



# For Sale

10-16 Bond Street West,  
Oshawa, ON

**3 Storefronts + 9 Apartments**  
with 83 FT of Frontage + private parking

**Asking Price \$2,950,000**

 **JLL** SEE A BRIGHTER WAY

[jll.com](https://www.jll.com)

# The Offering

The JLL Private Capital Group ("JLL") is pleased to present the opportunity to acquire a mixed-use retail and residential asset located at 10 - 16 Bond Street West (the "Property" or "Site") in Oshawa. Centrally positioned near the intersection of Bond Street and Simcoe Street in the heart of Downtown Oshawa, the Property offers 83 feet ("FT") of Bond Street frontage

The Property is improved with a two (2) storey mixed-use asset, totalling 7,686 square feet ("sf"), comprised of three (3) commercial units at grade and nine (9) residential units. The Property is fully occupied, offering stable in-place holding income and future rental upside. The Property's centre ice positioning along Bond Street offers significant long-term redevelopment potential, with the opportunity to scale through the assembly of the adjacent parcels of land.



	Net Rentable Area 7,686 sf		Official Plan Urban Growth Centre
	Site Area 11,162 sf		Occupancy 100%
	Frontage 83 ft		Residential Area 4,899 sf
	Depth 133 ft		Comercial Area 2,787 sf
	Zoning UGC - A		Parking 14 stalls

Asking Price: \$2,950,000



# Investment Highlights



## Premier Location

The Property offers excellent visibility and exposure along Bond Street West, with 83 ft of frontage, located just steps from the Bond – Simcoe intersection.



## Secure Holding Income

100% occupied, the Property consists of three (3) retail storefronts and nine (9) residential units consisting five (5) studios and four (4) one bedroom apartments, offering stable in-place cash flow.



## Intensifying Area

The surrounding area is experiencing rapid intensification with over 2,600 multi-residential units either planned or under construction. With numerous developments underway, this area is poised for significant growth and revitalization.



## Redevelopment Potential

The Site is located in downtown core with low to medium development potential on the 11,162 SF lot. Investors can explore further assembly potential of adjacent land parcels to capitalize on larger scale future infill development.



## Flexible Zoning

Urban Growth Center (“UGC”) zoning offers the potential for wide range of uses.

# Location Overview

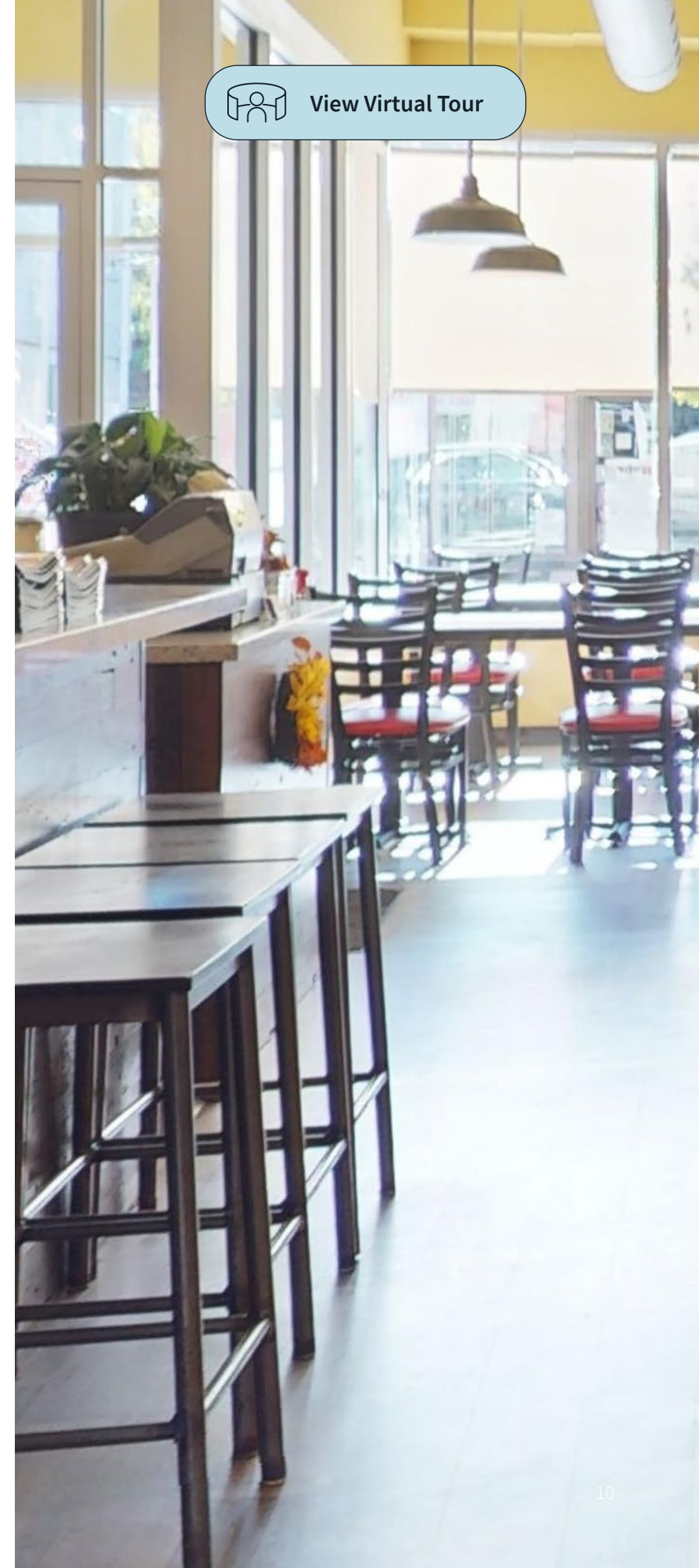
The Property is located in Oshawa, the largest municipality within the region of Durham. As part of the Greater Toronto Area, Oshawa lies on the shores of Lake Ontario and is approximately 60 kilometers east of Toronto, bordered by Whitby and Clarington. The city is known as the automotive capital of Canada, with 3 assembly plants and several independent auto parts facilities.

Downtown Oshawa has undergone significant revitalization in recent years, transforming from its industrial roots into a dynamic environment filled with unique cafes, boutique shops, and top-notch restaurants. The area benefits from excellent transportation connectivity, anchored by Oshawa GO Station, providing direct rail service to downtown Toronto in under an hour.

#	Address	Storeys	Units	Developer
1	King / McMillan 88 King Street West	22	285	2702758 Ontario Ltd.
2	Bond / Arena 184 Bond Street West	5	38	184 Bond Oshawa Ltd.
3	City Centre Residences 39 Athol Street West	16	172	Mutual Development Corp
4	PostLofts 47 Simcoe Street	11	219	Atria Development
5	70 King Street East	21	198	CPPI Group
6	Centra 111-117 King Street East	v31, 33 & 37	1,308	Atria Development
7	29 Charles Street	25	408	Atria Development

Total Number of Units – 2,628





# Financing and Offering Process

## ***Free and Clear***

The Property will be offered for sale free and clear of existing financing.

## ***Offering Process***

Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained to seek proposals to acquire the Property. Interested parties will be requested to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property.

All inquiries regarding the Property should be directed to the under-noted on behalf of the Vendor.

### **Philip Traikos\***

*Executive Vice President*

+1 416 704 7445

Philip.Traikos@jll.com

### **Jackson Safrata\***

*Senior Vice President*

+1 416 238 9961

Jackson.Safrata@jll.com

*\*Sales Representative*

## **Jones Lang Lasalle Real Estate Services, Inc.**

Bay Adelaide East, 22 Adelaide Street West, Suite 2600

Toronto, ON M5H 4E3

tel +1 416 304 6000 fax +1 416 304 6001

Although information contained herein has been obtained from sources deemed reliable, the owner, Jones Lang LaSalle Real Estate Services, Inc. ("JLL Canada"), and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the property/portfolio without express or implied warranties of any kind. The property/portfolio may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © Copyright 2025 Jones Lang Lasalle IP Inc. All rights reserved.