



FOR SALE

REDEVELOPMENT OPPORTUNITY

78 RICHMOND STREET

OSHAWA, ON

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78 Richmond Street West is a centrally located two-storey office building in the heart of Oshawa’s downtown core. Situated within a vibrant urban setting, this property offers excellent accessibility and proximity to key amenities, including public transit, restaurants, retail shops, and civic institutions.

Currently configured as an office space, the property presents an exceptional opportunity for future redevelopment. With a proposed residential conversion potential, the site is well-positioned for a mixed-use or multi-residential development, aligning with the city’s ongoing urban growth and intensification plans.

This rare offering combines immediate usability with long-term investment potential, making it an attractive prospect for developers and investors looking to capitalize on Oshawa’s evolving skyline.

78 Richmond St West falls within the City of Oshawa’s exemption area for residential development charges. As a result, the subject property is exempt from City of Oshawa development charges estimated to be in excess of \$7,000,000.



Area Size:	1.07 Acres
Total Units:	390
Above Grade Gross Floor Area:	389,666 SF
Total Parking:	391 spots

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PROPOSED SITE PLAN



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OSHAWA, ON

AMENITIES MAP

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. Wendys
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



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