

\$1 - 137 Simcoe Street N, Oshawa (o'neill)

MLS® #E11926494

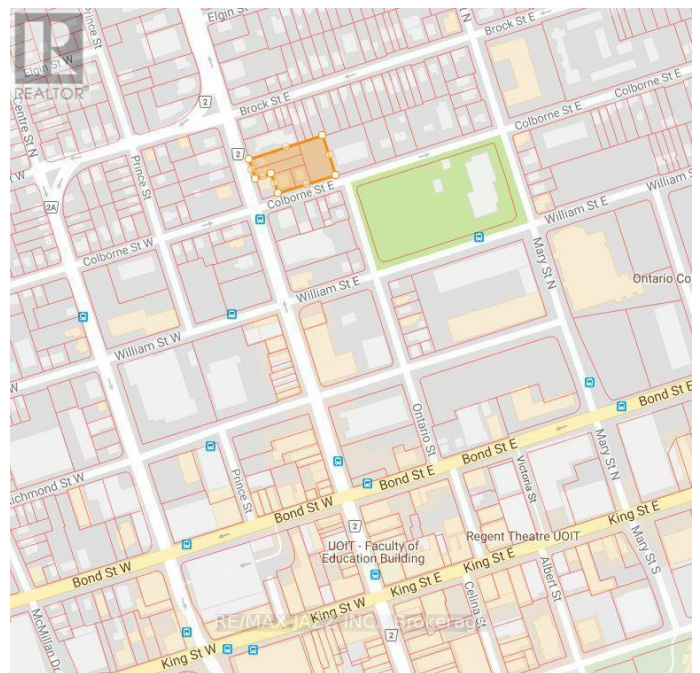
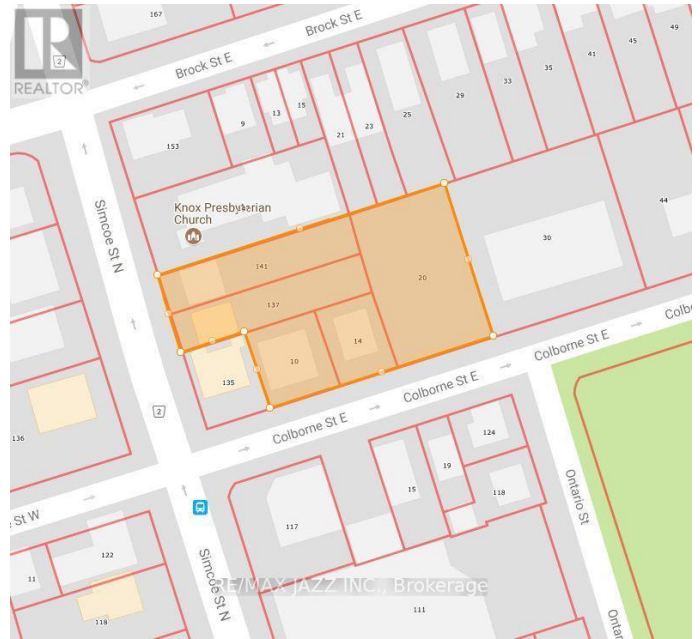
\$1

0 Bedroom, 0.00 Bathroom, 1 sqft

Vacant Land on 0.67 Acres

O'Neill, Oshawa (o'neill), Ontario

Attention Developers & Condo Builders. 0.67 Acre Building Site Assembled In Downtown Oshawa with Simcoe St N Frontage. Lots of opportunity, could be rental housing, condo or retirement home. Incredible location within walking distance to Lakeridge Regional Health Centre, Ontario Tech Downtown Campus, Oshawa Golf & Curling Club, Regional Court House, Tribute Communities Centre & All That the revitalized downtown has to offer. NO DEVELOPMENT CHARGES IN DOWNTOWN OSHAWA FOR APARTMENT RENTAL HOUSING. ZONING IS IN PLACE!! This site potentially can build 271 unit apartment building. Zoning allows 1000 units per hectare. Potential building height can be about 74 meters, equal 22-24 stores building. Land owner has working relationships with CMHC mortgage broker, can help arrange up to 95% financing/construction loan for apartment building. Land owner also can provide introduction to bonded builder. Downtown Oshawa Urban Growth Centre identified in the Provincial Growth Plan for the Greater Golden Horseshoe. Site consists of Five properties, 137 and 141 Simcoe St N, 10 Colborne, 14 Colborne & 20 Colborne. Good income stream while developing, Current Gross Income For Four Properties and 11 apartments is \$163,200 annually with an NOI of approximately \$118,000. Phase 1 ESA and Stage 1 Archeological Study Complete. ****EXTRAS**** Location of this property could not be better with transit and proximity to



hospital. The time could not be better to
acquire and develop in Downtown Oshawa.
Good rental income in place while
development application is in process.
(id:6289)

Essential Information

Listing #	E11926494
Price	\$1
Bathrooms	0.00
Square Footage	1
Acres	0.67
Type	Vacant Land

Community Information

Address	137 Simcoe Street N
Subdivision	O'Neill
City	Oshawa (o'neill)
Province	Ontario
Postal Code	L1G4S6

Listing Details

Listing Office RE/MAX JAZZ INC.



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