

FEATURE SHEET



FOR SALE—
2 BLDGS &
PARKING LOT

101 SIMCOE ST N. AND 20 WILLIAMS ST. E., OSHAWA



Links:

[Google Street Views](#)

[Google Aerial Map](#)

Corner lot frontage on
two main arteries in
downtown Oshawa

Ideal downtown core
office space next to
new hotel under
construction

Please contact:

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- **Main building:** 101 Simcoe Street North
 - Usable Floor Space: est. 5,520 sq ft Lot size: est. 14,335 sq ft
 - Freestanding 3-storey, 3 bath, 1 kitchen, usable basement
 - Estimated \$17,000 renovations
 - Brick & frame, some walls can be removed
- **Second Building:** 20 Williams Street East
 - 2 residential rental tenants
 - \$1,450/month total + electricity
 - Estimated \$13,000 renovations
- **Ample parking** (estimated 20+ spaces)
- **Adjacent** to new 6-storey, 125-room full service *Holiday Inn Express* hotel and convention centre
- **Zoned:** CBD-B (“Central Business District”)
- **Main street location:** 2 blocks north of the downtown core — King & Simcoe), 2.5 km north of Hwy 401 exit
- **East-west & north-south transit buses stop in front**
- **Price:** \$825,0000 — both buildings must be sold together
- 20-year covenant—no vehicle (car/truck) rental use



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Total Households: 31,110
Total Population: 76,905
Avg HH Income: \$67,137

3 km radius
 Detailed demographics available

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Permitted Uses (Zoned CBD-B)

Animal hospital	Cultural centre	Parking garage or parking lot
Apartment building	Day care centre	Personal service establishment
Apartment hotel	Financial institution	Printing establishment
Art gallery	Flat	Restaurant
Automobile rental establishment	Commercial recreation establishment	Television or radio broadcasting station or studio
Automobile repair garage	Home for the aged	Retail store
Bus depot	Hospital	Retirement home
Church	Hotel	School
Cinema	Lodging house	Studio
Club	Merchandise service shop	Tavern
Convention centre	Museum	Theatre
Crisis care residence	Nursing home	Trade centre
Funeral home	Office	

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FEATURE SHEET



1st floor NW corner office/boardroom

2nd floor SW office



2nd floor NW office with bay window



1st floor kitchen



Includes 101 Simcoe N AND 20 Williams E

Looking north, subject property left, parking lot centre



Looking north and east, subject property right, Simcoe St. centre

FEATURE SHEET



Distance (in km) from the Subject Property to Other Retailers and Amenities

Restaurants		Groceries		Hospitals		Books	
Rainbow Restaurant	0.10	Mega Food Market	0.19	St John Ambulance	0.25	Worlds Collide	0.11
Mexico Lindo	0.12	Metro (Supermarkets)	0.56	Canadian Mental Health Assoc	0.28	Comic Alley Toys	0.29
Osaka Sushi Restaurant	0.22	One Stop Shopping	0.58	Erin Broadfoot ND	0.33	Skyfox Games	0.31
Curry Club Restaurant	0.24	Helens Mini Supermarket	0.71	Oshawa Health Centre	0.42	Paraphernalia Books 'N' Stuff	0.37
Diamond's Grill	0.24	Siva's Mart	1.12	Vascular Laboratory Clinic	0.42	Oshawa Public Library	0.59
Wing It	0.25	C & H Variety Store	1.14	First Step Oshawa	0.45	Books Are Me	0.71
Thai Cuisine	0.25	Oshawa Discount Centre	1.76	Oshawa Clinic Foot Care	0.51	Banking	
The Patty Shack	0.37	Price Chopper Plaza	1.79	Oshawa Health Centre	0.54	RBC	0.28
19 on King	0.38	Real Canadian Superstore	1.96	FeelGood Natural Health Store	0.60	St. Stanislaus Credit Union	0.31
Avanti Trattoria	0.38	Shopping		Lakeridge Health	0.64	TD Canada Trust	0.35
Golden Tai Restaurant	0.41	Simcoe Furriers	0.12	Oshawa Hearing Aid Clinic	0.68	CIBC	0.36
Thirsty Monk	0.46	Steve's Leather Fashions	0.30	Pregnancy Help Centre	0.80	OntCivil Service Credit Union	0.38
Fazio's Restaurant	0.46	Murray Johnston Men's Wear	0.32	Doctor		Scotiabank	0.46
Riley's Pub	0.50	Dino's Men's Wear	0.37	Dr. Sherman Ki & Associates	0.06	Bank of Montreal	0.46
New Globe Restaurant	0.52	Doug Wilson Men's Wear	0.42	Black Optometry	0.06	Ukrainian Credit Union	0.79
Hong Kong House Restaurant	0.63	Fitness		Chiropractic Rehabilitation	0.13	Pubs	
Pharmacy		Canadian Home Healthcare	0.26	Baker J D Dr	0.15	The Stags Head Pub And Grill	0.26
Parkwood Pharmacy	0.07	Durham Family YMCA	0.33	Dr. Evan Zaretsky	0.15	Murphy's Pub And Grill	0.30
Bond Street Pharmacy	0.28	Wong's Martial Arts	0.37	Wagner Timothy Dr	0.16	Thirsty Monk	0.46
Lovell Drugs	0.35	CNIB	0.45	McAllister Kevin & Kelly	0.34	Riley's Pub	0.50
Total Health Pharmacy	0.42	Arts Resource Centre	0.52	Missiha Sharif Dr	0.42	Bike Shops	
Oshawa Central Pharmacy	0.45	Durham Women's Fitness	0.56	Clarington Dental Health	0.42	Black Pony Bmx	0.26
Saver's Drug Mart	0.47	Balance Pilates	0.80	Courtice Health Centre	0.54	Sport Chek Oshawa	1.48
Clinic Pharmacy (CHS)	0.54	Platinum Family Fitness	0.81	Marcus H I Dr	0.59	Post Offices	
Shoppers Drug Mart	0.90	GoodLife Fitness	1.32	Lakeridge Health	0.64	Lovell Drugs	0.35
Medical Pharmacy	0.96	Theatre Dance Academy	1.41	Ro, A Dr	0.68	Oshawa Centre Post Office	0.37
Central Pharmacy	0.99	Your Good Health Stores	1.59	Dentist		Coffee	
Prescription Pharmacy	1.22	Snap Fitness	2.40	Luczak, Dorota	0.06	Cocoa & Joe	0.22
Rexall Pharma Plus	1.39	Schools		Dr. Sherman Ki & Associates	0.06	Shez J J's Cafe	0.33
Zellers Pharmacy	1.59	Mary Street Community School	0.29	Oshawa Denture Clinic	0.13	Coffee Culture & Eatery	0.35
Child Care		Durham Business College	0.33	Baker J D Dr	0.15	Isabella's Chocolate Café	0.35
Christ Community Nursery	1.24	School of Hair & Nails	0.35	Lakeridge Dental Centre	0.15	Country Style	0.37
St. Christopher Catholic School	1.49	Academy of Hairstyling	0.41	Dr. Evan Zaretsky	0.15	Beanz Cafe	0.41
The Children's Place	1.59	Oshawa Driving School	0.42	Wagner Timothy Dr	0.16	Golden Tai Café	0.41
Boys & Girls Club of Durham	1.67	Psychotherapy Training Institute	0.54	Stacey Jan Dr	0.19	Coachlite Roller Gardens	0.44
Great Beginnings Montessori	1.68	O'Neill Collegiate Institute	0.62	Oshawa House Dental Center	0.20	Kings Court Catering	0.44
Co-Operative Preschool	1.72	University Of Ontario Institute	0.68	Cove Michael Dr	0.20	Tim Hortons	0.49
Joy Preschool	1.92	Durham Continuing Education	0.73	Dental Health Care Centre	0.23	Simple Bodega Tea House	0.62
		TriOS College	0.86	Ballard A J Dr	0.29	Tim Hortons	0.75
				Fenwick S Dr	0.38	Dairy Queen	1.07
				Clarington Dental Health	0.42		