

	<p>642 Conlin Rd W Oshawa Ontario L1H 7K4 Oshawa Northwood Durham SPIS: N Taxes: \$6,110.35 / 2023 DOM: 0</p>
	<p>Detached Front On: N Rms: 9 + 2 Link: N Acre: Bedrooms: 7 + 1 1 1/2 Storey Washrooms: 3 1x4xMain, 1x2xMain, 1x4x2nd</p>
	<p>Lot: 108 x 200 Feet Irreg: Dir/Cross St: Thornton / Conlin</p>

MLS#: E7278434 **Contract Date: 11/06/2023** **PIN#: 162640210**
Possession Remarks: 60/90

<p>Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: 31-50 Apx Sqft: 1100-1500 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:</p>	<p>Exterior: Brick Drive: Private Gar/Gar Spcs: Attached / 1.0 Drive Park Spcs: 10 Tot Prk Spcs: 11.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Grnbelt/Conserv, Public Transit, River/Stream, School, Wooded/Treed</p>	<p>Zoning: SI-A(16) h-71 Cable TV: Hydro: Gas: Phone: Water: Well Water Supply: Sewer: Septic Spec Desig: Unknown Farm/Ag: Waterfront: None Retirement: N Oth Struct: Workshop</p>
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#	Room	Level	Length (m)	Width (m)	Description
1	Family	Main	4.36	x 4.87	Picture Window Fireplace
2	Kitchen	Main	3.30	x 7.06	Pot Lights B/I Oven Combined W/Dining
3	Dining	Main	3.30	x 7.06	French Doors W/O To Deck Open Concept
4	Br	Main	3.40	x 3.44	Picture Window Closet
5	2nd Br	Main	2.48	x 2.70	Pot Lights Window
6	3rd Br	2nd	2.63	x 4.35	Pot Lights Window
7	4th Br	2nd	3.49	x 3.50	Window Closet
8	5th Br	2nd	2.63	x 3.20	Window
9	Br	2nd	3.49	x 3.15	Closet Window
10	Rec	Bsmt	5.93	x 7.30	Pot Lights
11	Br	Bsmt	5.14	x 3.82	Closet Above Grade Window

Client Remks: LOCATION!!LOCATION!! This Development property, approximately half an acre in size, is located in Oshawa's Northwood Business Park, just minutes away from all amenities, UoIT and the 407. Located 100 Meters From The New Amazon Distribution Warehouse, Lactalis and next to McDonald's Distribution Warehouse. With zoning designation SI-A(16) h-71, the potential for this property is immense. This property offers a range of uses, allowing for mixed-use development, providing flexibility for various purposes. Permitted uses include: (a) Assembly Hall(b) Banquet Hall (c) Day care centre (d) Food preparation plant (e) Light industrial uses(f) Merchandise service shop(g) Hospital (h) Post Secondary School(i) Wholesale distribution centre (j) Warehouse (k) Sales outlet (l) Service industry (M) Restaurant AND MUCH MORE. Incredible opportunity with endless possibilities! Property being rented for a total of \$7325/ month aprox 1000 Sqfeet of heated Detached Workshop also being rented .
Extras: Updated Kitchen with Gas Stove New Flooring on stairs and upper level, City Services (Water & Sewers) already at the Street. All Paperwork Available. Buyer/Buyer Agent To Verify Uses/Zoning

Listing Contracted With: KELLER WILLIAMS ENERGY LEPP GROUP REAL ESTATE **Ph:** 905-428-8100