

FOR SALE
**APPROVED MULTI-FAMILY
DEVELOPMENT OPPORTUNITY**



1399 & 1419 SIMCOE STREET NORTH, OSHAWA



**TWO 6-STOREY BUILDINGS WITH 146,786 SQ FT GFA
2.64 ACRES+/- WITH SURFACE LEVEL PARKING**



Investment Highlights



Prime Suburban Location

The subject property is located on the east side of Simcoe Street North, just north of Taunton Road East. This corridor which is highlighted by Ontario Tech University and Durham College to the north is one of the fastest growing communities in Oshawa. This complete community provides easy access to every lifestyle service amenity while being in proximity to one of the largest post-secondary schools in the Region.

The property benefits from immediate access to a wide range of amenities along the Simcoe Street North corridor, including Costco Wholesale, FreshCo, restaurants, banks, and personal services. The site offers walkable access to the Taunton Rd commercial corridor together with excellent connectivity to Durham College and Ontario Tech University with primary transit routes along Simcoe Street North. Further commuter accessibility for the neighborhood is provided by convenient access to the Highway 407 corridor.



Growing Residential Area

Durham Region is the GTHA's fourth largest municipality and qualifies among Canada's fastest growing large municipalities. It is estimated that Durham will accommodate 16% of the Greater Toronto and Hamilton's population growth over the next 30 years and its population is forecast to grow to 1.3 million residents. The City of Oshawa is the largest municipality in Durham Region and is one of the fastest growing communities in Canada, with an estimated population of 185,000 and 87,000 jobs. By the year 2051, the City's population is expected to grow to 298,540 people and 107,280 jobs.



Approved Development Opportunity (File: SPA-2000-14)

The approved development consists of two 6-storey residential buildings totaling 140 units, with a mix of one-, two-, and three-bedroom suites. The project comprises approximately 157,950 square feet of gross construction area, or 78,975 square feet per building, and a total gross floor area of 146,786 square feet, or 73,393 square feet per building. The development will deliver approximately 112,332 square feet of total leasable area, equating to 56,166 square feet per building.



Area Amenities

1. Costco
2. The Canadian Brewhouse
3. Starbucks
4. FreshCo
5. LCBO
6. Pet Value
7. McDonalds
8. Mary Brown's Chicken
9. Burger Factory
10. Church's Texas Chicken
11. Shoppers Drug Mart
12. Osmow's Shawarma
13. St. Louis Bar & Grill
14. Fat Bastard Burrito Co
15. One Eyed Jack Pub & Grill
16. KFC
17. Giant Tiger
18. Ritson Centre
19. Metro
20. LA Fitness

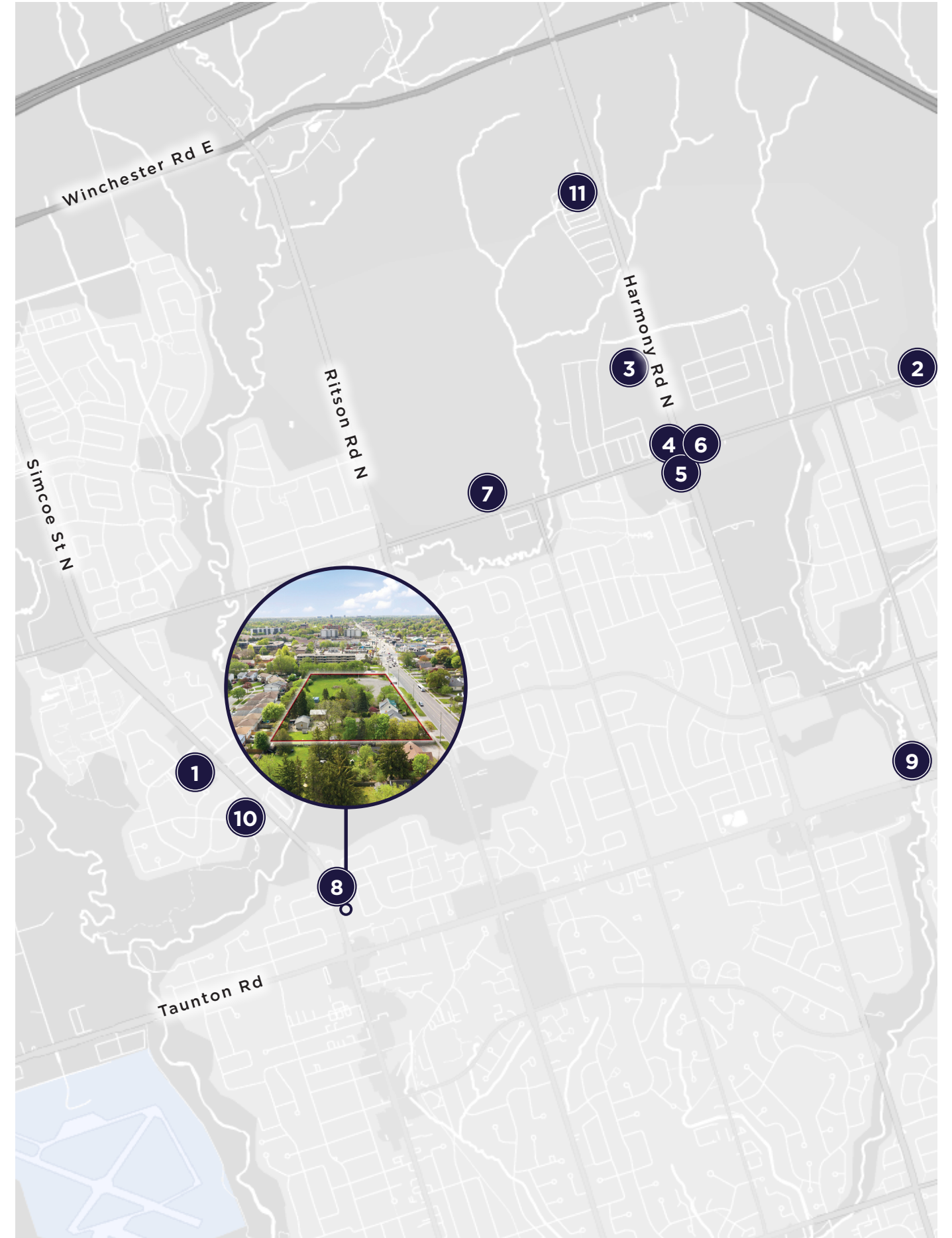
Amenities within 3km

Market Context

The subject properties at 1399 and 1419 Simcoe Street North benefit from strategic market timing, with no purpose-built rental or condominium product currently under construction in the surrounding area. The broader Oshawa pipeline encompasses 11 proposed projects representing approximately 3,055 suites across a mix of rental and condominium developments none of which have yet broken ground. Of these, only 7 hold approved status, with the remaining 4 still at the application stage, reflecting the considerable execution risk embedded in the pipeline in the current financing and construction cost environment.

Pipeline activity along the Simcoe Street corridor itself remains constrained, limiting direct neighbourhood-level competition for the subject sites. The broader supply is dispersed across geographically distinct nodes including Harmony/Conlin, Ritson/Conlin, and Taunton/Townline the most active of which remain entirely pre-construction with uncertain delivery timelines. The mixed composition of condo and purpose-built rental product further reduces the effective competitive supply facing rental-specific assets, positioning 1399 and 1419 Simcoe Street North to capture renter demand ahead of a pipeline that remains largely speculative.

Proposed Residential Projects					
Project	Project Status	Total Buildings	Storeys	Total Suites	
1 6ixDev 1804-1808 Simcoe St N, 426 Niagara Dr	Approved	1	10	392	
2 Greycrest Homes Inc. 1600 Conlin Rd E	Application	3	6	385	
3 1236296 Ontario Ltd (Jeffrey Homes) 2160 Harmony Rd N	Approved	1	-	300	
4 Medallion Developments Harmony Rd N & Conlin Rd E	Application	1	8	146	
5 Medallion Developments Harmony Rd N & Conlin Rd E	Application	2	6	249	
6 Medallion Developments Harmony Rd N & Conlin Rd E	Application	2	10	541	
7 1662857 Ontario Limited (Nideva Properties) 540-760 Conlin Rd E	Approved	1	-	250	
8 Holland Homes Inc. / 2439967 Ontario Inc. 1413-1429 Simcoe St N	Approved	1	6	70	
9 1619321 Ontario Ltd. 1251 Taunton Rd E	Approved	1	10	74	
10 Lifelong Developments (Karina Developments Ltd.) 1664 Simcoe St N, 17 & 25 Niagara Dr	Approved	1	6	137	
11 Kedron North GP Inc. (Sorbara) Wilson Rd N, Nancy Diamond Blvd	Approved	4	5	511	
Total		18	67	3,055	



Submission Guidelines

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) for the for the sale of the lands located at 1399 and 1419 Simcoe Street North, Oshawa, Ontario. Prospective purchasers are invited to submit Offers to Purchase the Property through Cushman & Wakefield for consideration of the Seller.

The Offers to Purchase are encouraged to be submitted on the Seller’s form of offer, which is available on C&W’s virtual data room. Offers will be considered on an as-received basis. Offers to Purchase the Property will be evaluated, among other criteria, based on the purchase price, purchaser’s ability and timeliness of closing, and proposed conditions, if any.

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