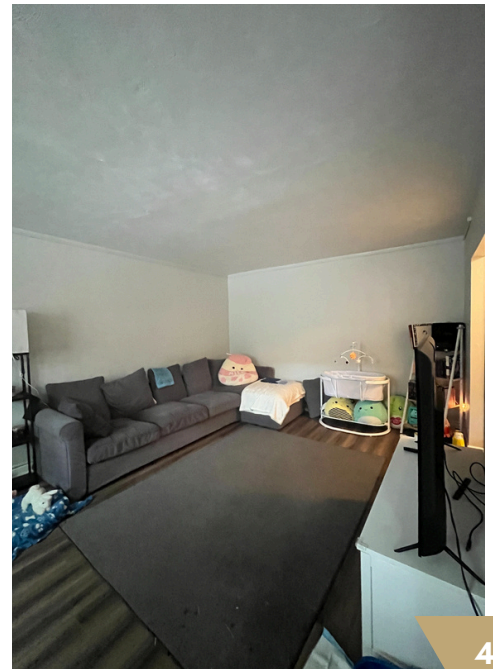


Nearest Park
Approx. 1.4 km

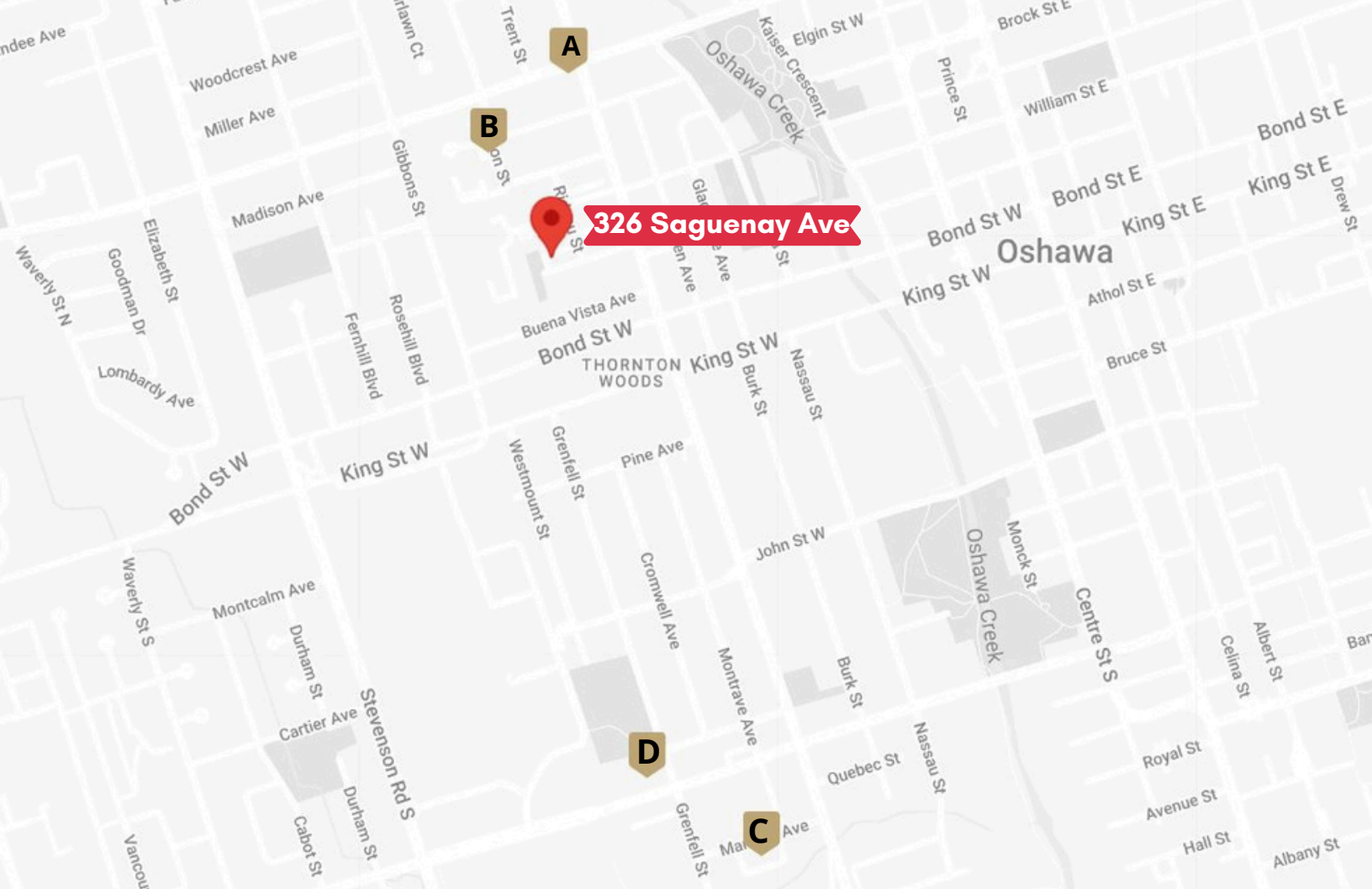
ABOUT MCLAUGHLIN

Rows of residences are positioned on a number of hills and dales that make up the McLaughlin neighbourhood. Every decade since the 1900s is represented in the housing stock, which is an eclectic blend of designs. The neighborhood's central green space, Thornton Woods, is quite expansive. The Oshawa Golf and Curling Club is located in the neighborhood's northeast corner. Five schools are located in the McLaughlin neighbourhood, making it a favourite among families.

INTERIOR SUITES



RENTAL ANALYSIS



Maps	Address	Size	Price	Distance
A	277 Adelaide Ave. W.	2 Bed	\$2,125	600 m
B	321 Elgin Ct.	2 Bed	\$1,775	450 m
C	321 Marland Ave.	2 Bed	\$2,268	1.6 km
D	380 Gibb St.	2 Bed	\$2,412	1.6 km



To book a tour
please email
reception@mysakrealty.com

ASHLEY LAPIER
Real Estate Broker



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