

\$899,888 - 853 Simcoe Street S, Oshawa (lakeview)

MLS® #E12382988

\$899,888

5 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Lakeview, Oshawa (lakeview), Ontario

Top 5 Reasons You Will Love this Property: 1) Excellent Investment Opportunity, Potential to Earn 7%-9% Cap! 2) Many Permitted Uses: Residential, Automotive, Office, Day Care, Long Term Care, Personal Service Establishment, Funeral Home, With a Drive Thru Window, Plus Many Many More See Attached Zoning & Uses 3) Situated on a Premium Spacious Double Lot 88.88 Feet Frontage & 112.32 Feet Deep with Large Driveway and a Curb Cut for a 2nd Optional Driveway, an Incredible Backyard with Potential to Build a Backyard Home, Garden-Home, Guest House allowing for More Income!! 4) 5 Bedrooms, 3 Bathrooms, 2 Kitchens, with a Separate Entrance to an Unspoiled 7-Foot High Basement allowing for more Additional Rental Income Potential. 5) Minutes from Hwy 401, Go Train, Lake Ontario, and Transit. Many Permitted Uses See Attach, increment Zoned PSC-A Under Zoning By-Law 60-94. This Property Awaits the Ambitious Buyer With Great Wisdom & Vision That Can Foresee And Forecast The Full Potential Opportunity! WOW, WHY TRAVEL? Rare Live & Work at Home Opportunity in Sought-After Lakeview Community of Oshawa. Excellent Potential for the Ambitious Entrepreneur! This 1 1/2 Storey Offers Great Rental Income Potential Featuring 5 Bedrooms, 3 Full Bathrooms, and 2 Kitchens, with Ceilings mostly 9'10" high in most areas and a Full Basement with Ceilings 7' high with a Separate Entrance. Minutes from

853 Simcoe St. S
Oshawa, ON L1H 4K8

Potential Rental Income
Generating Property
INCOME PER MONTH



Outside income: \$1500-\$2000
Inside income: \$5500
Total income: \$7000-\$7500

20+ Parking Spaces

1 BED APARTMENT


RENTAL ROOM 1

RENTAL ROOM 2




GROUND FLOOR

EXP REALTY, Brokerage

**853 Simcoe St S, Oshawa, ON**

Ground Floor Finished Area 1204.94 sq ft



0 4 8 ft


EXP REALTY Brokerage

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

BiGUIDE

853 Simcoe St. S
Oshawa, ON L1H 4K8

Potential Rental Income
Generating Property
INCOME PER MONTH




Outside income: \$1500-\$2000
Inside income: \$5500
Total income: \$7000-\$7500

20+ Parking Spaces

Bach Apartment 1

Bach Apartment 2



2ND FLOOR

EXP REALTY, Brokerage

Hwy 401, Go Train, Transit, Shopping. Curb
Cut for 2nd. Optional Driveway. Many
Permitted Uses See Attachment Zoned PSC-A
Under Zoning By-Law 60-94. This Property
Awaits the Ambitious Buyer With Great
Wisdom & Vision That Can Forsee And
Forecast The Full Potential Opportunity **Not
Heritage Designation Home!!!! (id:6289)

Essential Information

Listing #	E12382988
Price	\$899,888
Bedrooms	5
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	853 Simcoe Street S
Subdivision	Lakeview
City	Oshawa (lakeview)
Province	Ontario
Postal Code	L1H4K8

Amenities

Parking Spaces	20
Parking	No Garage

Interior

Appliances	Water Heater, Water meter, Dryer, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
# of Stories	2
Basement	Separate entrance

Exterior

Exterior	Aluminum siding, Brick
Lot Description	88.9 x 112.3 FT

Foundation

Unknown

Listing Details

Listing Office

EXP REALTY



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