
FOR SALE

509 Lakeshore Rd W. Oakville

COMMERCIAL MIXED-USE BUILDING



SUNGWOOTEAM
LUXURY HOMES

RE/MAX CONDOS PLUS
CORP. BROKERAGE

CLICKABLE!



VIRTUAL TOUR

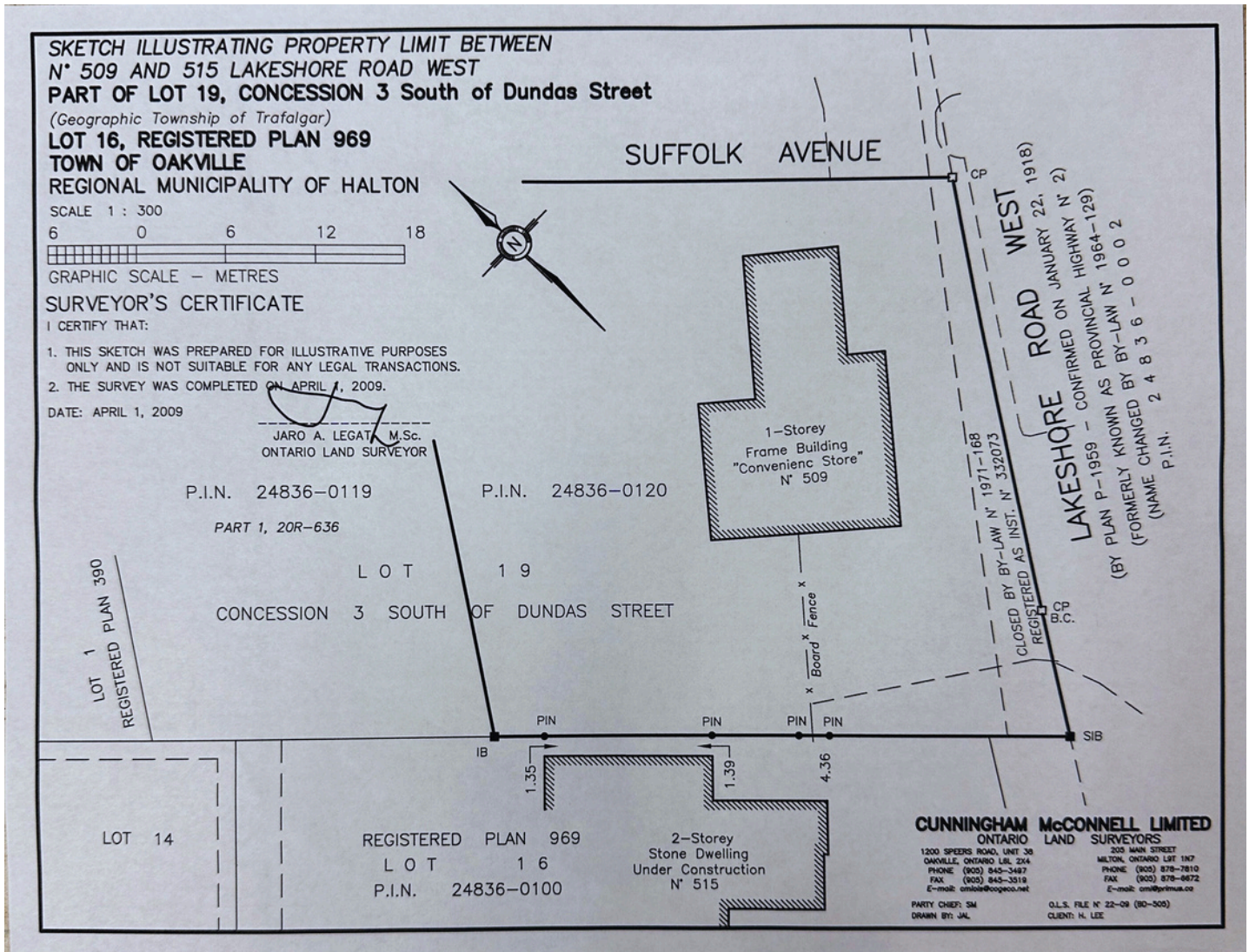
SUMMARY

- **Property Address** : 509 Lakeshore Rd W. Oakville ON
- **Asking Price** : \$2,998,000
- **Lot Size** : 125 ft. x 125 ft.
- **Zoning** : C1: special provision 49
- **Current Use**: Convenience store with 2-bedroom apartment upstairs
- **Location Highlights**: Located in prestigious Old Oakville area, high-traffic location, Appleby College right across the street, 10 min drive from Downtown Oakville.



PROPERTY DESCRIPTION

Survey



Floor Plans



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Building Features

- Roof shingles (2020)
- Furnace (2006) & AC (2013)
- HWT (2016); Rental fee \$30/month



509 Lakeshore Rd W, Oakville, L6K1G6



Lot Size

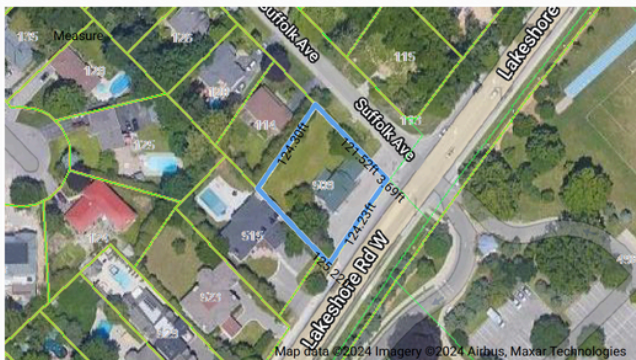
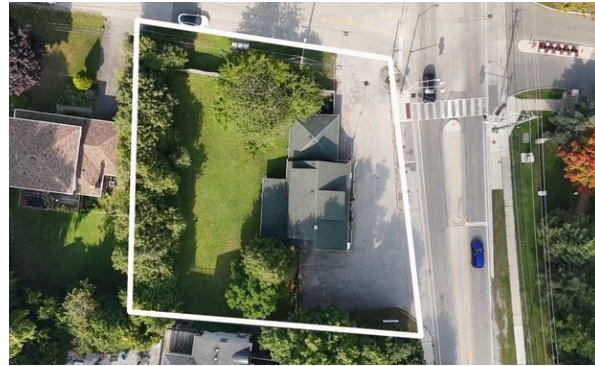
15,220 ft²

Area

499 ft

Perimeter

Measurements Available
(See Site & Structure)



Lot Size | **Area:** 15,220.15 ft² (0.349 ac) | **Perimeter:** 498.69 ft
Measurements: 121.52 ft x 124.30 ft x 125.22 ft x 124.23 ft x 3.69 ft

Lot Measurement Accuracy: LOW

Site & Structure

Please note, all information contained in the Site & Structure section of the Property Report is owned and maintained by MPAC. If any data in this section is missing or incorrect, please contact MPAC for assistance at propertyline@mpac.ca.

Assessment 1 | ARN : 240103020006500

[mpac_propertyline](https://www.mpac-propertyline.com)

Site | **Frontage:** 125.00 ft | **Depth:** 125.00 ft | **Zoning:** C1 sp:49

Structure | **Property Description:** Residence with a commercial/industrial unit | **Property Code:** 303

Structures:

#	Description	Year Built	Bedrooms	Full Bathrooms	Half Bathrooms	Full Stories	Partial Stories	Split Level	Fireplaces	Indoor Pool	Outdoor Pool
301	SINGLE FAMILY DETACHED	1925	2	2	0	1	1/4 storey	No Split	0	N	N

Assessment Roll Legal Description

CON 3 SDS PT LOT 19

Site Area

0.36 A

Site Variance

Regular

Driveway Type

Unspecified/Not Applicable

Garage Type

N/A

Garage Spaces

N/A

Water Service Type

N/A

Sanitation Type

N/A

Abut Details

TRAFFIC PATTERN - MEDIUM

Proximity Details

N/A

Onsite Details

OFFICIAL PLAN DESIGNATED - COMMERCIAL, OFFICIAL PLAN DESIGNATED - RESIDENTIAL

WaterFront Details

N/A

ZONING & PERMITTED USES

Highlighted Uses

Permitted Use

Applicable Uses

Medical Office

Private Medical Clinics (e.g., dermatology, cosmetic surgery)

Specialist Medical Practices (e.g., pediatricians, orthopedists)

High-End Wellness Clinics (e.g., physiotherapy, chiropractic, nutrition)

Cosmetic Dentistry (e.g., teeth whitening, veneers)

Orthodontics (e.g., Invisalign, braces)

Family and Pediatric Dentistry (catering to children from nearby schools like Appleby College)

Veterinary Clinic

Pet Wellness Centers (e.g., grooming, wellness checkups for high-end pets)

Specialized Animal Care (e.g., exotic pet care or specialized surgeries)

Emergency Veterinary Services

Retail Store

Convenience Store significant growth potential expanding by offering **seasonal flowers, plants, and pots and Liquor licence** already placed.

Under Zoning-by-law-2014-014

Part 9

Commercial Zones

Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

9.1 List of Applicable Zones

Neighbourhood Commercial	C1
Community Commercial	C2
Core Commercial	C3
Service Station	C4

Be sure to refer to all Parts of this By-law to ensure that you have reviewed all regulations that may apply to your lot. Contact staff in zoning section of the Building Services department to confirm the applicable zoning.

9.2 Permitted Uses (2016-023)

Uses permitted in the Commercial Zones are denoted by the symbol “✓” in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 9.2, below.

	C1	C2	C3	C4
Art gallery	✓	✓	✓	
Business office	✓	✓	✓	
Commercial parking area				
Commercial school	✓	✓	✓	
Community centre	✓	✓	✓	
Conservation use	✓	✓	✓	✓
Day care	✓ (1)	✓	✓	
Drive-through facility	✓ (1)	✓ (1)	✓ (1)	✓ (1)(2)
Dry cleaning depot <small>(2016-023)</small>	✓	✓	✓	
Dry cleaning/laundry establishment <small>(2016-023)</small>		✓	✓	
Emergency service facility	✓	✓	✓	
Emergency shelter <small>(PL240317)</small>	✓ (7)			
Financial institution	✓	✓	✓	
Food bank	✓	✓	✓	
Food production	✓	✓	✓	
Funeral home		✓		
Library	✓	✓	✓	
Medical office	✓	✓	✓	
Motor vehicle repair facility			✓ (6)	
Motor vehicle service station			✓	✓
Motor vehicle washing facility			✓	✓ (5)
Museum	✓	✓	✓	
Outside display and sales area	✓	✓	✓	✓
Outside miniature golf		✓	✓	
Park, public	✓	✓ ✓	✓	✓
Pet care establishment	✓	✓	✓	
Place of entertainment		✓	✓	
Place of worship	✓ (4)	✓ (4)	✓ (4)	

Commercial Zones

	C1	C2	C3	C4
<i>Rental establishment</i>		✓	✓	
<i>Restaurant</i>	✓	✓	✓	✓ (5)
<i>Retail propane and transfer facility</i>			✓ (3)	✓ (3)
<i>Retail store</i>	✓	✓	✓	✓ (5)
<i>School, private (2016-023)</i>	✓ (1)	✓	✓	
<i>Service commercial establishment</i>	✓	✓	✓	
<i>Sports facility</i>	✓	✓	✓	
<i>Stormwater management facility</i>	✓	✓	✓	✓
<i>Veterinary clinic</i>	✓	✓	✓	

Additional Regulations for Permitted Uses Table 9.2

1. Permitted only on a *lot* abutting a major *arterial road*.
2. A maximum one *drive-through facility* shall be permitted on a *lot*.
3. Shall not be permitted on a *lot* abutting any Residential Zone.
4. The maximum *lot area* shall be 2.5 hectares. The maximum percentage of *net floor area* permitted to be occupied by a *place of worship* is 50% of the total *net floor area* on the *lot*.
5. Permitted only *accessory* to a *motor vehicle service station*.
6. Permitted only *accessory* to a *retail store*.
7. Prohibited on the *first storey* of a *building*. (PL140317)

9.3 Regulations

The regulations for *lots* in a Commercial Use Zone are set out in Table 9.3, below.

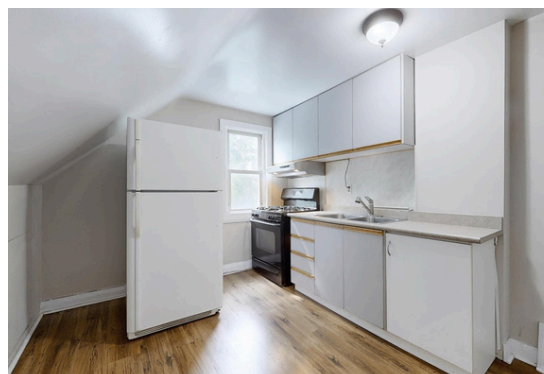
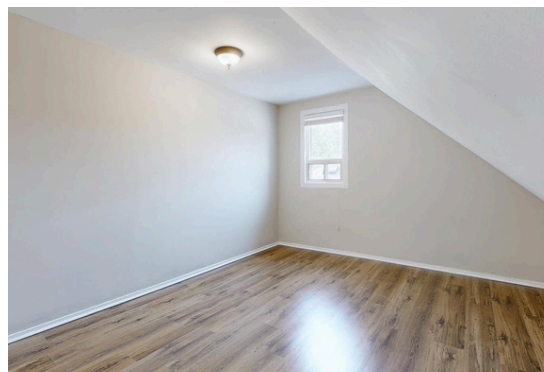
	C1	C2	C3	C4
<i>Minimum lot area</i>	0.2 ha	2.0 ha	4.0 ha	n/a
<i>Minimum lot frontage</i>	30.0 m	n/a	n/a	30.0 m
<i>Minimum lot depth</i>	n/a	n/a	n/a	30.0 m
<i>Minimum front yard</i> A	0.0 m	3.0 m	3.0 m	3.0 m
<i>Maximum front yard</i> B	17.5 m	17.5 m (1)	17.5 m (1)	n/a
<i>Minimum flankage yard</i> C	0.0 m	3.0 m	3.0 m	3.0 m
<i>Maximum flankage yard</i> C	17.5 m	17.5 m (1)	17.5 m (1)	n/a
<i>Minimum interior side yard</i> D	0.0 m	0.0 m	0.0 m	3.0 m

Special Provisions 49

Part 15

Special Provisions

49	Accessory Dwellings in the Neighbourhood Commercial C1 Zone	Parent Zone: C1
Maps 19(7, 8, 15)		(2014-014) (2023-024) (2023-065)
15.49.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	<i>Apartment dwelling</i> only in the same <i>building</i> as any retail <i>use</i> , service commercial <i>use</i> , or office <i>use</i> permitted in the Neighbourhood Commercial (C1) Zone.	



BUSINESS OPPORTUNITY

- **Current Business Operation:** This convenience store, with an existing liquor license (though alcohol is not currently being sold), benefits from a steady customer base provided by nearby institutions like Appleby College. With significant growth potential, the business could expand by offering seasonal flowers, plants, and pots tapping into the demand for seasonal items. The liquor license and established clientele present a valuable opportunity for further development and revenue growth.
- **Potential Business** The property offers significant potential for businesses, including **medical offices** such as private clinics (e.g., dermatology, cosmetic surgery), specialist practices (e.g., pediatricians, orthopedists), and high-end wellness clinics (e.g., physiotherapy, chiropractic, nutrition). Additionally, it could support **veterinary clinics** focusing on pet wellness, specialized care for exotic animals, or emergency services. These business types are well-suited to the affluent local community and nearby institutions like Appleby College, offering strong demand for premium services.
- **Additional Income Streams:** The **second-floor 2-bedroom apartment** offers an excellent opportunity for additional income through rental, or it can serve as a convenient live-work space for the business owner, maximizing the property's value and utility - *Current Market Rent Approx. \$2,200 / month.*



Great growth opportunities in
a prime location

FINANCIAL SUMMARY

Current Expenses

Property Tax \$9,199.84 Annual (2024)

Insurance \$4,000.00 Annual

Lawn Care: \$500.00 Seasonal

Snow Removal: \$500.00 Seasonal

Maintenance

Current Utility Costs:

- Hydro: \$4,800.00 Annual
 - Gas: \$1,800.00 Annual
 - Water: \$600.00 Annual
-

All figures presented in the financial summary are approximate and intended for general reference purposes only. These figures do not account for potential upgrades, repairs, or capital improvements that may be necessary. Buyers are advised to conduct their own due diligence to verify all information provided.

*List with us
Elevate your investment*



SUNGWOOTEAM

RE/MAX CONDOS PLUS
CORP. BROKERAGE



SUNG WOO
Broker

Direct (416) 732 8920
Office (416) 640 2661

SUNGWOOTEAM@GMAIL.COM

RENA SON
Sales Representative

Direct (647) 214 0224
Office (416) 640 2661

RENASONHOMES@GMAIL.COM