

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

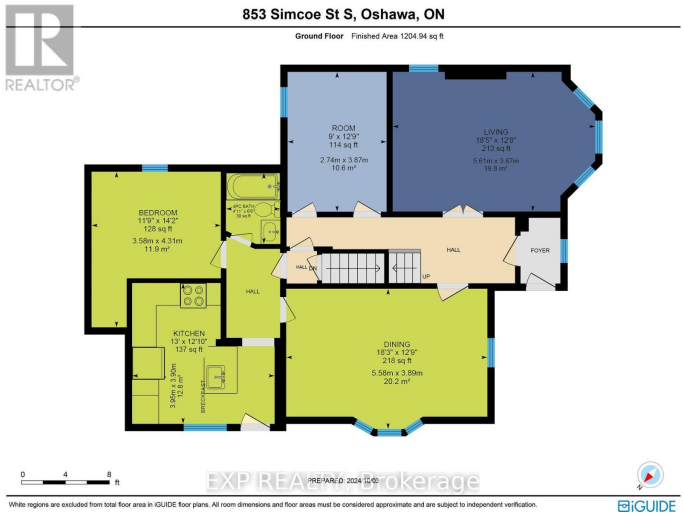
MLS® #E12382989

**\$899,888**

0 Bedroom, 3.00 Bathroom, 9,978 sqft  
Retail 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, 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 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 #	E12382989
Price	\$899,888
Bathrooms	3.00
Square Footage	9,978
Acres	0.00
Type	Retail

## Community Information

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

## Amenities

Amenities	Highway, Public Transit
Parking Spaces	20

## Interior

Appliances	Dryer, Washer, Window Coverings
Heating	Natural gas Forced air

## Exterior

Lot Description	88.88 x 112.32 FT
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## Listing Details

Listing Office	EXP REALTY
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