

27

SIMCOE STREET NORTH, OSHAWA

FOR SALE OR LEASE



CORNER BANK BUILDING WITH OFFERED 100% VACANT
12,386 SF WITH 18 PARKING STALLS ON 11,820 SF OF LAND



**CUSHMAN &
WAKEFIELD**

PROPERTY DETAILS

27 Simcoe Street North is a prestigious building with image and presence. Ideal for an office or retail user looking to make a statement in Downtown Oshawa. Currently operated as Bagel World and URBN MRKT OSHAWA, this building has been completely renovated from top to bottom with close to \$1 Million in improvements, including the construction of a mezzanine level. The property is available for lease or sale.

ADDRESS:	27 Simcoe Street North
BUILDING BREAKDOWN:	4,936 SF Ground Floor 1,330 SF Mezzanine 1,023 SF Second Floor 5,097 SF Basement 12,386 SF Total Building
LAND SIZE:	0.27 Acre
PARKING:	18 Stalls
ASKING PRICE:	\$2,399,900
ASKING NET RENTAL RATE:	Contact Listing Agents
PROPERTY TAXES (2024):	\$29,036.95
LOT DIMENSIONS:	Frontage: 56.03 ft Depth: 165.25 ft With irregular dimensions providing additional parking land at rear.

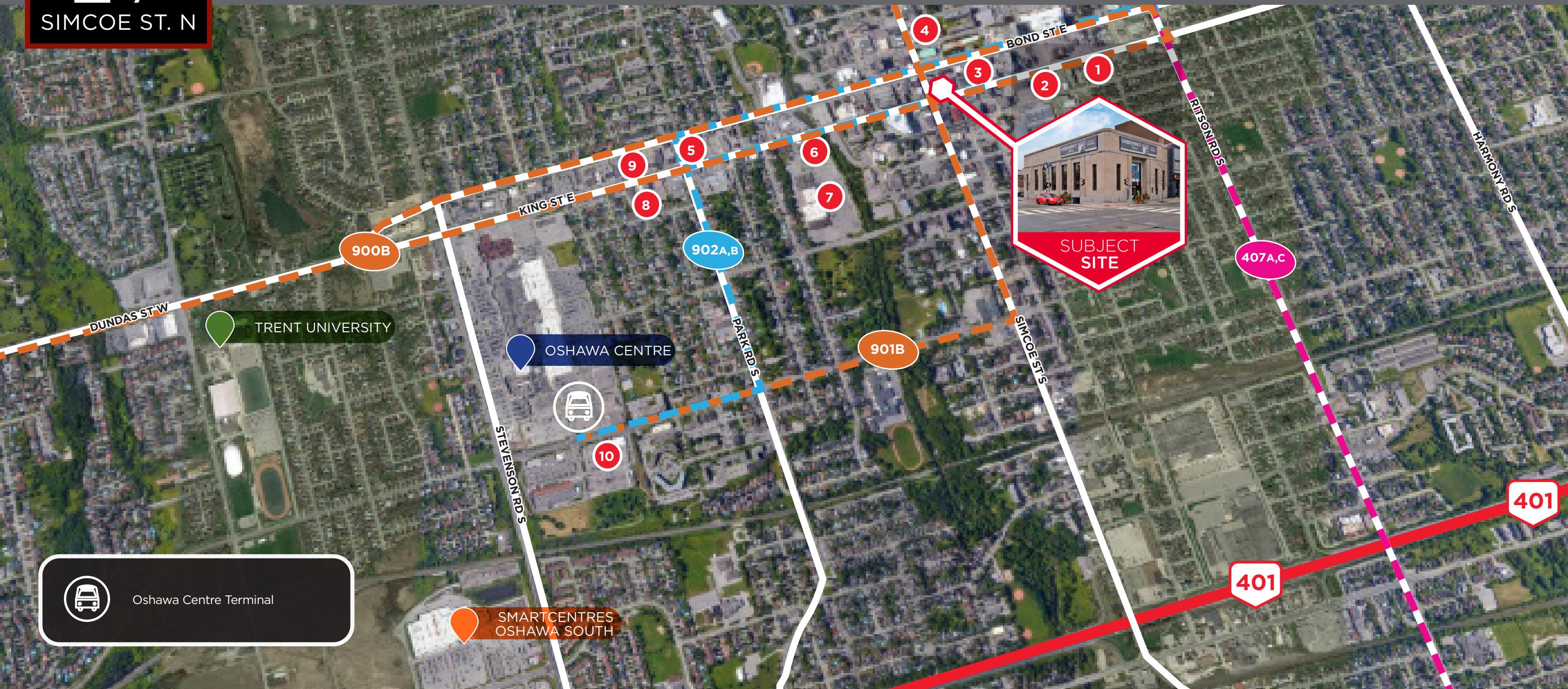
COMMENTS


- Corner bank building offered fully vacant
- Rear laneway access
- Recently renovated interior, with over \$1,000,000 invested into building systems and aesthetics
- Soaring 30+ FT ceiling height with new mezzanine configuration



27
SIMCOE ST. N





 Oshawa Centre Terminal

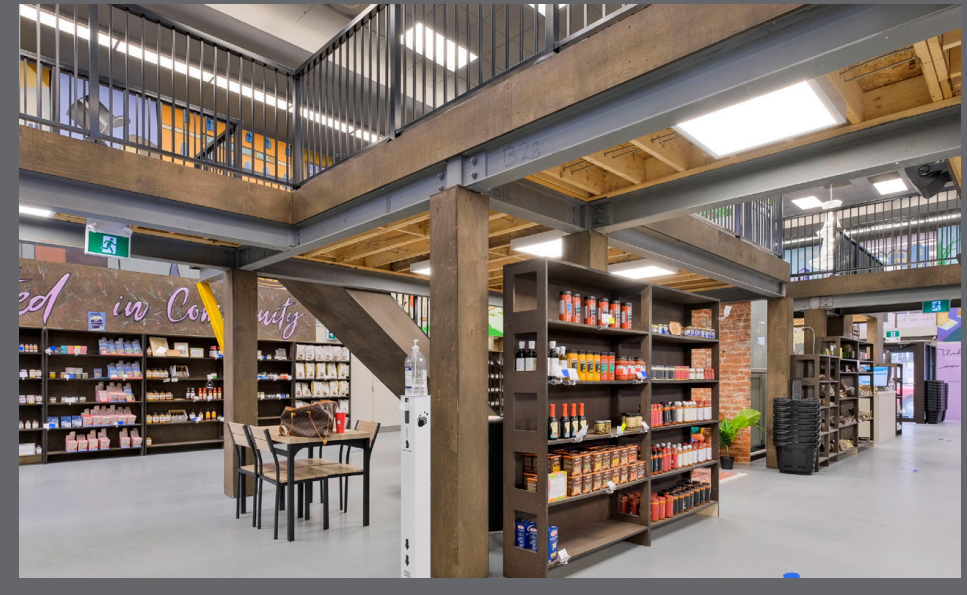
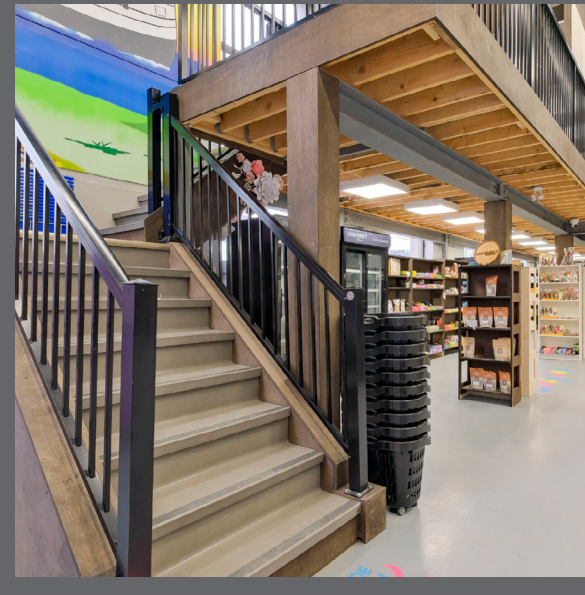
AMENITIES

- 1. Tim Hortons
- 2. Pizza Pizza
- 3. Kenzo Ramen
- 4. Holiday Inn Express
- 5. Shoppers Drug Mart
- 6. The Beer Store
- 7. Midtown Mall
- 8. Red Lobster
- 9. Tim Hortons
- 10. Canadian Tire

AREA DEMOGRAPHICS

 Daytime Population 93,471	 Median Age 43.3
 Total Households 31,998	 Average Household Income \$84,987.73

Source: PinPoint, 5 km radius



27
SIMCOE ST. N

MICHAEL BETEL*

Vice President

D: +1 416 359 2706

M: +1 416 845 5665

mike.betel@ca.cushwake.com

SIMON LEFAVE*

Associate

National Capital Markets Group

M: +1 647 284 8802

simon.lefave@cushwake.com

161 Bay Street, Suite 1500
Toronto, ON M5J 2S1 | CANADA
+1 416 862 0611

*Sales Representative

CUSHMANWAKEFIELD.CA



**CUSHMAN &
WAKEFIELD**

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE
*SALES REPRESENTATIVE **BROKER