

562 Simcoe Street South

\$695,000

OFFERING MEMORANDUM

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Sales Representative



Mixed-Use Investment Opportunity
Oshawa

Table of Contents

Disclaimer.....	3
Project Highlights	4
Aerials.....	5
Photos.....	6
Floor Plans.....	7
Expenses.....	8
Oshawa - Growth and Development.....	9
Building Information.....	10
Area/City Description.....	12
Notes from the Planner.....	13



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Project Highlights

Great Opportunity- Mixed-use property located South of the Downtown Core and adjacent to a Highway 401 (westbound) on-ramp in Oshawa

Large Lot Size- .14 Acre Site (**Opportunity to redevelop**)

Frontage: 66.00

Free-Standing Property with an additional flat plus parking

Great Location- High visibility corner lot with two points of access, adjacent to a Highway 401 on-ramp, located opposite (East side of Simcoe Street South) to a large multi-unit commercial plaza. The property is located on the West side of Simcoe Street South.

Less than a two-minute drive from the planned Central Oshawa Go Station.

Property is Vacant- Opportunity to set rents!

Seller to Provide Financing- 70% LTV- In a first position- 5% interest only- up to 5 years

Sale Leaseback Option- Seller willing to leaseback the flat in the rear of the property- \$1,000 per month (semi-gross) plus HST & Utilities

Amenities in the Area:

Costco (7-minute drive)

Nearest Mall- Oshawa Centre (6-minute drive)

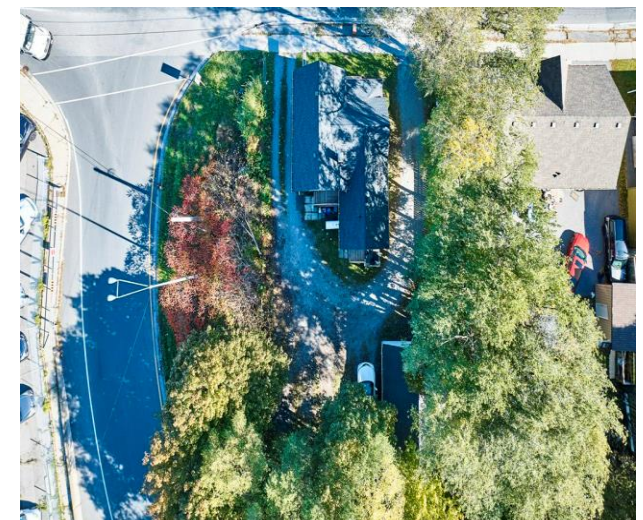
Highway 401- (adjacent to property)

Trent University (6-minute drive)

(UOIT) University of Ontario Institute of Technology (18-minute drive)

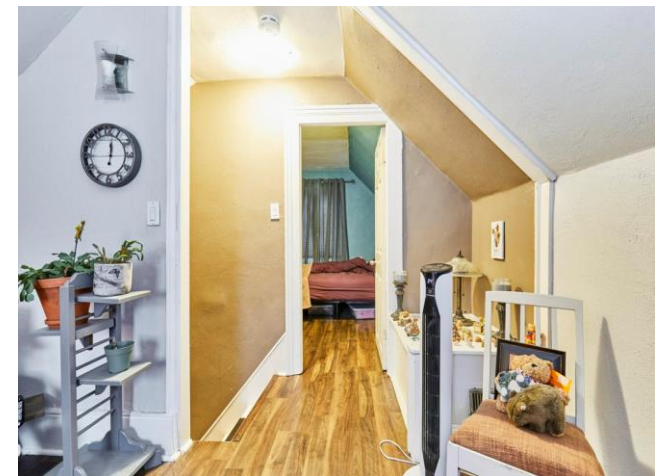
Future Oshawa Central Go Station- 500 Howard Street (2-minute drive)

Aerials



Photos

Virtual Tour https://unbranded.youriguide.com/562_simcoe_st_s_oshawa_on/



*Planning Purposes only- Listing reflects MPAC

Floor Plans

562 Simcoe St S, Oshawa, ON

Main Floor Exterior Area 998.98 sq ft
Interior Area 884.12 sq ft



0 3 6 ft

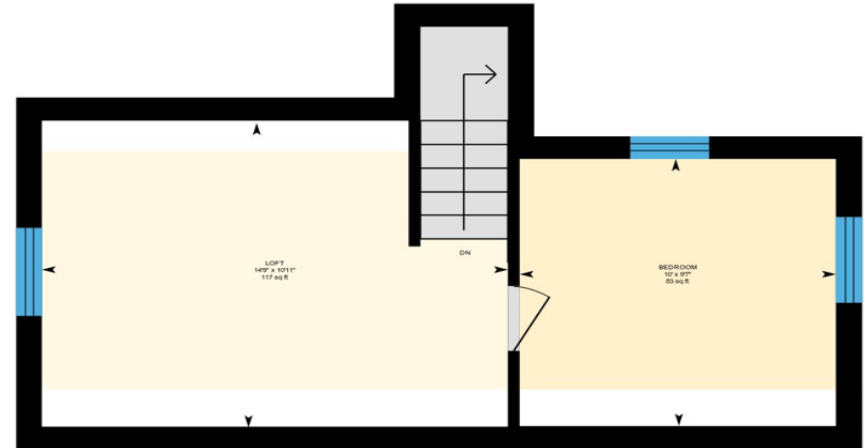
PREPARED: 2025/10/29

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



562 Simcoe St S, Oshawa, ON

2nd Floor Exterior Area 294.39 sq ft
Interior Area 225.85 sq ft
Excluded Area 45.94 sq ft



0 2 4 ft

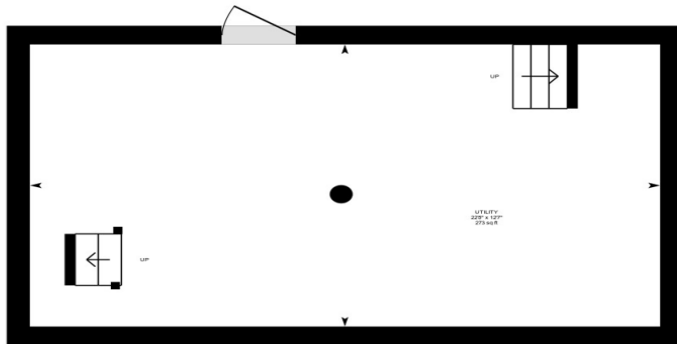
PREPARED: 2025/10/29

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



562 Simcoe St S, Oshawa, ON

Basement (Below Grade) Exterior Area 61.49 sq ft
Excluded Area 284.73 sq ft



0 2 4 ft

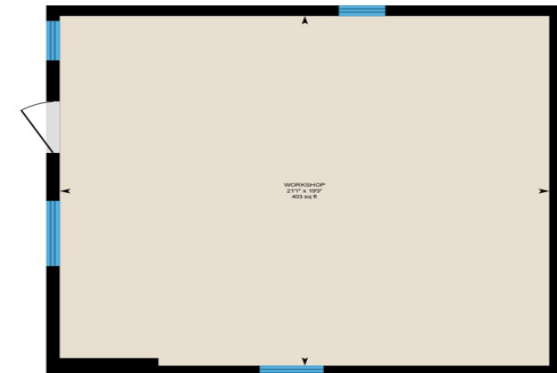
PREPARED: 2025/10/29

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



562 Simcoe St S, Oshawa, ON

Workshop Interior Area 403.20 sq ft



0 2 4 ft

PREPARED: 2025/10/29

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



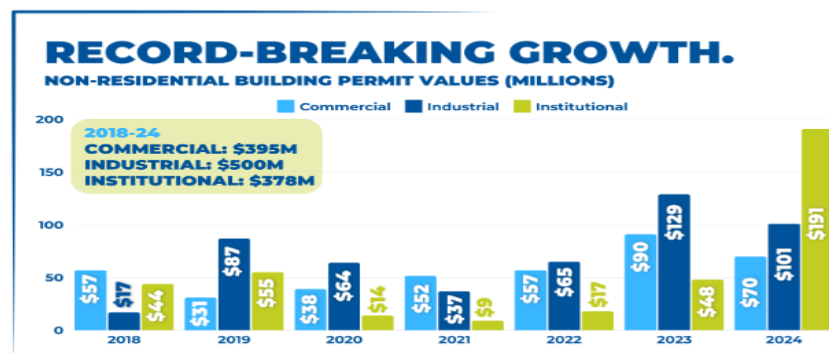
Expenses- Current Situation

Breakdown of Expenses			Tenant	Landlord	Total
Property Taxes (2025)			\$ -	\$ 4,672.70	\$ 4,672.70
Building Insurance			\$ -	\$ 2,900.00	-\$ 2,900.00
Water			\$ -	\$ 1,400.00	-\$ 1,400.00
Hydro			\$ -	\$ 1,900.00	\$ 1,900.00
Heat (Oil)			\$ -	\$ 4,000.00	\$ 4,000.00
Rentals (reliance water heater & propane tank)				\$ 428.90	\$ 428.90
Sub Total			\$ -	\$ 15,301.60	\$ 15,301.60
Landlord 's Expenses			\$ 15,301.60		
Total Expenses			\$ 15,301.60		

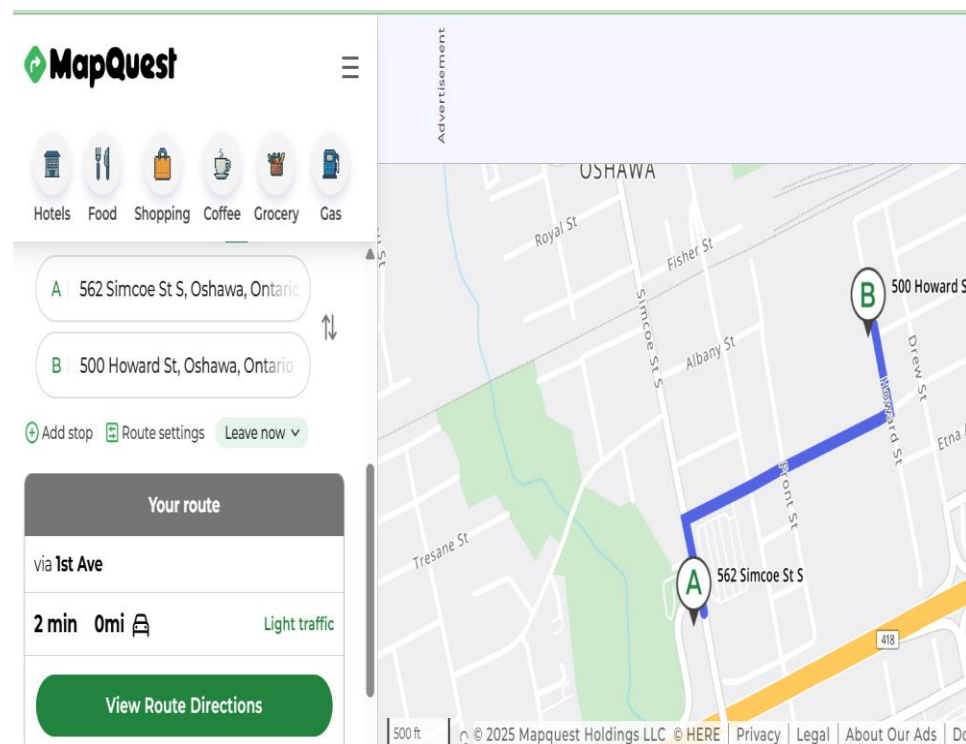
Oshawa – Growth and Development

The property is less than a two-minute drive from the planned/future Central Oshawa Go Station

Highlights of Oshawa's recent economic performance



- Oshawa posted the highest rate of population growth in Durham Region (2023-2024) at 5.2%, which was also the 8th highest municipality in Ontario – **Statistics Canada, 2025**
- Real G.D.P. in Oshawa is expected to grow by 1.2% in 2025 – **Conference Board of Canada, 2025**
- Major City Insights**
- Oshawa has over 75,000 total jobs, an increase of 15% since 2011 – **OMAFRA, 2024**
- Downtown Oshawa is included in the **Lakeshore East GO Train extension**, with an estimated economic value of \$1.1B in urban development with 21,000 new jobs
- Oshawa is one of the **top 5 mid-sized advanced manufacturing clusters in North America**, with an advanced manufacturing labour force of 7,900 – **Waterloo EDC, 2023**
- Oshawa is ranked as the number one community in Durham Region – **Maclean's Magazine, 2021**
- Oshawa is ranked number one for development approval timelines across the G.T.A. – **Altus Group, 2020**
- Oshawa is one of Canada's fastest growing markets for tech talent – **CBRE, 2020**



Source: <https://www.oshawaeconomicdevelopment.ca/incentives-and-support/tour-of-growth-and-development/>
<https://www.oshawa.ca/business-development/go-east-durham/>

Building Information

562 Simcoe Street South

A free-standing, 2 Storey mixed-use building containing 2 suites. Ground floor level storefront/office space and (1) one-bedroom apartment.

The property also has a 430sf flat located in the rear.

The property was built in 1900.

Legal Description: PT LT 14 PL 7 OSHAWA AS IN D477413; OSHAWA

Lot Size: .14-acre site- (6,098 sf)

Frontage: 66.00

Zoning: currently zoned PSC-A (Planned Strip Commercial- Transitioning to CO-B “h-97” “h-103”

The maximum height permitted is 40 meters (12 storeys)

Parking: 6 (No parking minimums required for the property)

Floor Profile: Basement/ Lower Level - Partly unfinished, access via a hatch which is located in the storage room

Commercial/Storefront - Contains a showroom/reception area, storage room,
Two-piece bathroom/change room and kitchenette.

One-Bedroom Apartment -Consists of a main floor kitchen, (1)- one-piece & (1)- two-piece bathroom and one upper
level bedroom and living room.

Exterior Walls: Vinyl Siding
Foundation: Stone & Mortar
Plumbing: Copper/Plastic, 1 Rented Hot Water Tank
Roof: Asphalt Shingle

Heating and HVAC: Forced Air oil Furnace
Electrical: 200amp breaker panel

- MPAC Report

	Property Address	562 SIMCOE ST S
	Municipality	OSHAWA CITY
	Roll Number	181302000402900
	Property Code & Description	303 - Residence with a commercial/industrial unit

Services

Hydro	Private Water	Private Sanitary
Hydro available	-	-

Lot Details

Frontage (ft)	Depth (ft)	Site Area (A)	Site Access	Site Variance
66.00	-	0.14	Year Round Road Access	Irregular

On-Site Variables	Abuts Variables	Proximity Variables	Waterfront Variables
MAJOR TRANSIT STATION AREA	TRAFFIC PATTERN - HEAVY	PROXIMITY TO COMMERCIAL	
OFFICIAL PLAN DESIGNATED - COMMERCIAL			

Primary Structures

Structure Description	SINGLE FAMILY DETACHED
Year Built	1900
Total Floor Area (Above Grade sqft)	1,263
Total Floor Area Range	1,100-1,499
First Floor Area (sqft)	971
Second Floor Area (sqft)	292
Third Floor Area (sqft)	-
Basement Total Area (sqft)	591
Basement Finished Area (sqft)	-
Heating	Forced Air
Air Conditioning	N
Full Storeys	1
Partial Storeys	1/2 storey
Bedrooms	1
Full Bathrooms	1
Half Bathrooms	2
Renovation Year	2014
Renovation Code	Interior
Addition Year	-
Addition Area (sqft)	-
Split Level	No Split
Structure Condition	Average
Fireplace Total	0
Structure Design Type	-
Structure Variables	-
Condo Floor Level	-
Condo Parking Spaces	-
Condo Standard Lockers	-
Condo Oversize Lockers	-
Condo Indoor Parking	-

Garage Structures

Structure Description	DETACHED GARAGE
Year Built	1950
Total Area (sqft)	430
Garage Spaces	1

Area/City Description

562 Simcoe Street South – Oshawa

The property is situated south of the downtown core of the City of Oshawa, north of Highway 401, in the central-eastern portion of the Regional Municipality of Durham, and the eastern portion of the Greater Toronto Area. Oshawa is located approximately 56 kilometres (37 miles) east of the City of Toronto. It is situated on the north shore of Lake Ontario, east of Pickering, Ajax and Whitby, and west of the Municipality of Clarington.

Simcoe Street is a main arterial north/south road running through Oshawa, beginning at Lake Ontario to the south and ending north of the property, south of Bolsover. The property is located adjacent to a Highway 401 westbound on-ramp. Due to its location, the property experiences a high volume of traffic and exposure.

The property fronts onto Simcoe Street South, which is an asphalt-paved, municipally maintained four-lane road with curbs, sidewalks, overhead electrical power and streetlights. The property is located in an area of mixed commercial and residential properties where properties along the West side of Simcoe Street are utilized in a commercial/residential nature.

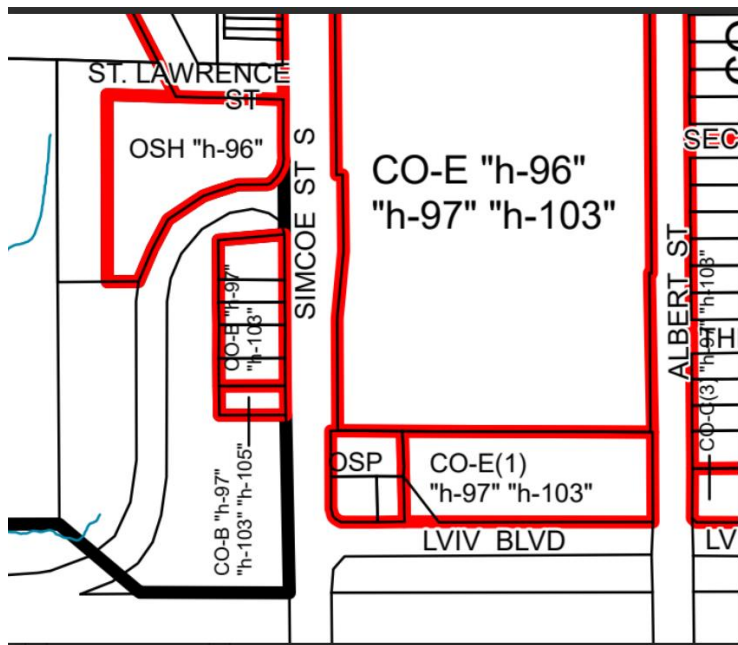
Amenities, including schools, health clinics, worship centres and shopping, are all located in Oshawa.

Notes from the Planner

Updated on Tuesday, Oct 14th, 2025 (email thread available upon request)

562 Simcoe Street South is currently zoned **PSC-A** (Planned Strip Commercial). The existing use shown in our land use management system is Commercial with Residential, Primarily Commercial.

This property is within the Protected Major Transit Station Area (PMTSA) for the future Central Oshawa GO Station. A PMTSA is a designated zone around a major transit station where a municipality is required by the Province to plan for intensive, mixed-use development. In June this year, Council adopted recommendations to redesignate and rezone the lands within the PMTSA to achieve the persons and jobs per hectare target established by the Province. The Official Plan amendments associated with the new land use designation are now with the Province for approval, and the new zoning has been appealed. Once these processes have concluded, the new zoning of 562 Simcoe Street South will be **CO-B "h-97" "h-103"** (Central Oshawa Zone, with holding symbols on the zoning containing special conditions that must be satisfied before the lands can be redeveloped), as shown on the screenshot below.



The original map can be found on page 82 of this report: <https://pub-oshawa.escribemeetings.com/filestream.ashx?DocumentId=19798>
In the short-term, the appeal of the Zoning By-law amendments for the PMTSA has created a situation in which only existing uses and uses permitted under both the current (PSC-A) and future zoning (CO-B “h-97” and “h-103”) are permitted.

The following uses are permitted in the CO-B Zone:

- a. Apartment building
- b. Day care centre
- c. Existing Residential uses not otherwise identified among the full list of permitted uses, located in existing buildings or structures, provided such uses were lawfully existing as of [insert date by-law comes into effect] and continue in the same manner and for the same purposes for which they were used on that date
- d. Flat
- e. Personal service establishment
- f. Place of worship
- g. Professional office, other than a Clinic
- h. Restaurant
- i. Retail store
- j. School

Due to changes in Provincial regulations, municipalities are no longer able to enforce parking minimums in PMTSAs. This means that there is no minimum parking requirement at this location, although parking can of course still be provided.

Holding symbols (the “h-” part of the zoning) are temporary restrictions on development that are removed once certain conditions are fulfilled. The “h-97” holding symbol relates to a fee that the Region of Durham will place on new development to help fund the future GO Station once the appropriate legislation and by-laws have been passed. The “h-103” holding symbol requires a comprehensive Stormwater Management Study to be completed by the City before the lands in the PMTSA can be developed. Until the study is completed, the only uses permitted are existing uses lawfully permitted as of the date the zoning by-law was passed, and all permitted uses in the applicable underlying zoning, provided they are located within buildings and structures that already existed as of the date the zoning by-law was passed.

Due to the significant change in land use regulations in the PMTSA, we have many development applications for this area that are in the pre-consultation stage, which is confidential. However, here are two public applications that may be of interest:

- 144 – 155 First Avenue (proposed): 5,435 residential units over eight development blocks, 5,873m² of ground floor commercial space and a park.
- 63 Albany (approved): 22-storey apartment building with 307 dwelling units and 18 3-storey block townhouse units.

The associated reports are attached. At the end of both reports you'll find attachments showing the site plans of the proposed buildings / blocks and buildings.

With respect to intensifying the commercial uses on the site by leasing the existing commercial space to another tenant and utilizing the storage building / garage at the back of the property as a storefront – since the structures are all existing, and both the new zoning and the old zoning permit a flat or flats (a flat being a specific kind of residential unit in association with non-residential uses) as well as retail and most types of office uses, and parking minimums are not applicable in a PMTSA - from a zoning perspective I think this should be fine, but I'm curious what Building Services' requirements may be for the shed / detached garage. Also, if there are changes to the layout of the site or the footprint of the buildings, site plan approval may also be required.

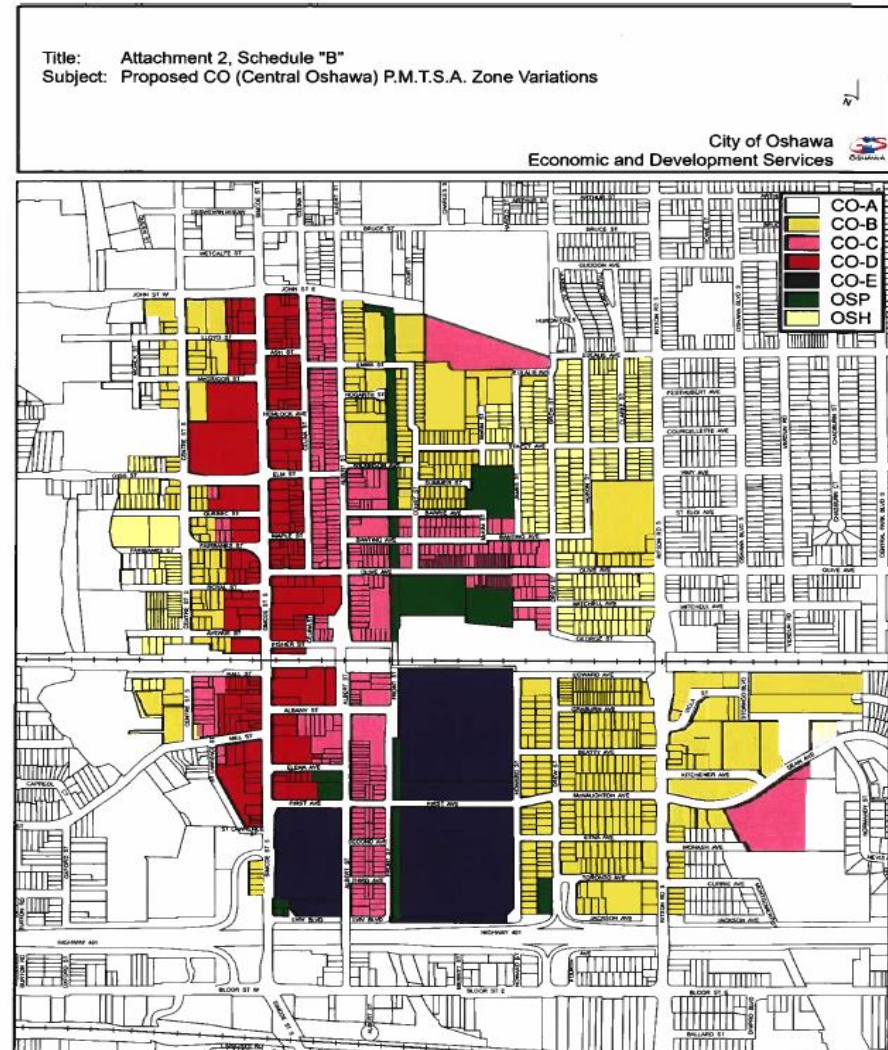
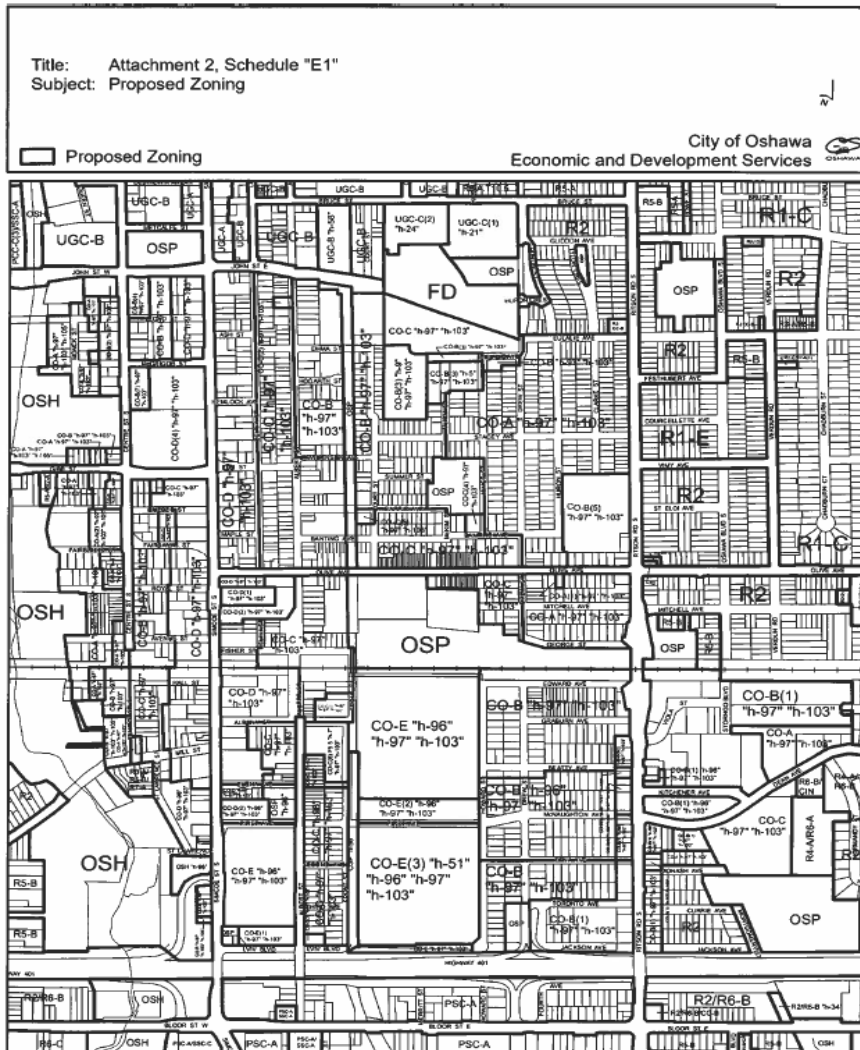
Notes from the Ministry of Transportation-

(September 15th, 2025- email thread available upon request)

“I have reviewed MTO’s future works for Hwy 401 in this area and **there are no plans to acquire 562 Simcoe Street South....**”

Simon Howell, P. Eng.

Senior Project Engineer | Design and Engineering Branch
Ministry of Transportation | Ontario Public Service
613-449-2577 | simon.howell@ontario.ca



38(C).2.4 The following regulations as set out in Table 38(C).1 shall apply to any building permitted in any CO-B or CO-C Zone.

Table 38(C).1 – Regulations for CO-B and CO-C Zones

Zones	CO-B	CO-C
Minimum Height (m)	9 ¹	12 ¹
Maximum Height (m) (Subject to any Oshawa Airport Zoning Regulations)	40 ¹	60 ¹
Maximum Density (Dwelling Units Per Hectare)	300 ²	500 ²
Minimum Lot Frontage (m)	18	
Minimum Front Yard Depth (m)	6	
Minimum Interior Side Yard Depth (m)	3	
Minimum Exterior Side Yard Depth (m)	3	
Minimum Rear Yard Depth (m)	7.5 for the first four storeys, 10.5m for all storeys higher than the fourth storey	
Maximum Non-residential Gross Floor Area (m ²)	1,200	2,000
Maximum Restaurant Gross Floor Area (m ²)	125	

¹ Requires Official Plan Amendment 234 to come into effect prior to these height minimum and maximums coming into full force and effect. Until Official Plan Amendment 234 comes into effect, the maximum and/or minimum height, as may be applicable, shall be regulated by the