

# FOR SALE & FOR LEASE

## 78 RICHMOND ST W

OSHAWA, ONTARIO

**57,246 SF OFFICE BUILDING**

INCLUDES 11,511 SF OF FUNCTIONAL BASEMENT SPACE





# PROPERTY DETAILS

**Building Size:** Total Size: 57,246 SF  
Ground Floor: 22,035 SF  
Second Floor: 23,700 SF  
Basement: 11,511 SF

**Lot Size:** ±1.06 Acres

**Parking:** 50 spaces

**Zoning:** Urban Growth Center (Formerly Central Business District)

**Asking Price:** Sale - Contact Listing Agent  
Above grade - \$15.00 Net  
Below grade - \$8.00 Net

**Additional Rent:** \$9.50 (est. 2026)

**Property Taxes:** \$107,440.00 (est. 2026)

**Current Availability** Occupied - 40,604 SF

**Upcoming Availability** 12,124 SF - Available Sept 2026  
11,511 - Available Immediately

**Potential NOI:** \$870,000.00

## DEMOGRAPHICS



**70,098**

TOTAL POPULATION



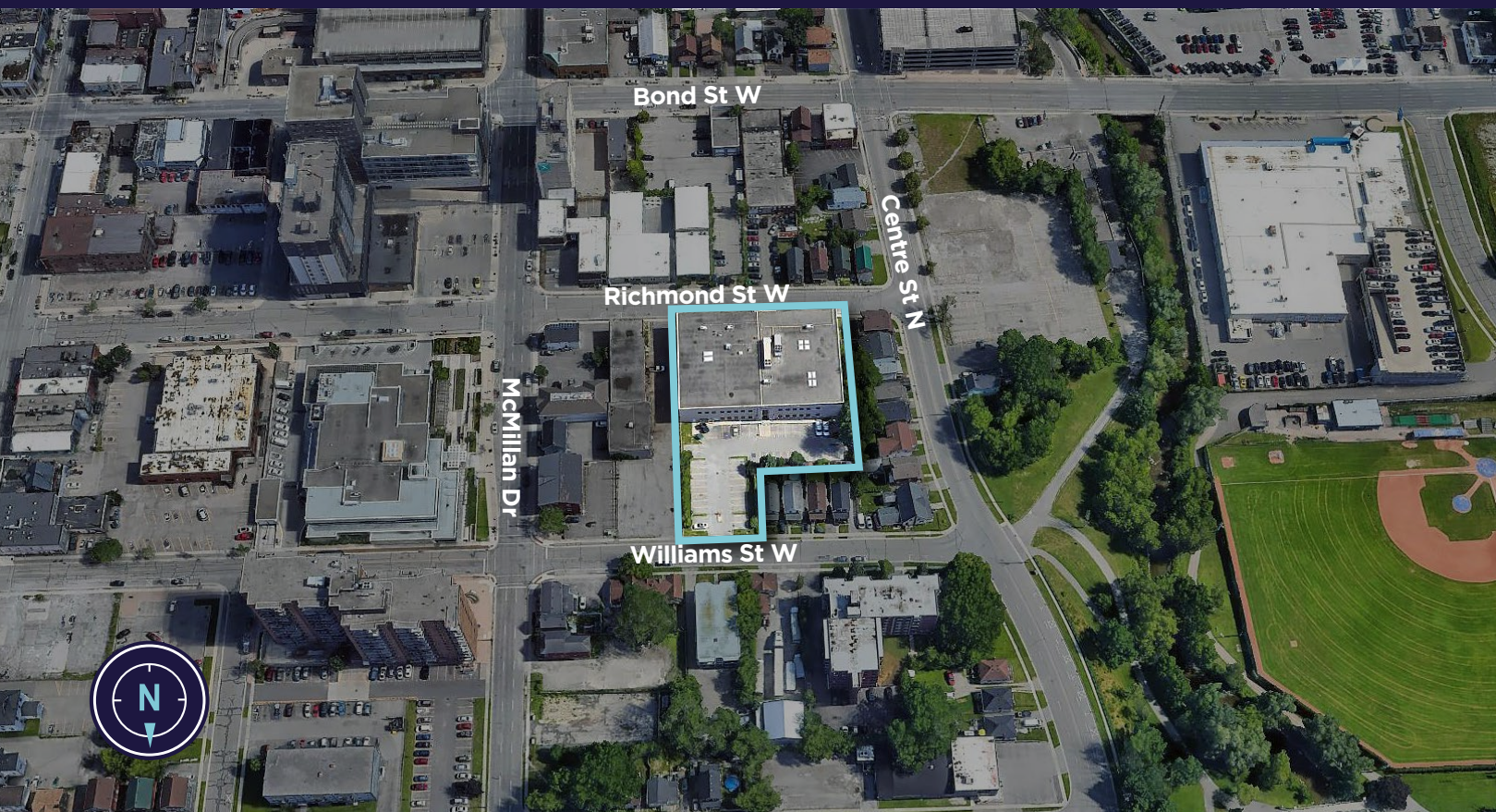
**61,425**

DAYTIME POPULATION



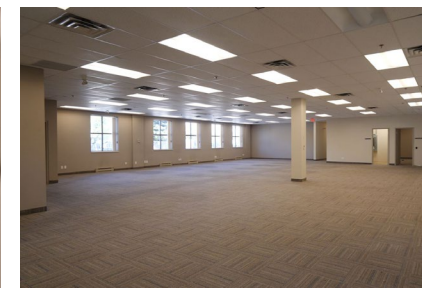
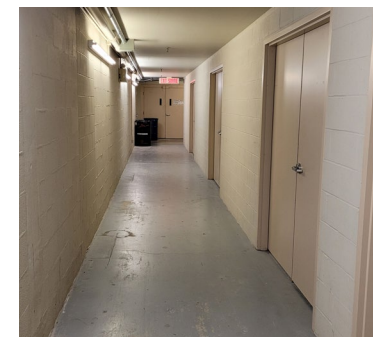
**\$84,871**

AVE. HOUSEHOLD INCOME



## 78 RICHMOND ST W

OSHAWA, ONTARIO





# AMENITIES MAP

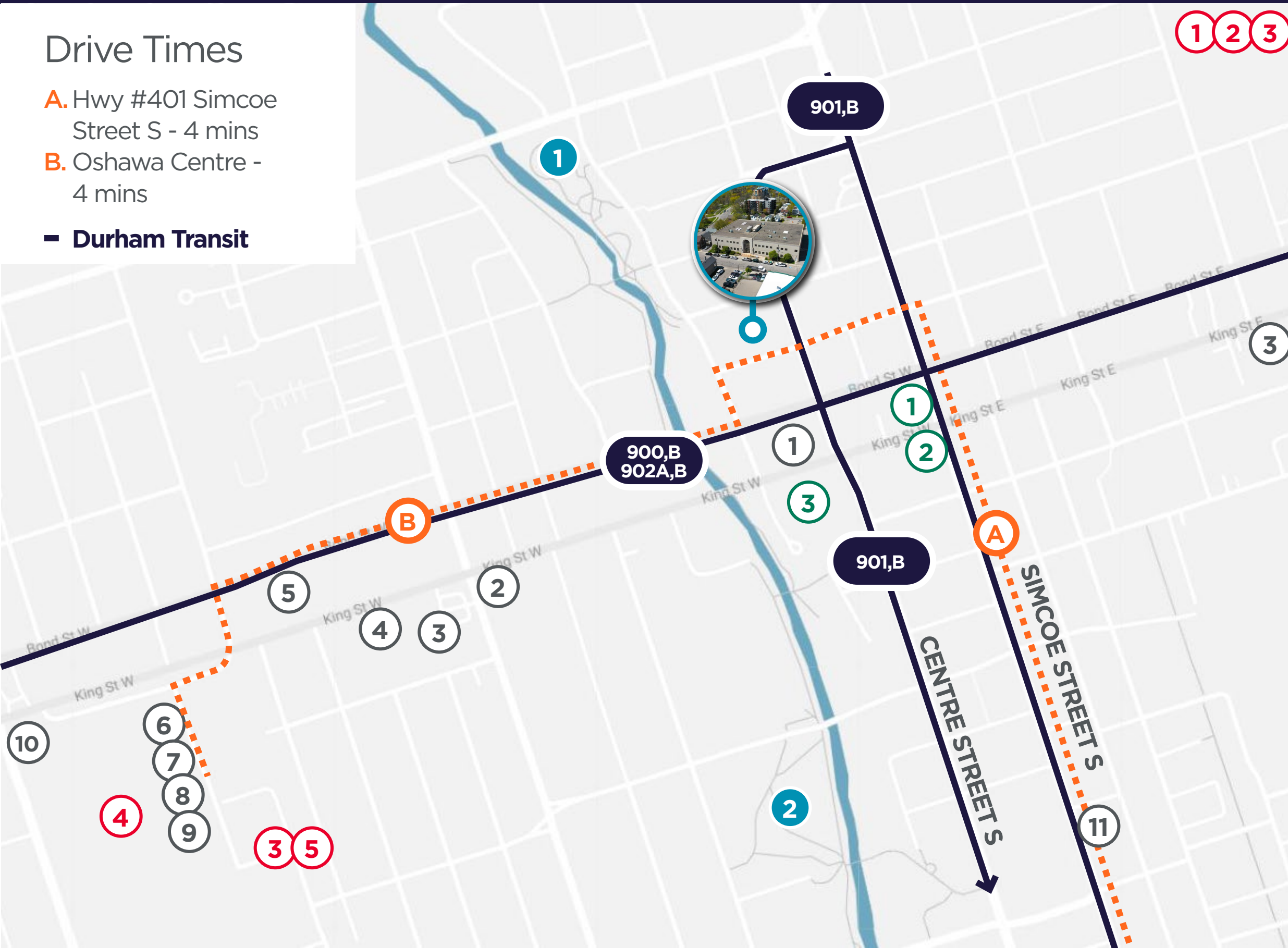
**78 RICHMOND ST W**  
OSHAWA, ONTARIO

## Drive Times

**A.** Hwy #401 Simcoe  
Street S - 4 mins

**B.** Oshawa Centre -  
4 mins

— Durham Transit



## FOOD & RESTAURANTS

1. Spicy Affairs
2. Teddy's Deli
3. Tim Hortons
4. Wendy's
5. Mary Brown's Chicken
6. Starbucks
7. A&W
8. Baxters Landing
9. McDonald's
10. Popeyes
11. Dairy Queen

## RETAIL & GROCERIES

1. Costco Wholesale
2. No Frills
3. LCBO
4. Oshawa Centre
5. Canadian Tire

## PARKS

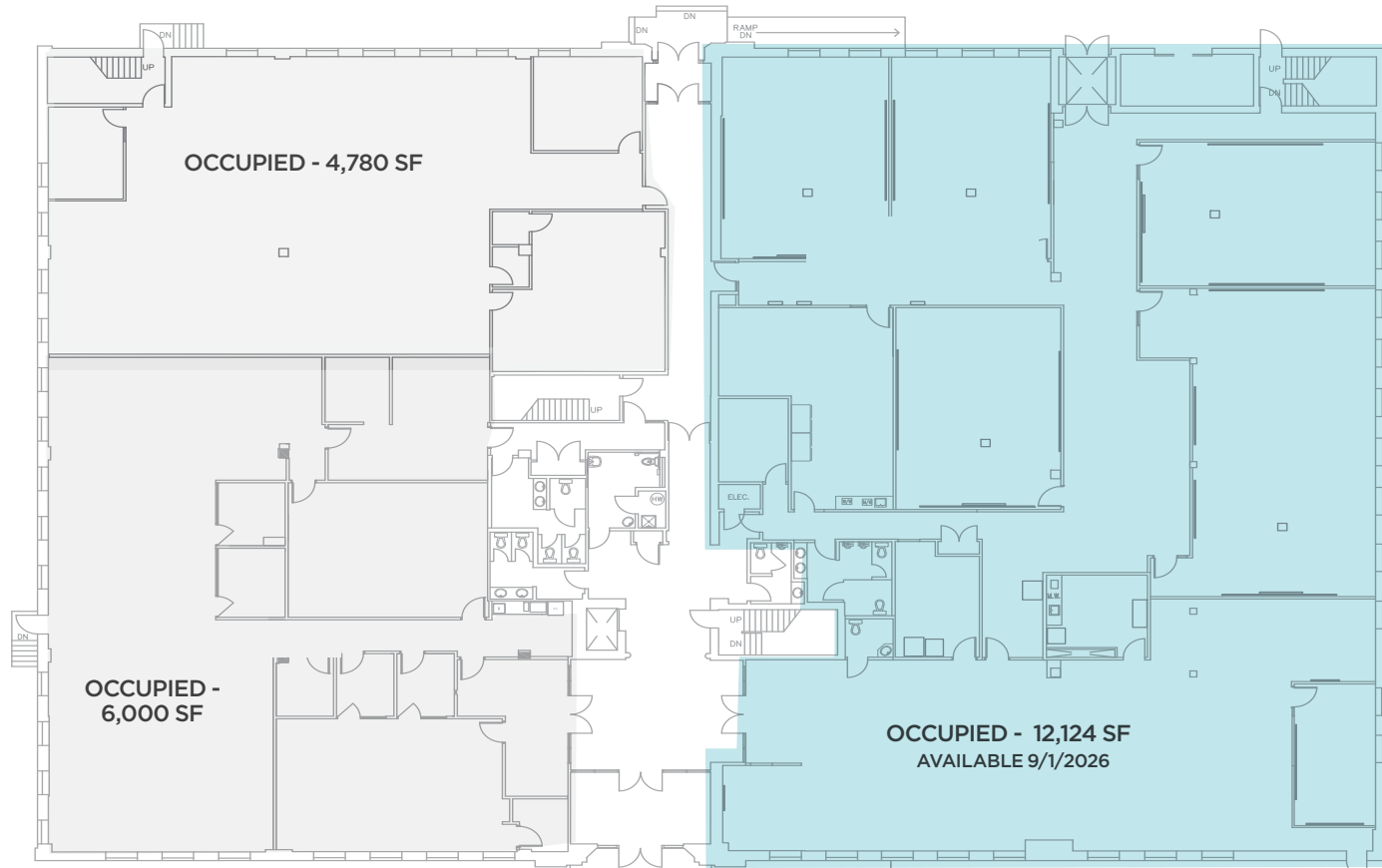
1. Oshawa Valley Botanical Gardens
2. Rotary Park

## BANKS

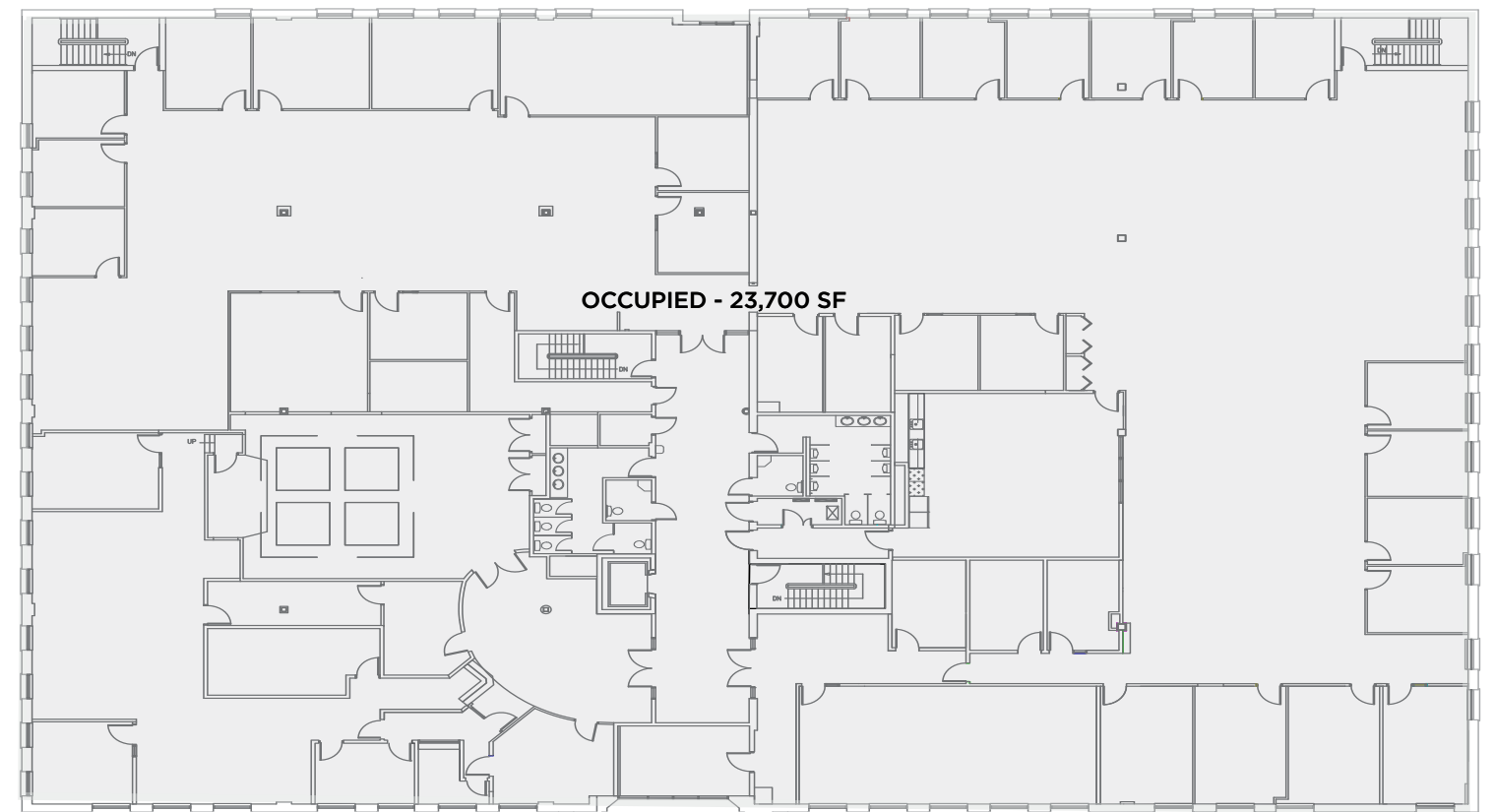
1. TD Canada Trust
2. CIBC
3. Scotiabank

# FLOOR PLAN

## GROUND FLOOR



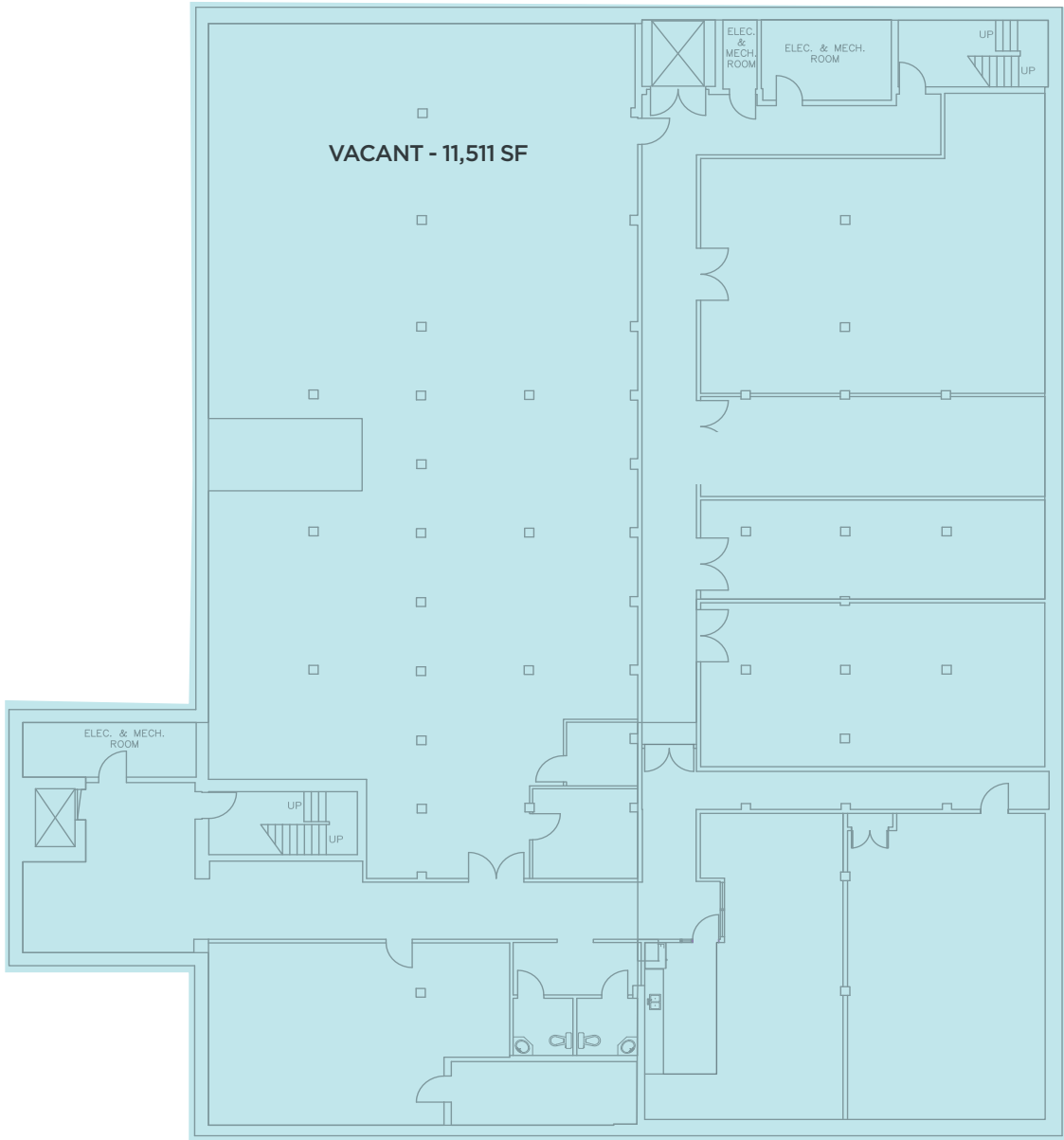
## SECOND FLOOR



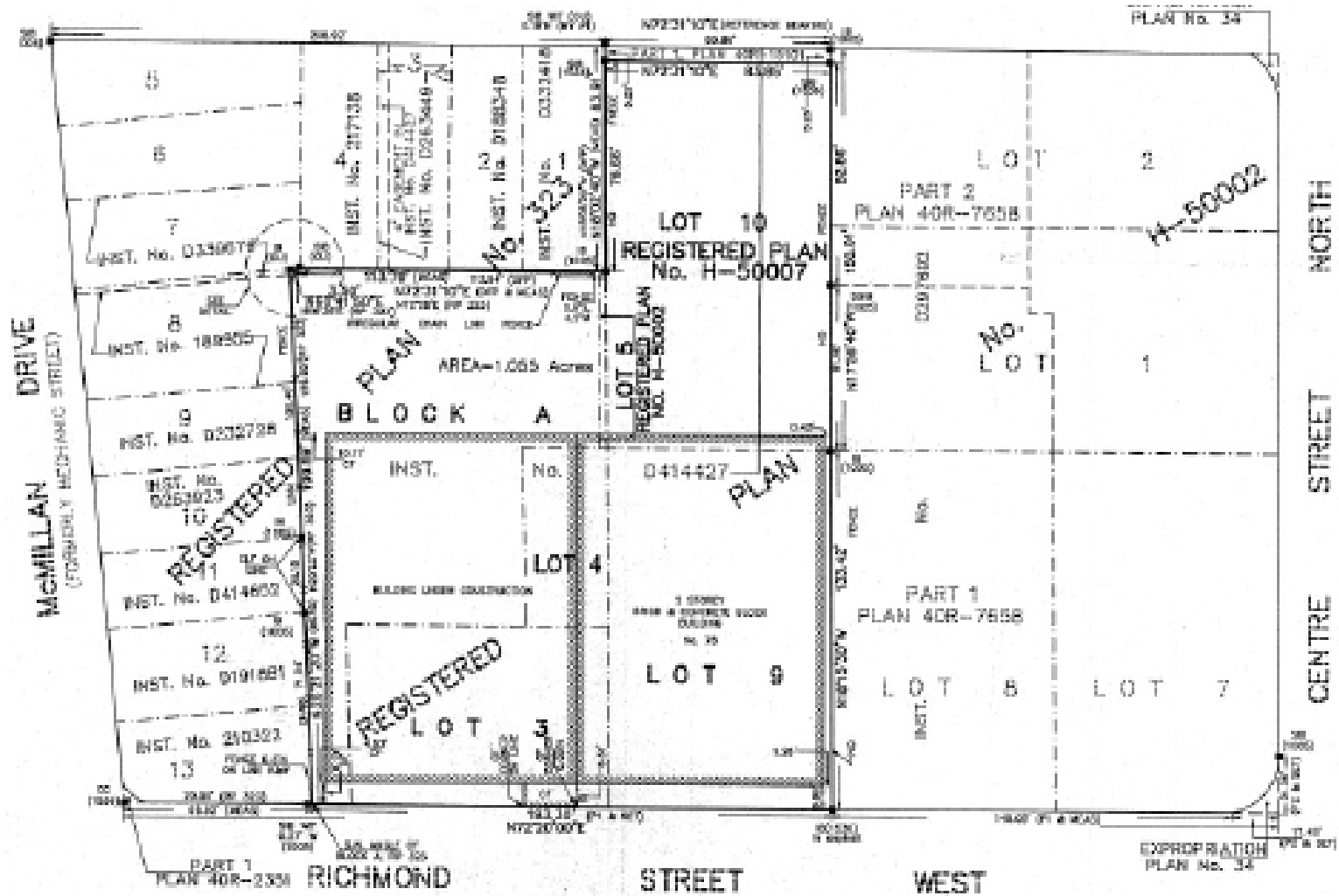
# FLOOR PLAN

## BASEMENT

11,511 - Available Immediately



# SITE PLAN



The revised zoning benefits the site with one of Oshawa's most flexible and high-intensity mixed-use designations. Possible uses: medical clinics, professional Office, retail stores, restaurants, cafés, personal service shops, educational and training facilities, government and/or community services, cultural facilities, commercial recreation uses, fitness studios, daycares, tech, digital media studios, hotels/hospitality related, mixed-use residential buildings, and high-density residential (up to 1000 units previously 550) or mixed-use redevelopment. Ideal for investors, end-users, or developers seeking long-term repositioning potential in a rapidly intensifying downtown corridor.





## VIEW FUTURE DEVELOPMENT OPPORTUNITY BROCHURE

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