

VACANT BANK BUILDING FOR SALE

601 KING STREET EAST, OSHAWA, ON



ALL OUTLINES ARE APPROXIMATE

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INVESTMENT
GROUP**

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PROPERTY SUMMARY

VACANT BANK BUILDING

601 King Street East, Oshawa, ON





ADDRESS:

601 King Street East, Oshawa

LEASEABLE AREA:

3,300 sq. ft.

SITE AREA:

0.44 ac.

ZONING:

Planned Strip Commercial

INTERSECTION:

King Street East / Wilson Road South

BUILDING TYPE:

One storey retail building

PARKING:

25 Spaces

ASKING PRICE:

\$1,155,000

MARKET OVERVIEW

VACANT BANK BUILDING

601 King Street East, Oshawa, ON



OSHAWA, ON

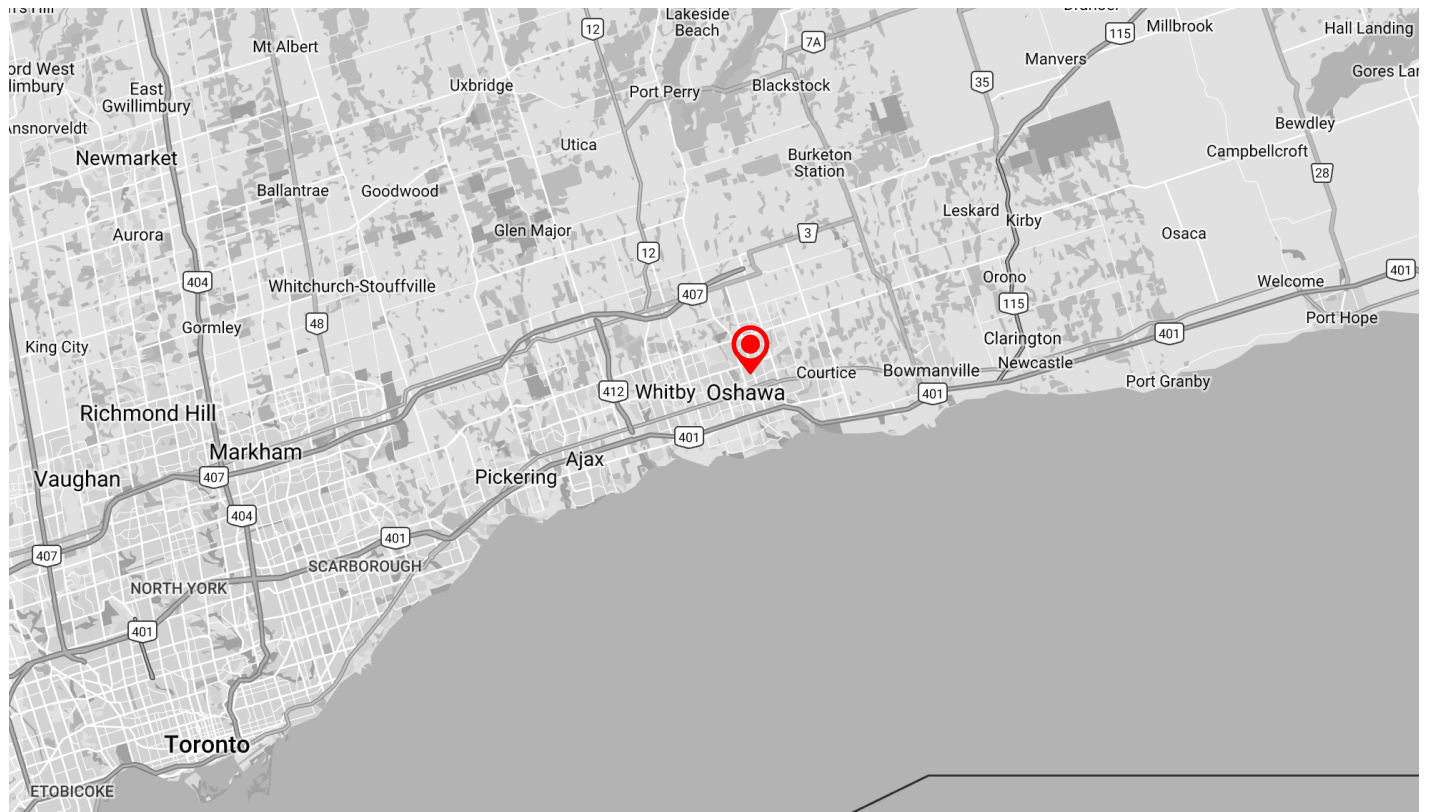
The city of Oshawa is located on the north shore of Lake Ontario, 60 km east of Downtown Toronto and is the largest city in the Regional Municipality of Durham. Oshawa has two main interchanges that connect the city to Highway 401, Stevenson Road and Harmony Road. Highway 401 acts as a major transportation hub for business serving Southwestern, Central and Eastern Ontario. The city of Oshawa is identified as one of the best places for innovation and urban growth by the Government of Ontario. It is becoming increasingly popular due to the numerous opportunities for start-up businesses, housing affordability and proximity to the GTA. Oshawa is known as The Automotive Capital of Canada due to the enormous economic impact of General Motors and numerous automotive related companies located throughout the city. The city has a well-developed public transit network including GO Transit, Durham Regional Transit and VIA rail. The area features numerous retail nodes and shopping complexes including Oshawa Shopping Centre, Five Points Mall and Oshawa SmartCentres.

TRADE AREA DEMOGRAPHICS

Total Population	164,656
Population Change (2011-2016)	6.6%
Average Age	41
Total Households	65,220
Avg. Household Income	\$88,594

TOTAL CENSUS FAMILIES

Average Persons per Family	3.0
Total Couples	36,998
Without Children at Home	18,297
With Children at Home	18,701
Lone-Parent Families	9,350



PROPERTY PROFILE

VACANT BANK BUILDING

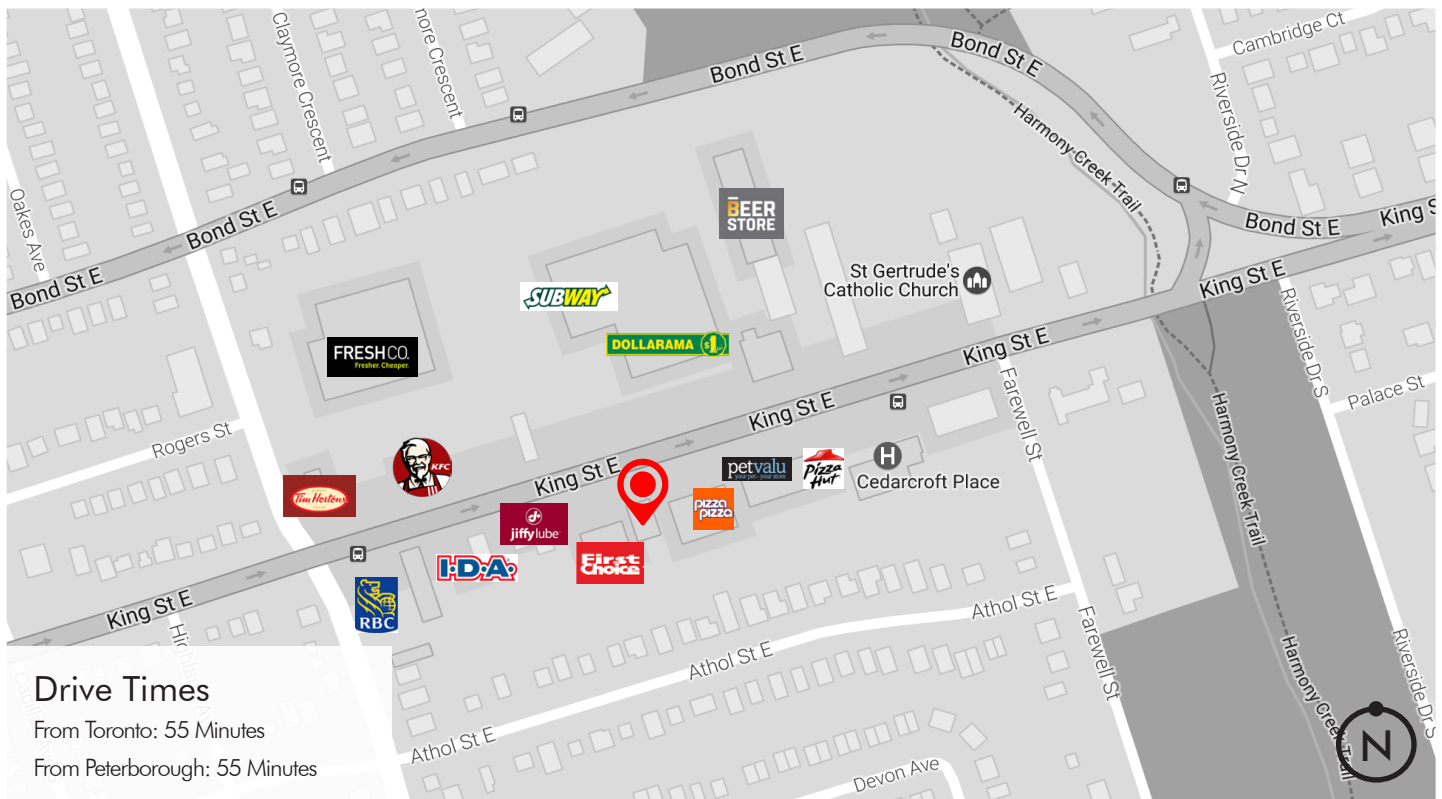
601 King Street East, Oshawa, ON



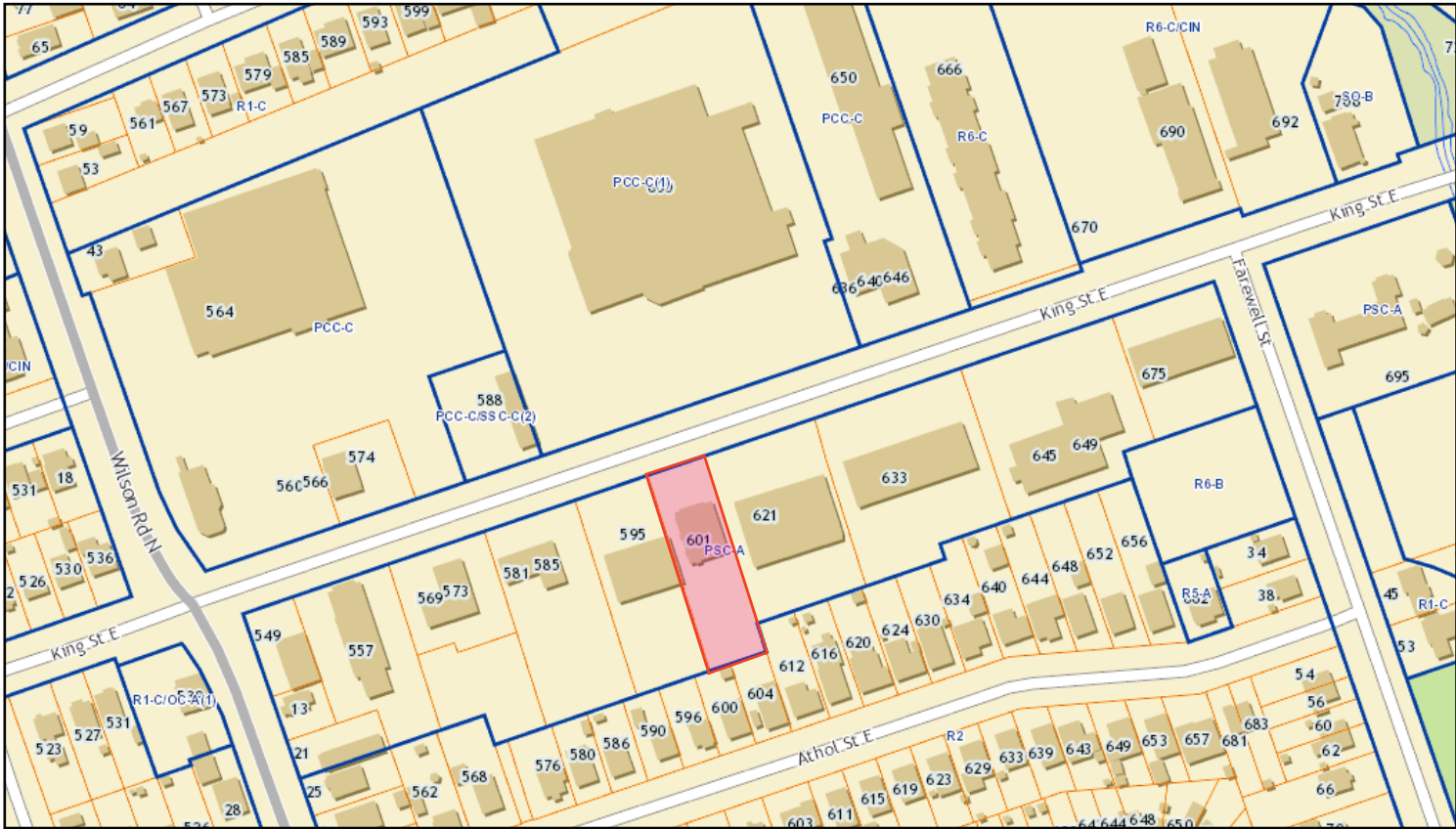
PROPERTY OVERVIEW

The Subject Property is well located on King Street East between Wilson Road South and Farewell Street, in a high traffic commercial area of the city. The neighbouring site to the east of the Subject Property is a freestanding retail building with 5 tenants including Pizza Pizza and King Street Pharmacy. The neighbouring site to the west of the Subject Property is a freestanding commercial building featuring retail tenants including First Choice Haircutters. King Street East in Oshawa hosts numerous national tenants including Dollarama, FreshCo, Tim Horton's, KFC, RBC, I.D.A. Pharmacy, The Beer Store and Pizza Hut.

MUNICIPAL ADDRESS	601 King Street East, Oshawa, ON
LAND AREA	0.44 ac.
GLA	3,300 sq. ft.
FRONTAGE	75 ft.
ZONING	Planned Strip Commercial
LEGAL DESCRIPTION	LT 1 PL 157 EAST WHITBY; LT 2 PL 157 EAST WHITBY; LT 3 PL 157 EAST WHITBY; PT LT 1 SHEET 6B PL 370 EAST WHITBY PTS 1,2 & 3, 40R6203; OSHAWA



ZONING - PLANNED STRIP COMMERCIAL



PERMITTED USES

- Animal hospital
- Apartment building
- Art gallery
- Auction establishment
- Automobile rental establishment
- Automobile repair garage
- Automobile sales and service establishment
- Block townhouse
- Brew your own operation
- Church
- Cinema
- Club
- Commercial recreation establishment
- Commercial school
- Craft brewery
- Crisis care residence
- Day care centre
- Financial institution
- Flat
- Funeral home
- Home for the aged
- Hotel
- Lodging house
- Merchandise service shop
- Museum
- Nursing home
- Office
- Outdoor storage accessory to a permitted use in the PSC-A Zone
- Peddle
- Personal service establishment
- Printing establishment
- Private school
- Restaurant
- Retail store
- Retirement home
- Studio
- Tavern
- Taxi establishment

OFFERING PROCESS

VACANT BANK BUILDING

601 King Street East, Oshawa, ON



OFFERING PROCESS

Offers are to be submitted via email, fax or courier to CBRE's Retail Investment Group.



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