

INVESTMENT OPPORTUNITY

RIDEAU PLACE

100 RIDEAU STREET, OSHAWA, ONTARIO

STRATEGIC TOWNHOME INVESTMENT IN OSHAWA'S URBAN CORE



IPA

INSTITUTIONAL
PROPERTY
ADVISORS

A DIVISION OF
MARCUS & MILLICHAP, BROKERAGE



THE OPPORTUNITY

Institutional Property Advisors (“IPA”), a division of Marcus & Millichap, is pleased to present Rideau Place, a 189-unit purpose-built rental townhome community in Oshawa, Ontario. Built in 1977, the Property comprises six two-storey townhouse blocks on approximately 10.7 acres and features a spacious mix of three- and four-bedroom townhomes averaging approximately 1,009 square feet.

The offering provides scale within a segment of the rental market that has become increasingly difficult to replace. Across Oshawa and the broader GTA, new supply has largely focused on apartment formats and smaller suite configurations, while family-oriented townhome communities of comparable scale remain uncommon. Supported by recent capital improvements, Rideau Place combines stable cash flow with additional upside through suite turnover and continued active management.

Rideau Place benefits from a connected location near Downtown Oshawa, Oshawa GO, Highway 401, major retail, schools, healthcare, and post-secondary institutions. The large site area further enhances the investment profile by providing longer-term intensification or redevelopment potential.

INVESTMENT HIGHLIGHTS

- Estimated rental upside with current in-place rents trailing market by approximately 32%, representing a gap-to-market of \$672 - \$1,016 per unit.
- Significant near- and long-term revenue growth potential through unit turnover — only 51% of units have been renovated, leaving almost half of the property available for repositioning.
- Additional income growth through utility savings via the existing water sub-metering infrastructure, which can be expanded across unmetered units during tenant turnover.
- Rare scale in supply-constrained townhome sector.
- Large 10.7 acre site with future development potential.
- Oshawa’s employment base is diversifying beyond automotive into advanced manufacturing, energy, and high-tech sectors, supported by Ontario Tech University and Durham College.

PROPERTY DETAILS

Address: 100 Rideau Street, Oshawa, Ontario

Legal Description: PIN 16309-0100, 16309-0169, 16309-0085 & 16309-0125

Community: Central Oshawa

Year of Construction: 1977

Zoning: R4-A / R6-A; R1-C & - Parcel 1; R4-A / R6-A Parcels 2 & 3

Site Size: +/- 10.7 acres

Construction: Wood Frame

Residential Units: 189 townhouse units

Parking Stalls: +/- 248 paved surface parking

SUITE MIX BREAKDOWN

TYPE	TOTAL SUITES	AVERAGE SIZE
THREE BEDROOM	175	990 SF
THREE BEDROOM LARGE	7	1,243 SF
FOUR BEDROOM	7	1,264 SF
TOTAL	189	1,009 SF





HIGHWAY 401

DOWNTOWN OSHAWA

- COSTCO
- FORTUNE SUPERMARKET
- NOFRILLS
- OSHAWA YMCA

ROBERT MCLAUGHLIN GALLERY

OSHAWA CENTRE

- REAL CANADIAN SUPERSTORE
- CANADIAN TIRE
- STAPLES
- INDIGO
- SHOPPERS DRUG MART
- BMO

SMART CENTRES

- WALMART
- DOLLARAMA
- RONA
- SAIL
- RBC
- CIBC

CIVIC RECREATION COMPLEX

TRENT UNIVERSITY DURHAM GTA

Rideau Place

OSHAWA VALLEY BOTANICAL GARDENS

WOODCREST PUBLIC SCHOOL

ANTOINE-MAILLET ELEMENTARY SCHOOL

LAKERIDGE HEALTH OSHAWA

OSHAWA GOLF & COUNTRY CLUB



Oshawa GO Train
4.4 km



Artist's Village /
Downtown Oshawa
1.3 km



Durham College /
Ontario Tech University
1.6 km



Oshawa Centre
1.6 km



Oshawa City Hall
& Civic Square
1.4 km



Parkwood National
Historic Site
1.8 km



Trent University
Durham Region
2.8 km



Highway 401
2.1 km

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