

## 1100 S

1100 Skae Drive, Oshawa, ON L1J  
8H6



**Contact**

**David Watkins**  
**REALTOR**

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**1100**  
**S**

1100 Skae Drive, Oshawa, ON L1J 8H6



## PROPERTY INFORMATION

**Annual Rent**  
\$18.00/ per SQ. FT.

**Property Address**  
Suite 2, 1100 Skae Drive, Oshawa, ON L1J 8H6

**Rentable Area**  
2,160 Sq. Ft.

### Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Consumers Choice Award Commercial Realtor Durham Region -2023- Top 100 Agents RE/MAX Canada Commercial & RE/MAX Commercial World Wide..



**1100**  
**S**

**1100 Skae Drive, Oshawa, ON L1J  
8H6**

## PROPERTY OVERVIEW

Versatility of a 2160 Square Feet Space with Roll-Up Door

Are you in search of an industrial space that offers both functionality and flexibility? Look no further than this 2160 square foot property, complete with a roll-up drive-in/out door. This feature not only provides easy access for deliveries and shipments but also adds an element of convenience that is difficult to find at this price.

The gross rent for this property is an affordable \$18.00 per square foot, which includes T.M.I (Taxes, Maintenance, and Insurance) and water/sewer charges. This inclusive pricing model eliminates the need for calculations or unexpected costs, making budgeting a breeze for your business.

# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



**1100**  
**S**

**1100 SKAE DRIVE**  
**OSHAWA**

PIN 163930051

# GeoWarehouse Property Report



## Property Details

GeoWarehouse Address:  
1100 SKAE DRIVE  
OSHAWA

PIN: 163930051

Land Registry Office: DURHAM (40)

Land Registry Status: Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold



## Ownership

Owner Name:  
2274049 ONTARIO INC.

## Legal Description

PCL 5-4 SEC M1121; PT LT 5 PL M1121, PT 2, 40R5499 CITY OF OSHAWA

**Lot Size**

Area: 43636.85 sq.ft (1.002 ac)  
 Perimeter: 879.27 ft.  
 Measurements: 290.69ft. x 150.14ft. x 290.69ft. x 150.14ft.

**Lot Measurement Accuracy : LOW**  
 These lot boundaries may have been adjusted to fit within the overall parcel fabric and should only be considered to be estimates.



**Assessment Information**

\* The Current Assessed Value indicated reflects the current state and condition of the property today, and may not be the same value returned to the local municipality for the current tax year. Please contact [propertyline@mpac.ca](mailto:propertyline@mpac.ca) if you have any questions about the difference between the assessed value and the value based on the current state and condition.

\*\* The Phased-in Assessment reflects the property in the current state and condition and may not be the same value the local municipality used for taxation in the year indicated. Please contact [propertyline@mpac.ca](mailto:propertyline@mpac.ca) if you have any questions about the difference between the assessed value, phased-in value, and the value based on the current state and condition.

**ARN**

181305000101912

Taxation Year  
 2026  
 2025  
 2024  
 2023

Previous Assessment N/A

Phased-In Assessment\*\*  
 \$1,494,000  
 \$1,494,000  
 \$1,494,000  
 \$1,494,000

Frontage: 150.0 ft.

Description: Industrial mall

Depth: 290.4 ft.

Property Code: 580

Based On: January 1, 2016

Current Assessment\* : \$1,494,000

**Enhanced Site & Structure**

Structures:

Assessment Roll Legal Description: PLAN M1121 PT LOT 5 NOW RP  
 40R5499 PART 2

Property Address: 1100 SKAE DR OSHAWA ON L1J8H6

Zoning: SI-B

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## 1100 Skae #2

Tim Ryan <TRyan@oshawa.ca>  
To: David Watkins <dwatkinsfirst@gmail.com>

Fri, Apr 17, 2026 at 8:36 AM

Hi David,

The property is zoned SI-B (Select Industrial) found in Sec. 28 of our Zoning By-law [City of Oshawa Zoning By-law 60-94](#)

### Section 28: SI – Select Industrial Zones

#### 28.1 Permitted Uses

- 28.1.1 No person shall within any SI Zone use any land or erect or use any building or structure for any purpose or use other than the uses listed in this Subsection.
- 28.1.2 The following uses are permitted in any SI-A Zone:
- (a) Any use permitted in a PI-A Zone
  - (b) Assembly hall
  - (c) Automobile body shop
  - (d) Automobile repair garage
  - (e) Automobile towing business
  - (f) Banquet hall
  - (g) Merchandise service shop
  - (h) Outdoor storage accessory to any use permitted in the SI-A Zone
  - (i) Plumbing, electrical or building supply shop
  - (j) Recreational use
  - (k) Sales outlet
  - (l) Studio
  - (m) Theatre
  - (n) Truck or light machinery rental, sales or service establishment  
(66-1998, 39-2004, 60-2005)
- 28.1.3 The following uses are permitted in any SI-B Zone:
- (a) Any use permitted in a SI-A Zone except outdoor storage.

## Section 27: PI – Prestige Industrial Zones

### 27.1 Permitted Uses

27.1.1 No person shall within any PI Zone use any land or erect or use any building or structure for any purpose or use other than the uses listed in this Subsection.

27.1.2 The following uses are permitted in any PI-A Zone:

- (a) Auction establishment
  - (b) Brew your own operation
  - (c) Call centre
  - (d) Club
  - (e) Commercial school or training centre
  - (f) Controlled environment agriculture facility
  - (g) Data processing centre
  - (h) Day care centre
  - (i) Dry cleaning and laundry plant
  - (j) Financial institution
  - (k) Food preparation plant
  - (l) Light industrial uses including light manufacturing, processing of semi-manufactured goods or assembly of manufactured goods
  - (m) Office
  - (n) Place of worship
  - (o) Printing establishment
  - (p) Research and development establishment
  - (q) Restaurant
  - (r) Self-serve storage building
  - (s) Service industry
  - (t) Taxi establishment
  - (u) Television or radio broadcasting station or studio
  - (v) Warehouse for semi-manufactured or manufactured goods
  - (w) Wholesale distribution centre
- (66-1998, 62-2000, 39-2004, 45-2012, 118-2020, 112-2024, 62-2025)



**Tim Ryan, MCIP, RPP**  
Principal Planner | City of Oshawa

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The City of Oshawa is situated on lands and waters within the Williams Treaties Territory, home to seven First Nation communities of the Michi Saagiig and Chippewa Anishinaabeg, who have cared for and maintained these lands from time immemorial and continue to do so to present day. [Learn more](#)

**Our Application Portal is open!** Track your permit or application from start to finish. [Learn more](#)

[Quoted text hidden]

Property Type:	Industrial
Site Area:	1A
Site Variance:	Regular
Driveway Type:	Separate or Private Driveway
Garage Type:	N/A
Garage Spaces:	N/A
Water Service Type:	N/A
Sanitation Type:	N/A
Pool:	Indoor : N/A, Outdoor : N/A
RRF AppealDate:	2023-03-31
About Details:	TRAFFIC PATTERN - LIGHT
Onsite Details:	OFFICIAL PLAN DESIGNATED - EMPLOYMENT,NO STREET LIGHTING,NO SIDEWALK ON STREET
Proximity Details:	PREDOMINANT MARKET DISTANCE >10<20KM,REGIONAL CENTRE DISTANCE >10KM<25KM,MAJOR HIGHWAY DISTANCE >5KM
Waterfront Details:	N/A
Last Property Assessment	2022-11-02
Property Owner Name:	2274049 ONTARIO INC
Property Owner Mail:	1100 SKAE DR OSHAWA ON L1J 8H6

## Demographics

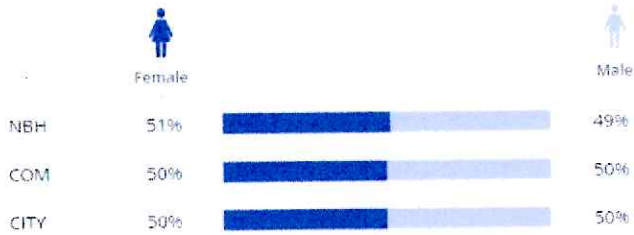
### Population

Total Population **907**  
Neighbourhood (NBH)

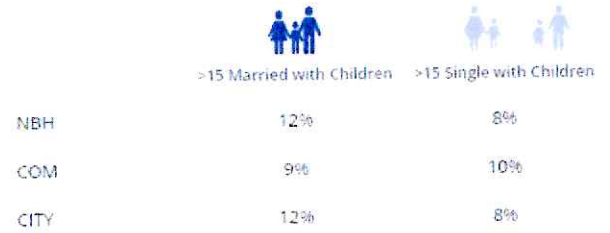
**48,721**  
Community (COM)

**205,807**  
City (CITY)

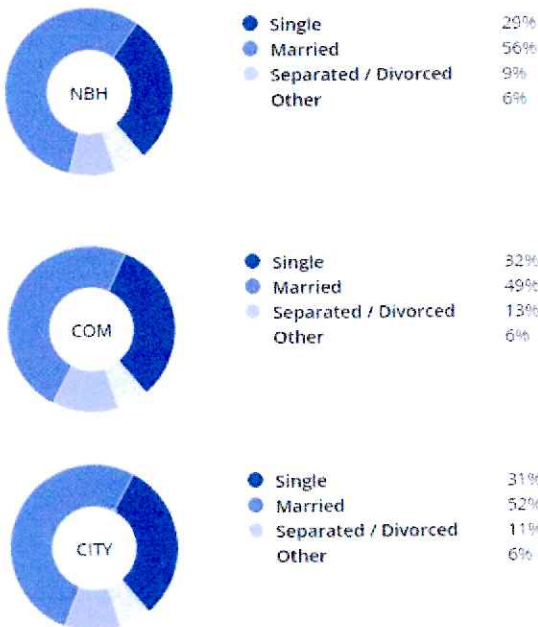
### Gender



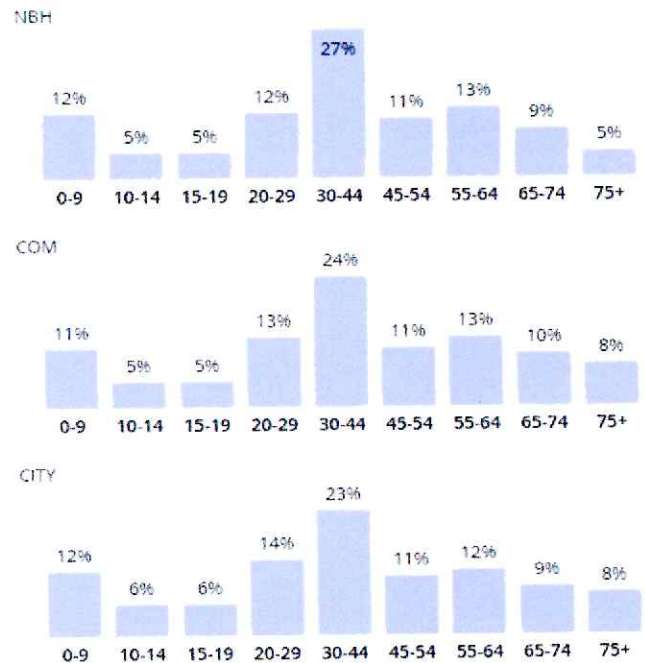
### Family Status



### Marital Status





### Age Distribution



## Households

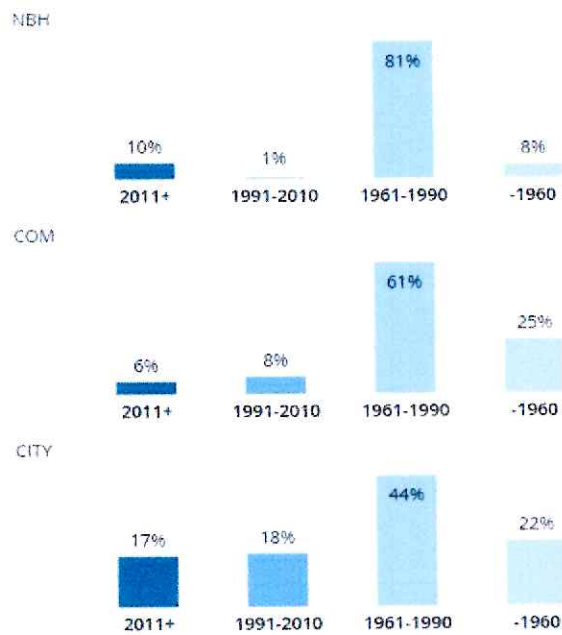
### Structure Details

	 Total # of Occupied Private Dwellings	 Dominant Year Built
NBH	292	1961-1980
COM	18,389	1961-1980
CITY	73,983	1961-1980

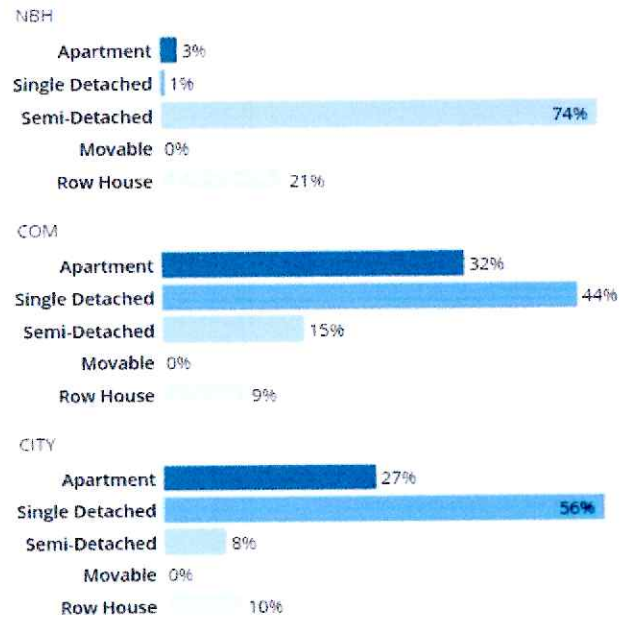
### Ownership

	 Owned	 Rented
NBH	92%	8%
COM	59%	41%
CITY	62%	38%

### Age of Home (Years)



### Structural Type



## Socio-Economic

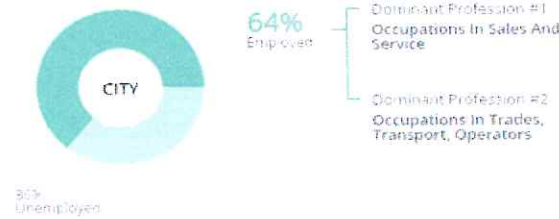
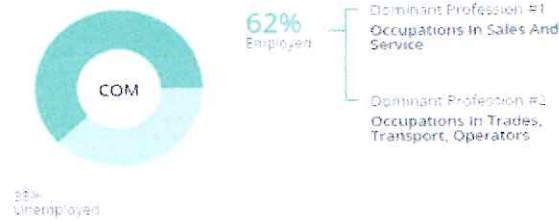
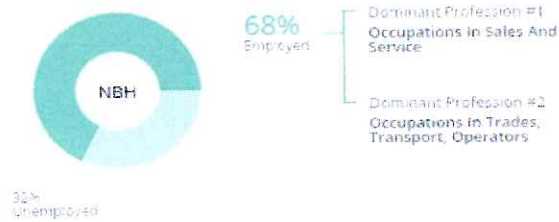
Avg. Household  
Income

**\$126,738**  
Neighbourhood (NBH)

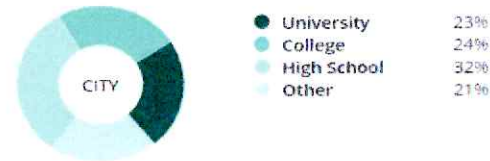
**\$107,402**  
Community (COM)

**\$118,791**  
City (CITY)

### Employment

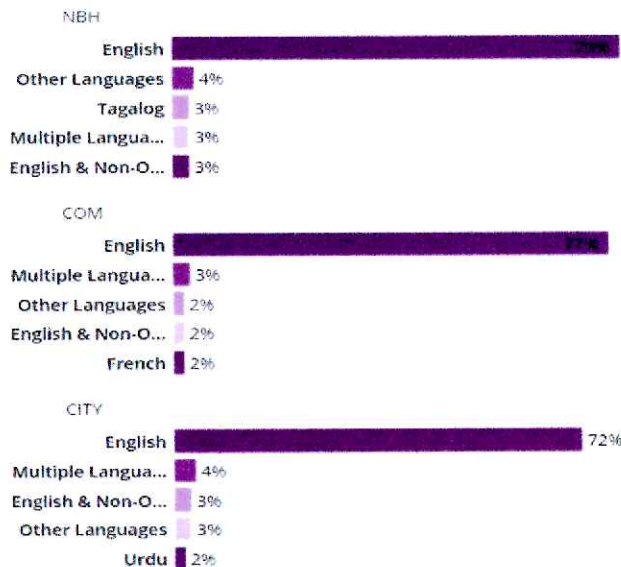


### Highest Level of Education

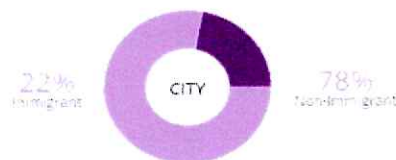
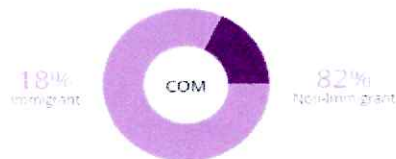
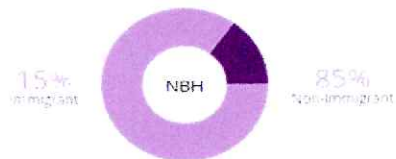


## Cultural

### Dominant Language



### Immigration Status



## What is a CCIM?



A Certified Commercial Investment Member (CCIM) is a recognized expert in the commercial and investment real estate industry. Of the more than 150,000 commercial real estate professionals in the United States, only an estimated 6 percent hold the CCIM designation.

The designation is awarded by the CCIM Institute to professionals who complete over 160 hours of graduate level courses and who pass a comprehensive exam covering financial analysis, market analysis, user decision analysis and investment analysis. In addition to completing coursework and passing exams, a CCIM must prepare a portfolio demonstrating practical real world experience.

Membership in CCIM allows a broker to compete with the big six global brokerages by providing independent brokers with access to a professional network of over 13,000 CCIM's in 1,000 markets throughout the US and in 30 countries. Membership in CCIM also provides member brokers with access to a suite of online technology tools provided through the CCIM website.

CCIM's are an incredible resource to commercial real estate owners, investors and advisors and by hiring a broker with the designation, clients can rest assured that they are hiring a professional with a core level of commercial real estate competency and experience.



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ON, Canada

**CONTACT**