

**FOR LEASE
RECENTLY RENOVATED**

**295-299 SIMCOE ST S.
OSHAWA**



Links:

- [Google Street Views](#)
- [Google Aerial Map](#)

Frontage on main street through Oshawa, between Highway 401 and downtown (King St)

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• Sizes: 3 units, can be combined

	295	299A	299B	All
Sq Ft	1,218	1,296	922	3,436

- Standalone Ample parking (20 spaces) Wheelchair-accessible**
- Main street location** (few blocks south of the downtown core — King & Simcoe), 1 km north of Hwy 401 exit
- Possession: Immediate**
- Across street: 28-doctor medical clinic, public school, gov't building, dense residential**
- Lease rate: \$11.00 net TMI: \$3.85 (estimate)**
- Zoned: PSC-A ("Planned Strip Commercial")**

All information is from sources deemed reliable and is subject to errors and omissions which we believe to be correct and assume no responsibility. Changes of price, rental, prior sale and withdrawal without notice. People are not to construe this information as legal or tax advice. You should consult your legal counsel, accountant, or other advisors on matters relating to this presentation. The Behar Group Realty Inc., Brokerage.

299B Simcoe, Rm 2—view of showroom windows from 2/3 back



← Sink

← Showroom windows

299A Simcoe—Kitchenette & 2-piece bathroom



299B Simcoe, Rm 1—corner office with front showroom windows



295 Simcoe—4-piece bathroom



299B Simcoe—2-piece bathroom



295 Simcoe—view of showroom windows from 2/3 back



← Showroom windows

↑ Emergency lighting and fire extinguishers throughout

← Reception

299A Simcoe—view of showroom windows and reception area from 2/3 back

Dentist	
Dr. John Sciuk & Associates	0.11
Glazier Dental	0.11
McIntyre Thomas R Dr	0.53
Steadman Adrian Dr	0.73
Fenwick S Dr	0.94
Willson Grant A Dr	1.03
Doctor	
Martin M G Dr	0.11
Down Larry	0.19
Smith Geoffrey	0.19
Baziuk Natalie Dr	0.60
Oshawa Health Centre	0.93
McAllister Kevin & Kelly	0.96
FeelGood Clinic	0.96
Pharmacy	
Prescription Pharmacy	0.11
Central Pharmacy	0.24
Zellers Pharmacy	0.80
Oshawa Central Pharmacy	0.81
Lovell Drugs Ltd	0.92
Saver's Drug Mart Limited	0.92
Clinic Pharmacy (CHS)	0.93
Shoppers Drug Mart	1.31
Restaurants	
Dairy Queen	0.18
Tim Hortons	0.38
Free Topping Pizza	0.40
Simcoe Suds Bar And Grill	0.42
Alaska Halibut Fish & Chips	0.44
Kentucky Fried Chicken	0.56
Hong Kong House Restaurant	0.63
Fazio's Restaurant Corporation	0.80
New Globe Restaurant	0.81
Thirsty Monk	0.82
Avanti Trattoria	0.89
Quiznos Sub	0.91
Wimpy's Diner	0.98
Post Offices	
Oshawa Post Office	0.91
Lovell Drugs Ltd	0.92

Coffee	
Dairy Queen	0.18
Tim Hortons	0.38
Simple Bodega Tea House	0.65
Tim Hortons	0.78
Mad Cafe	0.91
Isabella's Chocolate Café	0.92
Coffee Culture & Eatery	0.93
Country Style	0.95
Beanz Cafe	0.97
Golden Tai Cafe & Rest	0.97
Coachlite Roller Gardens	0.97
Groceries	
Oshawa Discount Centre	0.50
Metro Supermarket	0.90
Cubert Milk & Variety	0.99
Sivas Mart	0.99
Mega Food Market	1.07
Portugal Groceries	1.19
Real Canadian Superstore	1.58
Shopping	
Seductions Custom Clothing	0.81
Doug Wilson Men's Wear	0.84
Dino's Men's Wear	0.91
Murray Johnston Men's Wear	0.95
Schools	
Village Union Public School	0.17
Oshawa Central C.I.	0.55
Adult & Continuing Education Centre	0.58
Grade Expectations Learning Centre	0.75
Children's Place The	0.77
TriOS College Technology Health	0.79
Art & Technique Academy of Hairstyling	0.85
Career School of Hairstyling	1.08
Mary Street Community School	1.25
Hansel And Gretel Nursery School	1.33
Trillium College	1.62
O'Neill Collegiate and Vocational Institute	1.84
Bike Shops	
The Bike Guy	0.44
Black Pony Bmx	0.99
Sport Chek	1.67

Parks	
Bathe Park	0.99
Eastview Park	1.34
Books	
Oshawa Public Library	0.73
Paraphernalia Books 'N' Stuff	0.90
Half Price Books	1.01
Discount Hobbies	1.14
Pubs	
Thirsty Monk	0.82
Riley's Pub	0.95
Murphy's Pub And Grill	0.96
The Stags Head Pub And Grill	1.02
Entertainment	
Port Hope Drive In	0.49
Banking	
TD Canada Trust	0.51
BMO Bank of Montreal	0.79
Scotiabank	0.81
CIBC	0.90
Ontario Civil Service Credit Union	0.92
Ukrainian Credit Union Limited	0.93
RBC	0.94
Hospitals	
CMHA Durham	0.27
Oshawa Clinic-Courtice Health Centre	0.93
Oshawa Clinic Foot Care Centre	0.94
Fitness	
Physio-Health And Fitness	0.51
Durham Women's Fitness	0.73
Platinum Family Fitness	0.79
Durham Speed Skating Club	0.82
Wong's Institute Of Martial Arts Inc	0.90
Rundle Park Community Centre	0.91
Child Care	
Children's Place The	0.77
St Thomas Aquinas Catholic School	1.22
St Hedwig Catholic School	1.31
Hansel And Gretel Nursery School	1.33
Fantabulous Home Daycare	1.62

Distance (in km) from the Subject Property to Other Retailers and Amenities



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