

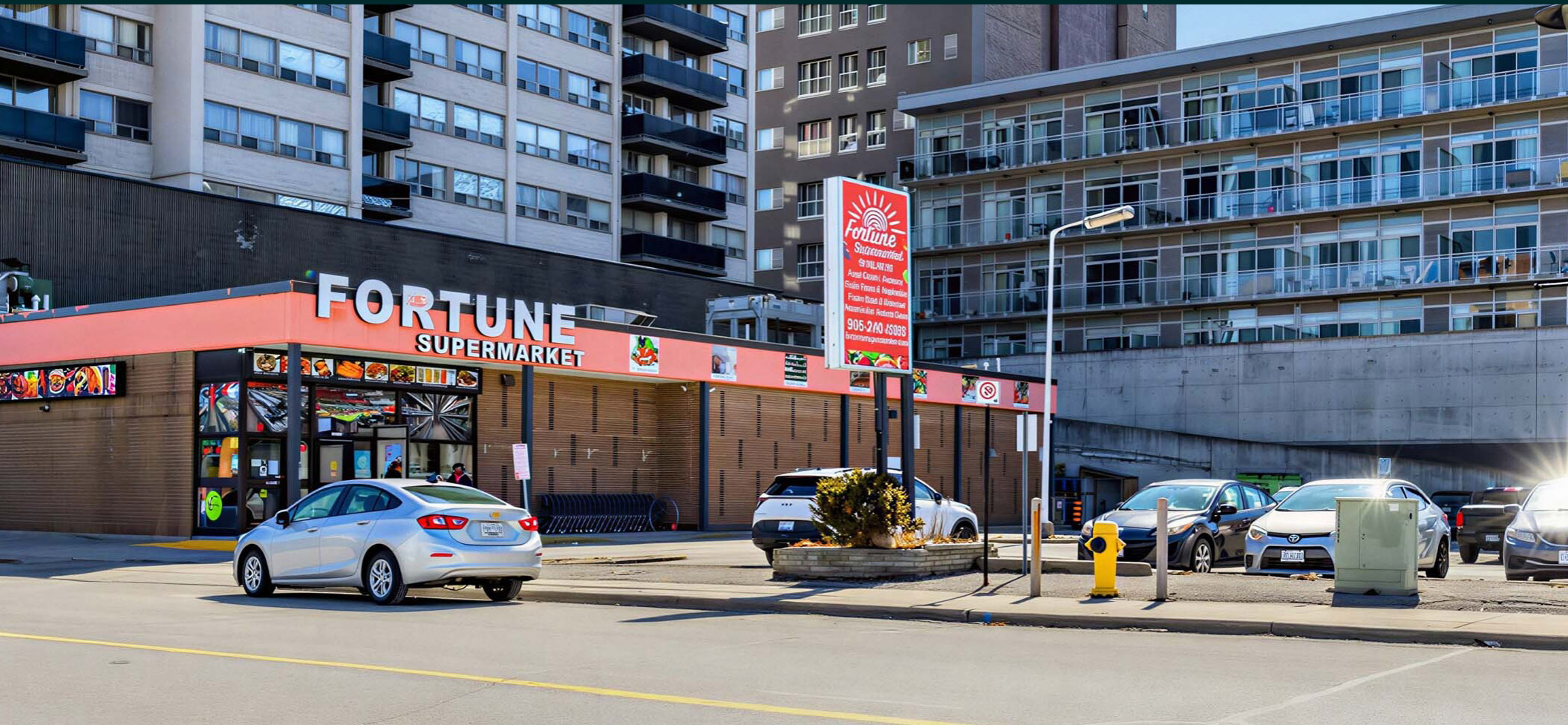
RETAIL FOR SALE

5,212 SF + 5,000 SF BASEMENT

CBRE

45 RICHMOND STREET WEST

OSHAWA, ONTARIO



RETAIL FOR SALE

INVESTMENT HIGHLIGHT

Significant Retail Presence with Additional Basement Space

The property comprises approximately 5,212 sq. ft. of main floor retail space, complemented by an additional 5,000 sq. ft. basement, offering flexibility for storage, expansion, or supplementary commercial use.

Ample On-Site Parking

Featuring 28 surface parking spaces, the asset provides a strong amenity for both tenants and customers, enhancing accessibility and overall leasing appeal.

Prominent Corner Lot with Strong Exposure

Situated on a 0.44-acre corner parcel, the property benefits from excellent visibility and frontage along a high-traffic corridor in Oshawa.

Extensively Renovated Asset

Over \$1 million has been invested into capital improvements, resulting in a well-maintained and upgraded property that minimizes near-term capital expenditure requirements.

Favorable Zoning Supporting Future Density

The property is currently zoned UGC-A (Urban Growth Centre), permitting high-density mixed-use development, allowing a maximum density of 1,000 units per hectare providing investors with meaningful long-term redevelopment and intensification potential.

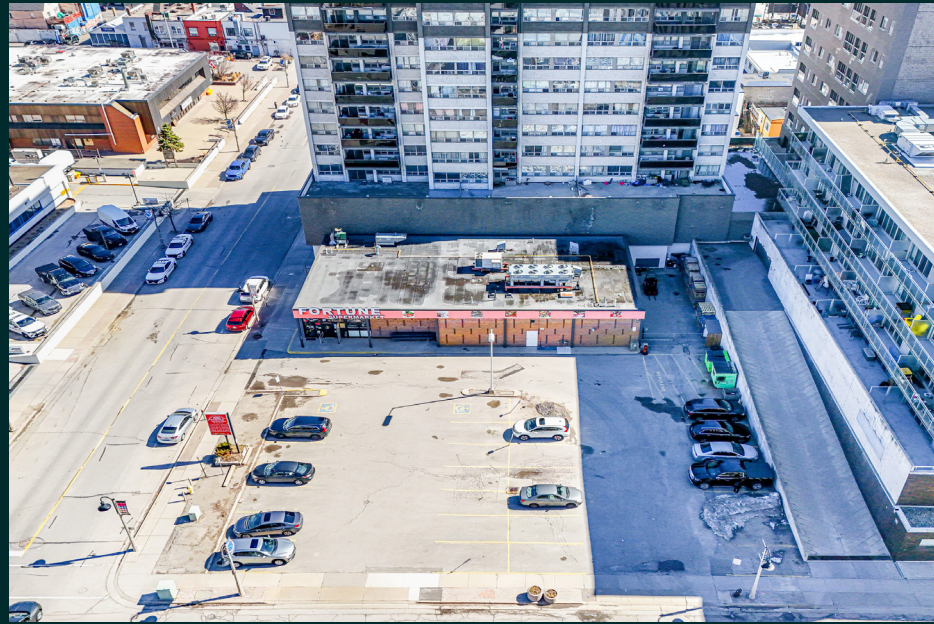
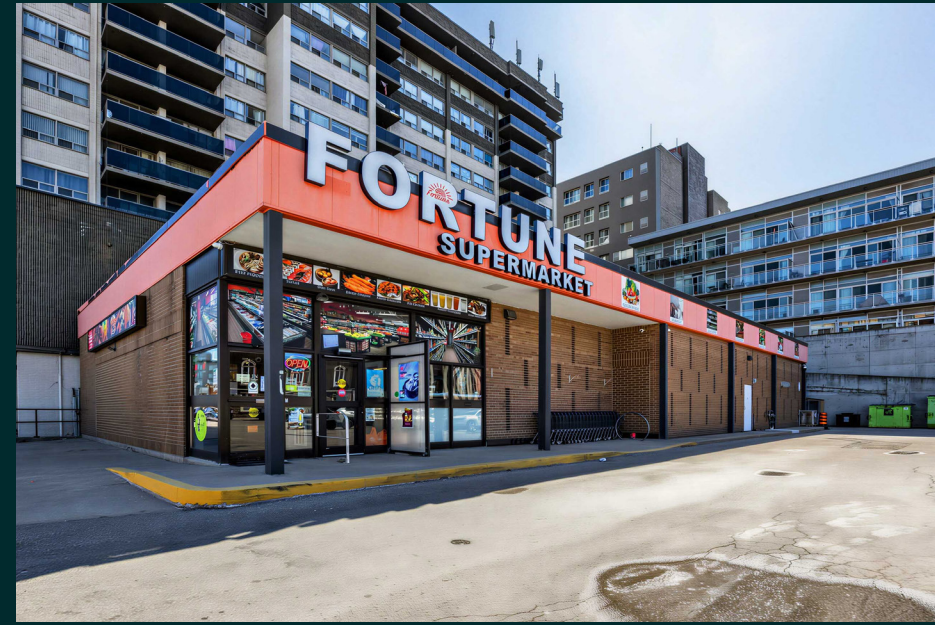


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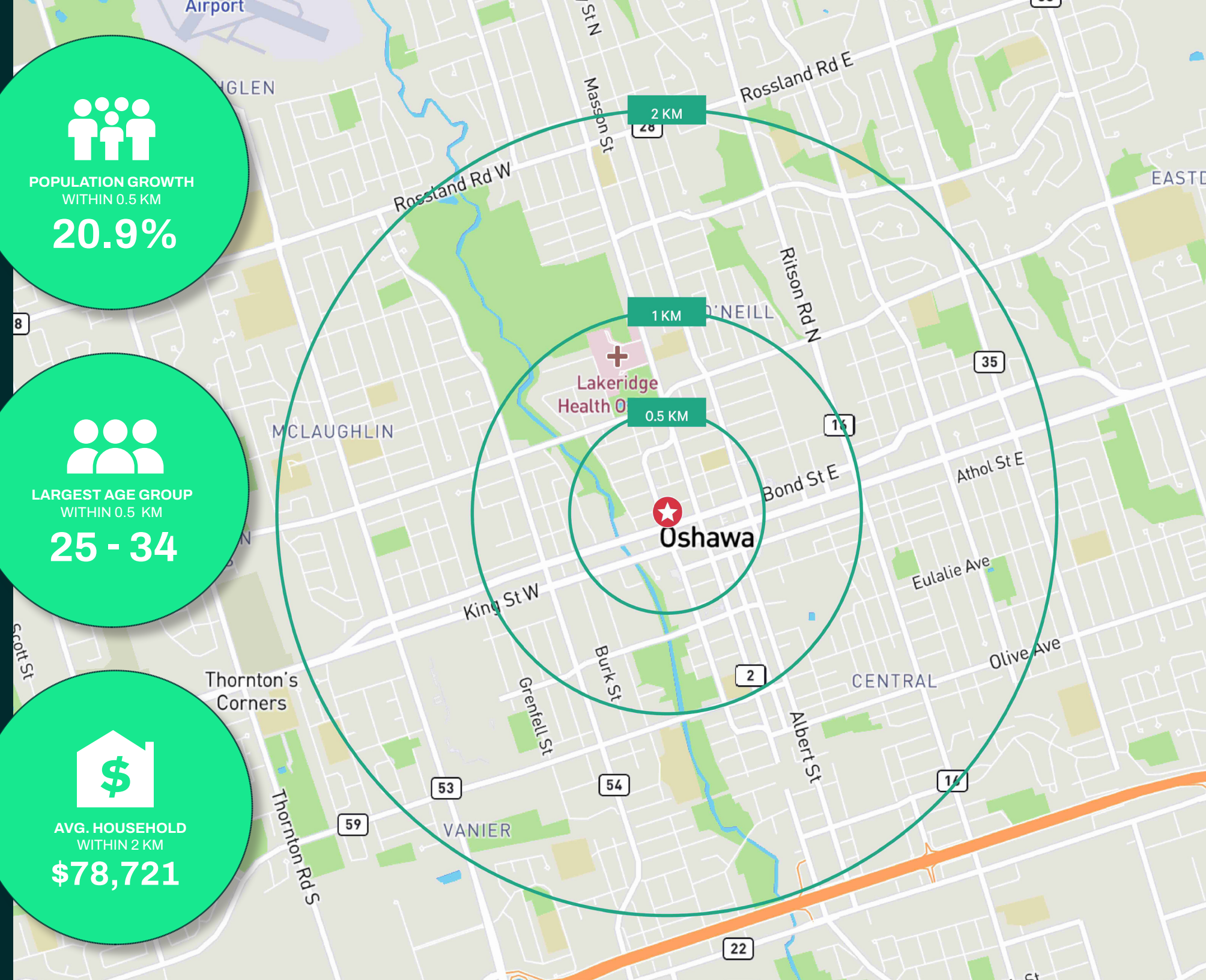
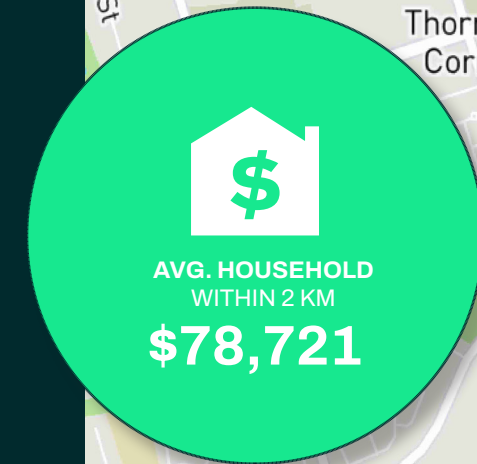
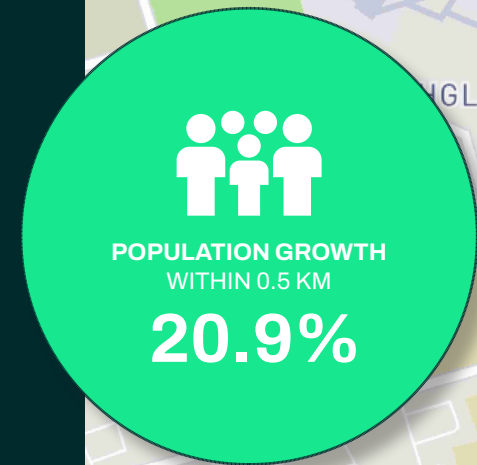
CBRE is pleased to announce the sale of 45 Richmond Street West, a compelling retail investment opportunity in the heart of Oshawa. The property features approximately 5,212 sq. ft. of main floor retail space, complemented by an additional 5,000 sq. ft. basement, offering flexibility for storage or expanded commercial use. Situated on a prominent 0.44-acre corner lot, the asset benefits from excellent visibility and includes 28 surface parking spaces, enhancing accessibility for customers and tenants. Over \$1 million has been invested in capital improvements, resulting in a well-maintained property with minimal near-term capital requirements.

Municipal Address	45 Richmond St W, Oshawa
PIN	16314-0180
Major Intersection	Bond St W & Centre St N
Above Ground Size	5,212 Sq.Ft. (MPAC)
Basement Size	Appx. 5,000 Sq. Ft.
Lot Dimensions	Appx 133 Ft. * 145 Ft.
Total Lot Size	0.44 Acres
Occupancy	Owner Occupied Grocery Store
Parking Stalls	28 Surface Parking
Zoning	UGC-A

45 RICHMOND ST W
PROPERTY IMAGES



45 RICHMOND ST W LOCATION OVERVIEW



45 RICHMOND ST W

DEVELOPMENT OVERVIEW

ZONING & PERMITTED USE - UGC-A

- (a) Animal hospital
- (b) Apartment building
- (c) Apartment hotel (subject to Subsection 16.4) (62-2025)
- (d) Art gallery
- (e) Automobile rental establishment
- (f) Automobile repair garage (subject to Subsection 16.4) (62-2025)
- (g) Bus depot
- (h) Cinema
- (i) Club
- (j) Commercial recreation establishment
- (k) Convention centre
- (l) Craft Brewery
- (m) Crisis care residence (subject to Subsection 16.4) (62-2025)
- (n) Cultural centre
- (o) Day care centre
- (p) Financial institution, excluding a payday loan establishment (112-2024)
- (q) Flat
- (r) Funeral home
- (s) Hospital
- (t) Hotel
- (u) Lodging house
- (v) Long Term Care Facility
- (w) Merchandise service shop
- (x) Museum
- (y) Nursing home
- (z) Office
- (aa) Parking garage or parking lot (subject to Subsection 16.4)

- (bb) Personal service establishment (subject to Subsection 16.4) (62-2025)
- (cc) Place of amusement (62-2025)
- (dd) Place of worship (62-2025)
- (ee) Printing establishment
- (ff) Restaurant
- (gg) Retail store (subject to Subsection 16.4) (62-2025)
- (hh) Retirement home
- (ii) School
- (jj) Studio
- (kk) Tavern
- (ll) Television or radio broadcasting station or studio
- (mm) Theatre
- (nn) Trade centre



45 RICHMOND STREET WEST

73 RICHMOND ST E

Project Status	OPA & ZBA approved. SPA submitted
Total Suites	18 & 18 Storeys 670 rental units
Total GFA	555,921 Sq.Ft.

88 KING ST W

Project Status	OPA & ZBA approved.
Total Suites	22 Storeys 285 rental units
Total GFA	4,000 Sq. Ft.

70 KING ST - PHASE 2

Project Status	OPA & ZBA approved.
Total Suites	21-storeys 198 units
Total GFA	167 Parking

40 KING ST W

Project Status	OPA & ZBA approved.
Total Suites	8-storeys 119 units
Total GFA	24 affordable units

39 ATHOL ST W

Project Status	ZBA approved, SPA submitted
Total Suites	16 Storeys 172 condo unit
Total GFA	173,500 Sq. Ft.



CONTACT

Zean Wang

Investment & Multi Residential Properties

Sales Representative

zean.wang@cbre.com

T: 416 943 4181

Barbara Bardos*

Investment & Multi Residential Properties

Vice President

barbara.bardos@cbre.com

T: 416 815 2390

C: 416 666 3220

CBRE LIMITED Real Estate Brokerage

145 King Street West, Suite 1100 · Toronto, Ontario · M5H 1J8 · 416 362 2244 · www.cbre.ca

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*Sales Representative

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