

**AVISON  
YOUNG**

# For Sale: 13-23 Athol St. W & 44 Simcoe St. S, Oshawa



## User/Investor Opportunity with Future Development Potential

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## Property Overview

# 13-23 Athol St W & 44 Simcoe St S

- Exceptional investment properties with future redevelopment potential
- Centrally located in Downtown Oshawa
- Well-served by local amenities, including grocery stores, restaurants, offices, and public transit
- Neighbouring high-density residential development applications

44 Simcoe St S



13-23 Athol St W



## Property Details | 13-23 Athol St W

Site Area	16,824 sf (0.39 ac)
Real Estate Taxes	\$27,367 (2025 Final)
Rentable Area	+/- 2,400 sf
Occupancy	Vacant
Parking	21 surface parking stalls
Recent Cap Ex Performed	Roof and parking lot pavement
Official Plan	Downtown Oshawa Urban Growth Centre within the Downtown Main Central Area
Zoning By-Law	Urban Growth Centre - UGC-B

## Property Details | 44 Simcoe St S

Site Area	10,915 sf (0.25 ac)
Environmental	Phase II - Specialized Onsite Services Inc, (2021)
Real Estate Taxes	\$26,162 (2025 Final)
Rentable Area	+/- 3,430 sf
Occupancy	Vacant
Parking	9 surface parking stalls
Recent Cap Ex Performed	Roof, HVAC system, and parking lot pavement
Official Plan	Downtown Oshawa Urban Growth Centre within the Downtown Main Central Area
Zoning By-Law	Urban Growth Centre - UGC-C





# Oshawa

**13-23 Athol St W & 44 Simcoe St S** are centrally located in Oshawa, offering excellent proximity to neighbourhood amenities including Costco, RBC, BMO, LCBO, Shoppers Drug Mart, No Frills and many other Triple A uses. Ontario Tech University and Durham College – Whitby Campus are approximately a 10-minute drive away, while Lakeridge Health Oshawa is reachable in 5 minutes. Commuters benefit from being close to Highway 401 and the Oshawa GO Station, ensuring convenient travel throughout the Greater Toronto Area.

 Subject Properties



**79,703**

Population  
(3km radius)



**\$78,459**

Avg. Household  
Income  
(3km radius)

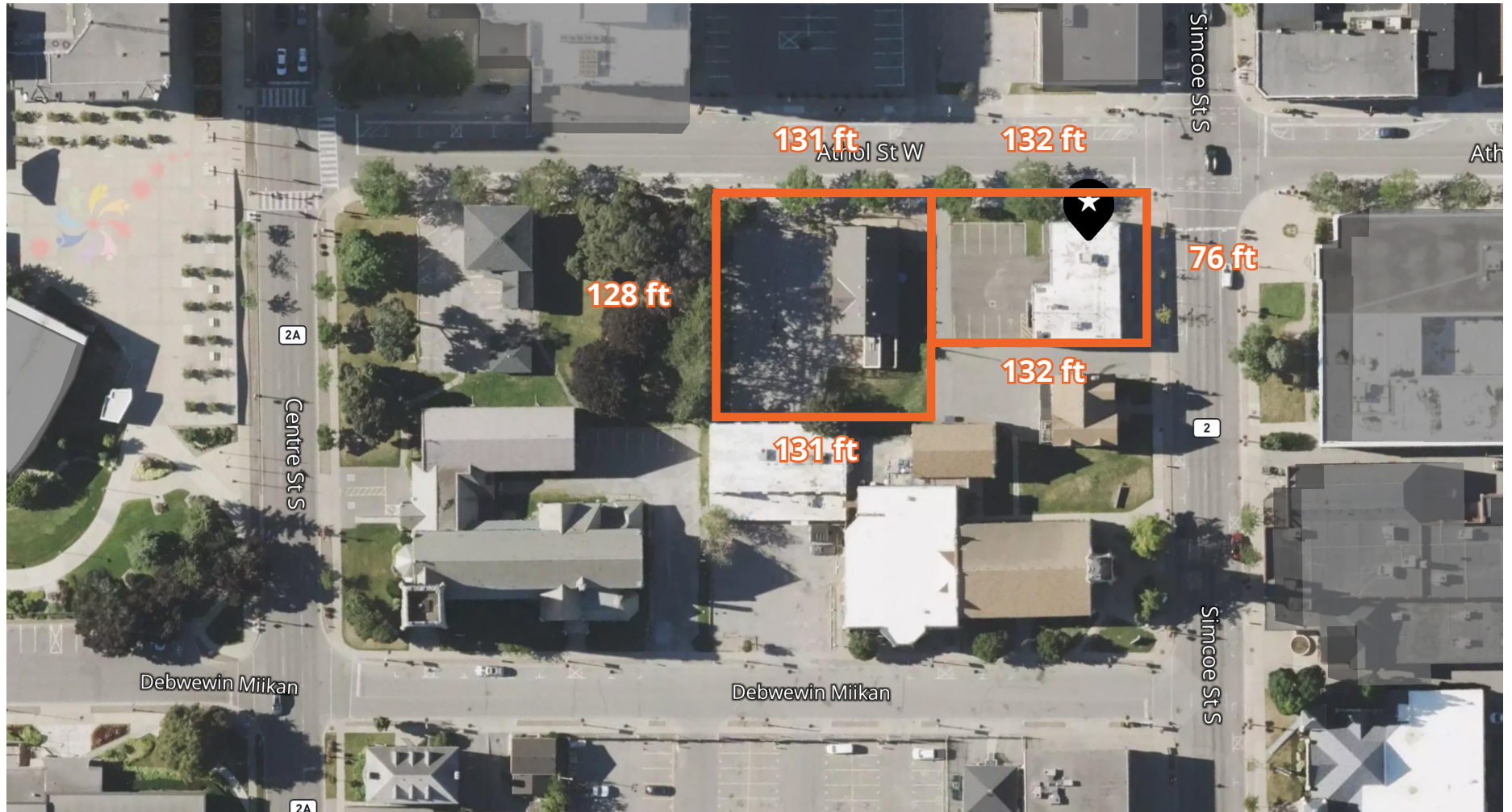


**3.3%**

Projected Annual  
Population Growth (2023)



## Property Overview



The subject properties are designated Downtown Oshawa Urban Growth Centre within the Downtown Main Central Area Boundary in the Oshawa Official Plan, paving the way for future development. Under the City's Official Plan, The Downtown Oshawa Urban Growth Centre is a primary focus area for intensification and is intended to be developed with predominantly high-rise as well as some mid-rise buildings. With a combined site area of 27,739 sf, the subject properties offer a unique opportunity to acquire a future high-rise development site with the potential for interim holding income.



# For Sale

**13-23 Athol St W & 44 Simcoe St S, Oshawa**

Pricing and offering process

**The Property is being offered for sale, "Unpriced."**

All expressions of interest may be submitted in the form of a Letter of Intent or Agreement of Purchase and Sale and should include the following:

- Address and contact info
- Purchase price
- Deposit structure
- An indication of material terms required by the purchaser
- Evidence of the purchaser's financial ability to complete the transaction

**Offer Process to be announced**

For More Information About this Offering:

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