

**1,517 SQ. FT.  
AVAILABLE FOR LEASE**

**462 TAUNTON RD. W.  
OSHAWA, ON**



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COMMERCIAL REAL ESTATE

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NORTH OSHAWA  
GARDENS

## **NEWLY BUILT RETAIL OPPORTUNITY**

### PROPERTY HIGHLIGHTS

- 1,517 square feet of newly constructed commercial space along Taunton Rd. surrounded by prominent retailers and dense residential.
- Spacious unit with high ceiling heights and ground level loading.
- Ideal for many uses.
- Close proximity to Durham College and Oshawa Airport.





# SITE PLAN

Address:

462 Taunton Rd. W., Oshawa, ON Unit #20

Size:

1,517 Square Feet

Asking Net Rent:

\$25.00 per square foot

TMI:

Estimated to Be \$9.00 per square foot

Condo Fees:

\$275.00 per month

Zoning:

Si-14 And 18

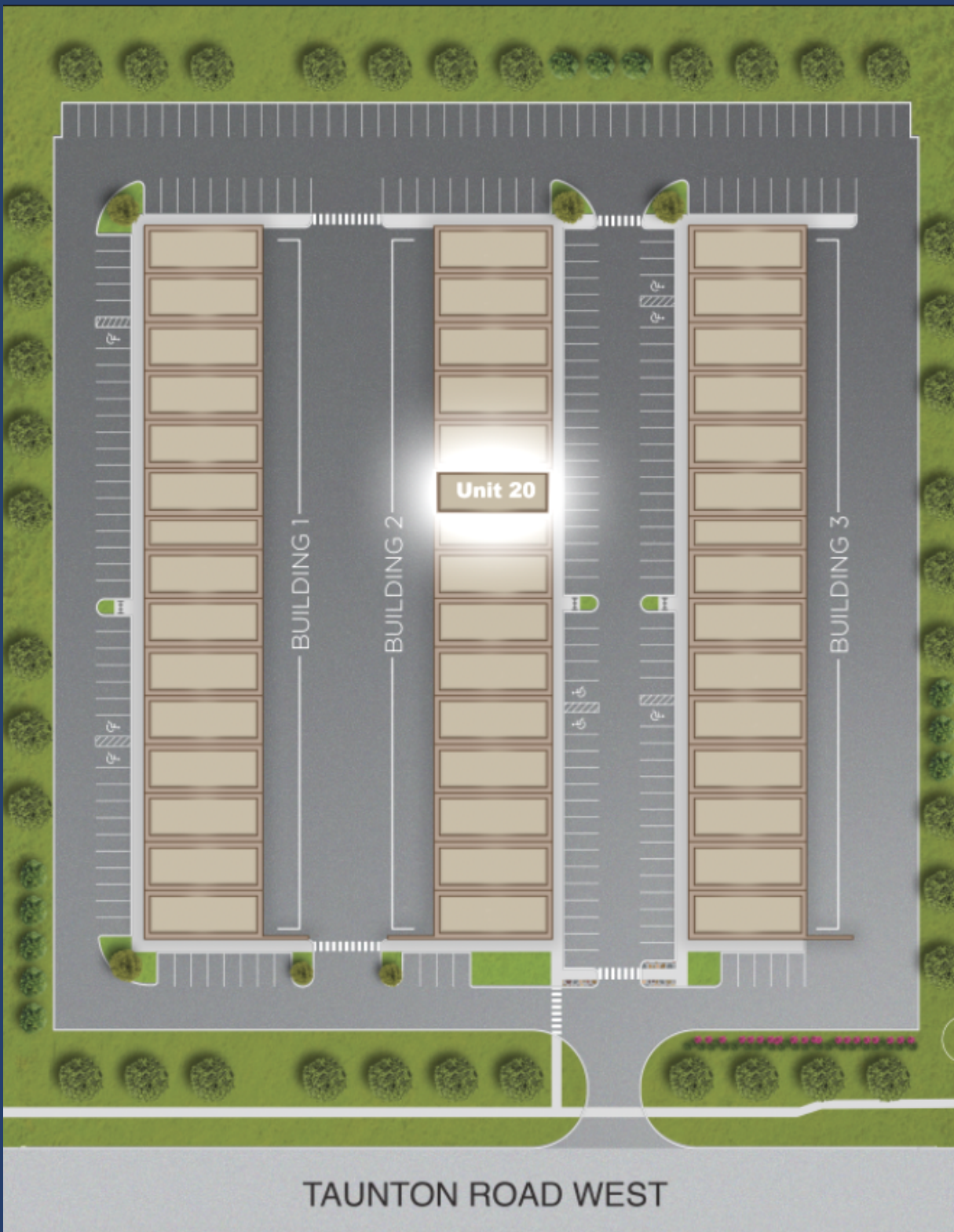
Ceiling Height:

18 Feet

Loading:

Ground Level

10 foot Roll Up





NORTH OSHAWA  
GARDENS

# 462 TAUNTON RD. W.

## Newly Constructed Commercial Plaza In The Heart Of Oshawa

North Oshawa Gardens is strategically positioned as the gateway to the main commercial node of Taunton Rd. in North Oshawa, making it an ideal location for a variety of businesses.

### Retail / Restaurant

Surrounded by national retailers along Taunton Rd. this node draws a high traffic of shoppers and diners. Rare opportunity for well-located retail store.

### Light Industrial

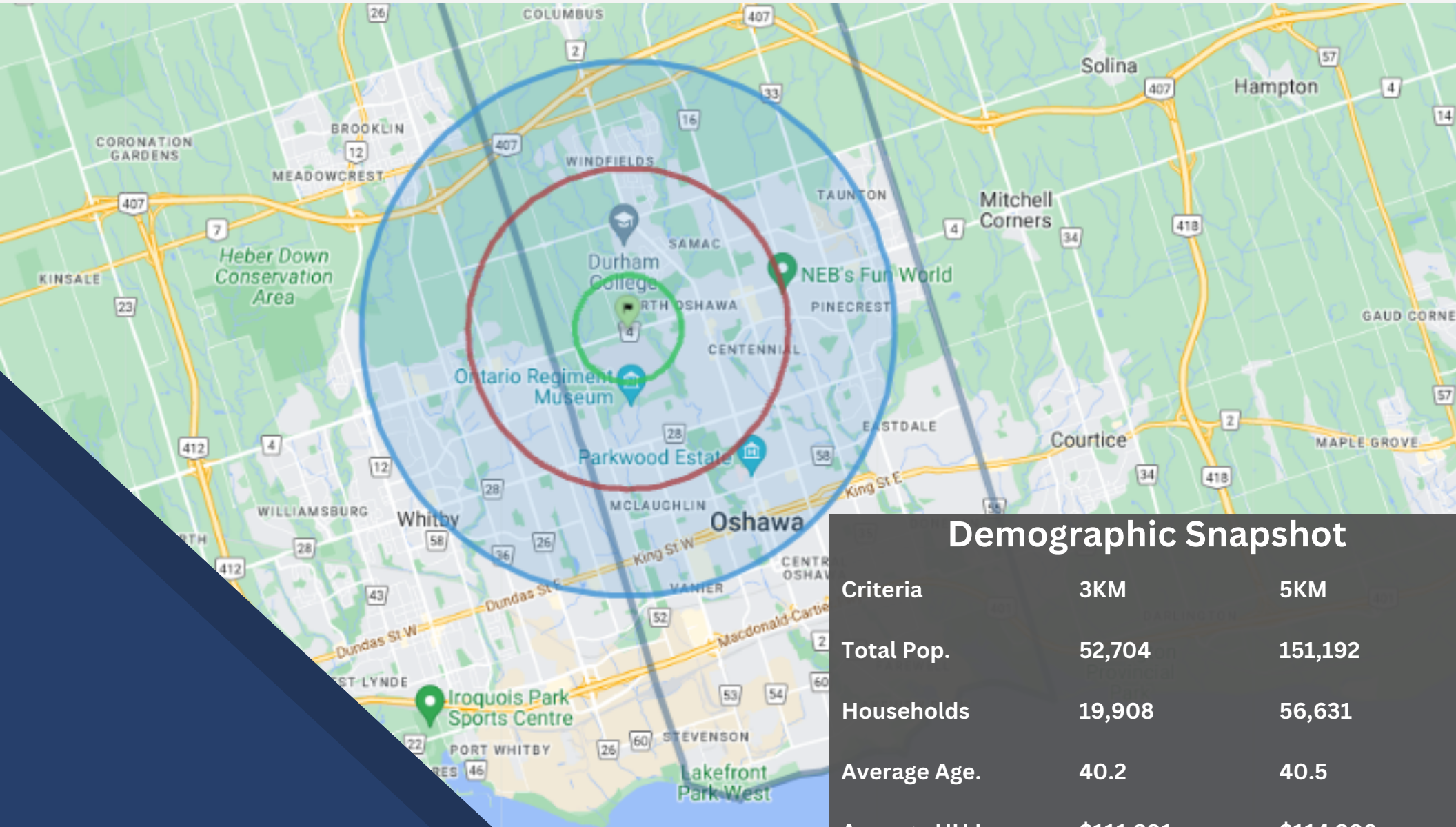
Spacious unit with high ceilings are ideal for light industrial use including showroom / warehouse. Roll up ground level loading. Competitive market rents.

### Service Uses

Benefit from competitive rates for your service business in this well located building with convenient access.



# DEMOGRAPHICS



## Demographic Snapshot

Criteria	3KM	5KM
Total Pop.	52,704	151,192
Households	19,908	56,631
Average Age.	40.2	40.5
Average HH Income	\$111,391	\$114,208



# ***IDEAL USES***

- Assembly - school or church
- Brew your own operation
- Club (excluding nightclub)
- Commercial Recreation
- School Training
- Data processing
- Eat-In Restaurant
- Financial Institution
- Food prep plant
- Light Industrial
- Merchandise service shop (appliances, furniture, etc.)
- Office (real estate, mortgage, financial, law, accounting, etc.)
- Plumbing, electrical, HVAC distribution shop
- Printing
- Research and development
- Sales Outlet - for retail goods, general store, clothing store, etc.
- Service Industry
- Studio
- Television and Radio broadcasting
- Theatre
- Warehouse

Tenant to verify use meets all zoning bylaw requirements





# FOR LEASE

**462 TAUNTON RD. WEST, OSHAWA, ON**

*For further information please contact:*



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