

**AVISON
YOUNG**

Oshawa Health Centre

Medical User/Investor Opportunity



FOR SALE

247 SIMCOE STREET NORTH

Oshawa, ON

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Platinum member

Property specifications

MUNICIPAL ADDRESS

247 Simcoe Street North, Oshawa, ON

TOTAL GFA

16,200 sf

SITE AREA

0.43 acres with 126.8' frontage along Simcoe Street

LEGAL DESCRIPTION

Part of Lots C7 and C8, Sheet 8, Plan 335, as described in Instrument No. OS190008, save and except Instrument No. OS190793

MORTGAGE

Assumable mortgage at an Attractive Rate with good term remaining

TENANTS

- Total Health Pharmacy
- Medical Trust Clinics - unit can be made available
- Laur Dentistry Professional Corporation
- Queen's University
- Oshawa Vascular Laboratory and Ultrasound Imaging
- Oshawa Diagnostic Imaging

PARKING

- 20 surface parking spaces
- 36 underground parking spaces

YEAR BUILT

1972

RECENT CAPITAL RENOVATIONS

- New energy efficient PVC roof - 2019
- New Elevator Modernization - 2022
- New Parking Payment System - 2023
- New Paved Surface Parking - 2023

ZONING

Residential/Specialized Office (R6-C/SO-A)

ENVIRONMENTAL

A Phase 1 Environmental Site Assessment (ESA) was completed in May 2017. Copy can be made available upon execution of a Confidentiality Agreement ("CA")

TAXES (2024)

\$86,190.59

PRICE

\$7,295,000



Opportunity

Avison Young Commercial Real Estate is pleased to announce the sale offering of 247 Simcoe Street North, Oshawa (the "Subject Property"). The Subject Property features an opportunity for a user to occupy a 4,600 sf turnkey medical clinic on the ground floor and benefit from income-producing tenancies. The building is a multi-tenant, three-storey medical office that is exceptionally located along Simcoe Street North intersecting at Adelaide Avenue East, one of the major corridors, that links Hwy 407 to the Downtown Urban Growth Area and stands directly across the street from Lakeridge Health Oshawa Hospital.

Investment highlights

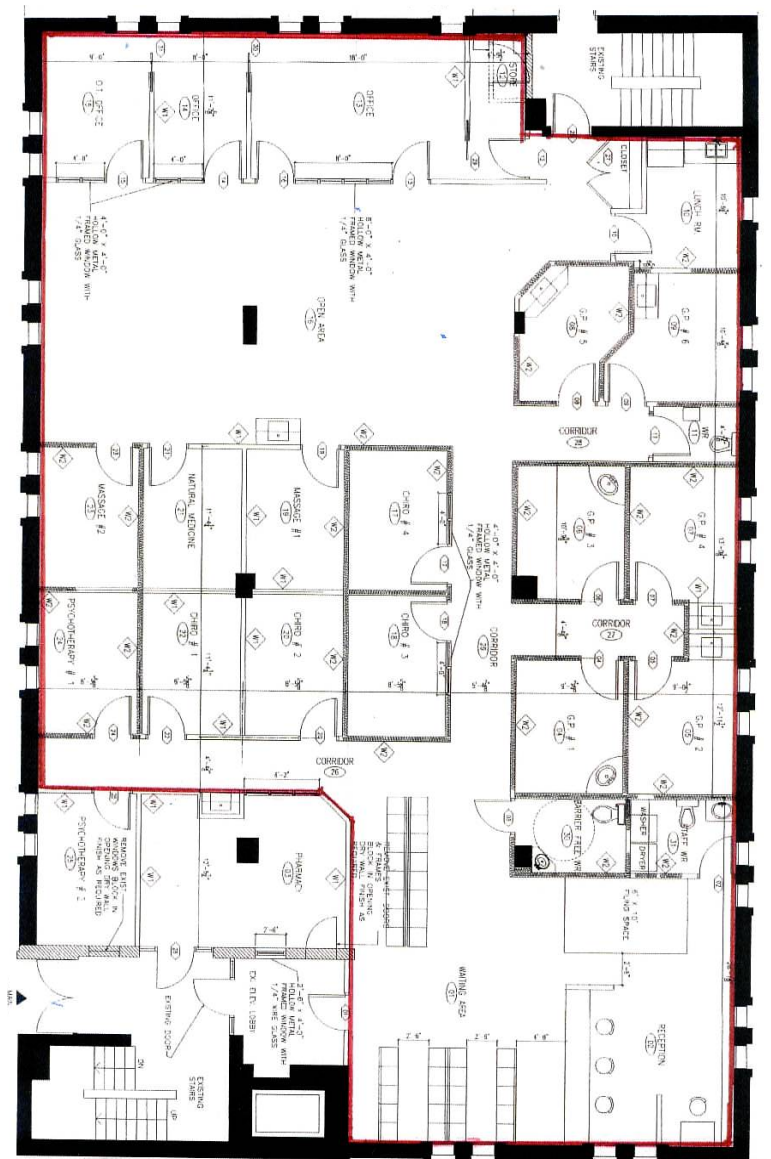
- User/occupier opportunity with ability to occupy 4,600 sf of clinic space on ground floor
- Freestanding community medical office comprised of 16,200 square feet, situated along Simcoe St N in Oshawa.
- Excellent exposure and visibility to daytime population as the property sits on a corner lot and the intersection sees 40,000+ vehicles per day.
- Located in the City Intensification area called the Oshawa Central Transit Zone and within a 5 minute drive from the new Go Station. This transit hub also serves as the main commuter way between the major 400 series highways, Lakeridge Health and the University of Ontario Institute of Technology.
- Area tenants/amenities include: Lakeridge Health Oshawa Hospital, Costco, BMO, Parks, YMCA.

Owner/occupier opportunity

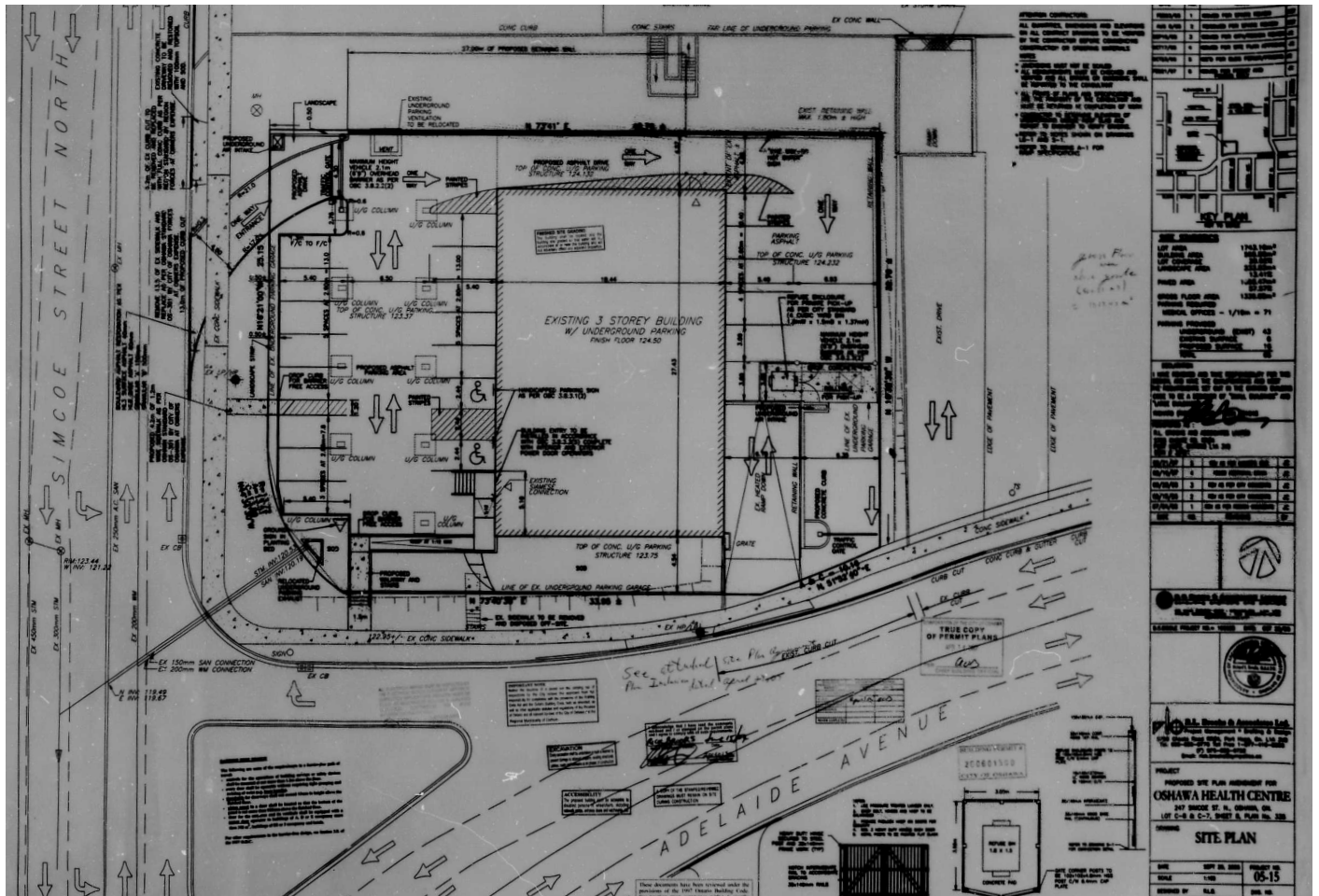
UNIT 101 - 4,608 SF

UNIT FEATURES

- Ground floor corner suite
- Occupier/user space
- Turn-key Medical Clinic
- Efficient layout
- Built with 15 exam rooms, offices, boardroom, large reception, kitchen and washrooms
- Can be made available on closing



Site plan



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Diagram showing Durham Region Transit Routes:

- Red line: Pulse Simcoe (901)
- Blue line: King (902B)
- Green line: Ritson (407C)
- Yellow line: Rossland (916)



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