

# 146 Lakeshore Road West

Oakville, Ontario

- ▼ Lower Level with Ground Floor Dedicated Lobby Area  
± 6,610 SF Available
- ▼ New Opportunity for Non-Traditional Retail Uses  
(Medical, Fitness)

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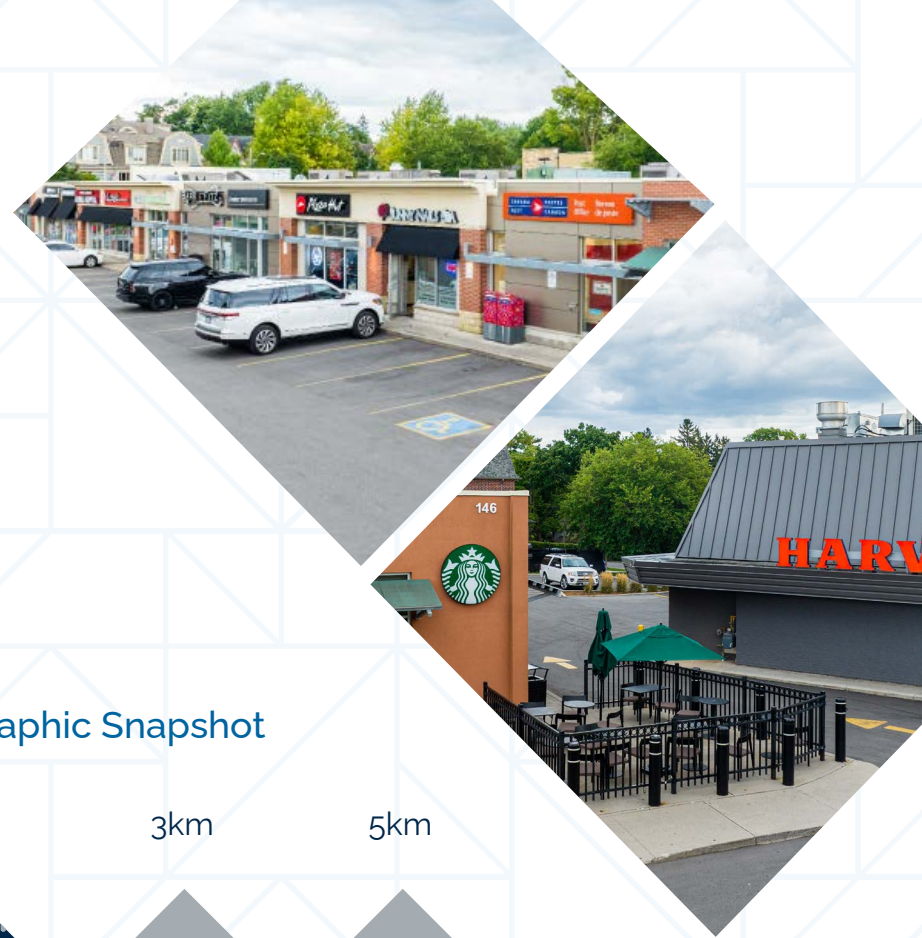


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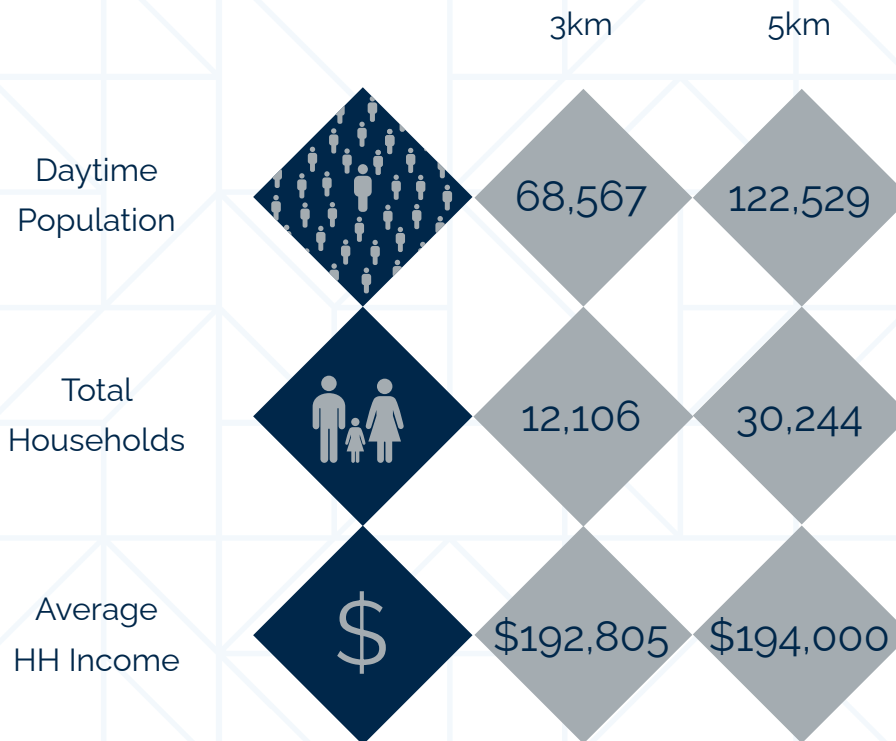
# Property Info

- Located in South Oakville in Kerr Village
- Signalized intersection providing optimal ingress / egress to and from the shopping centre
- Within 3 km of Oakville GO Station
- ChargePoint electric vehicle charging station on site
- Fortinos located across from the shopping centre
- 20,551 SF total GLA
- 12 CRU
- 97 parking stalls

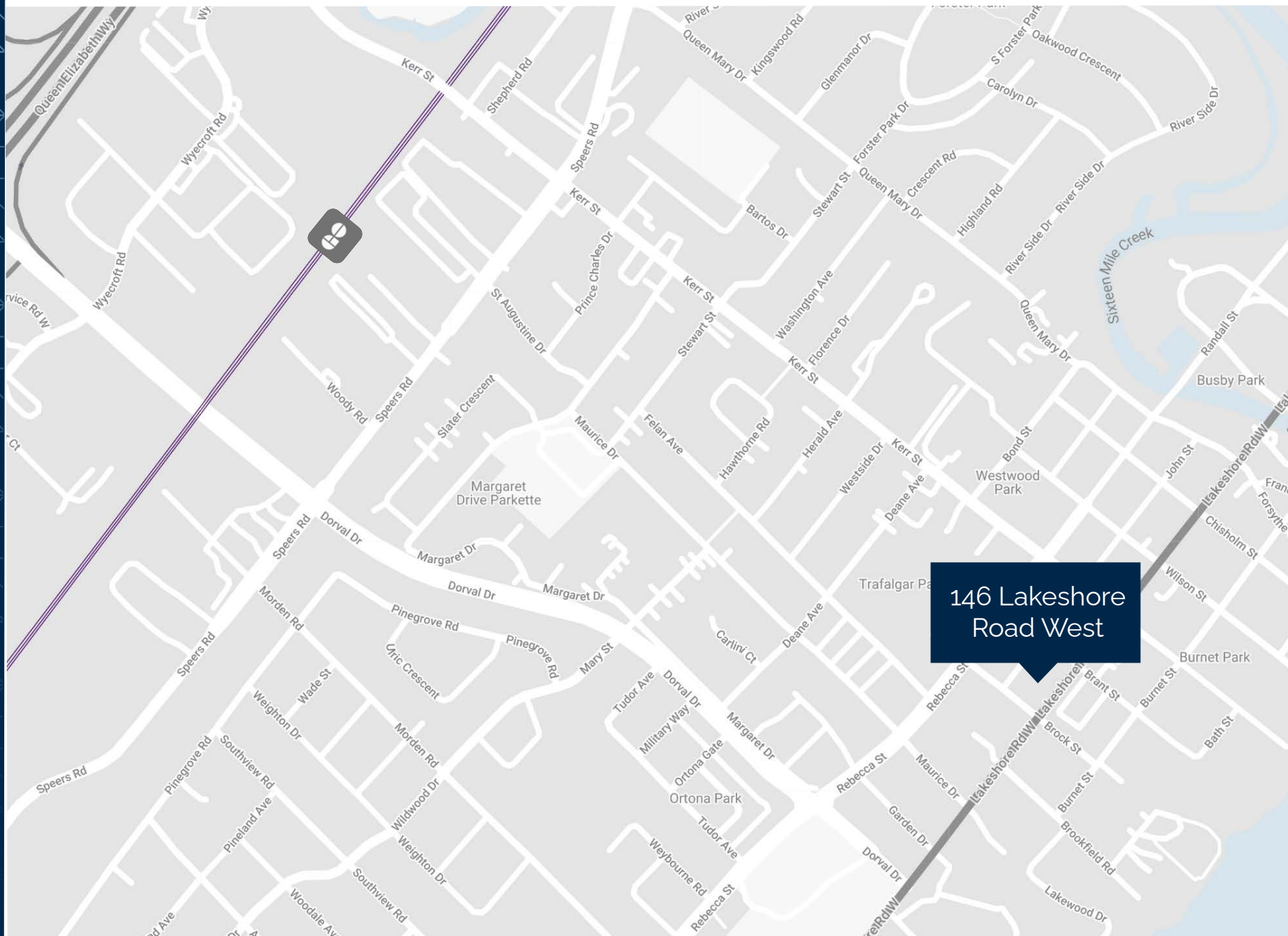
Ground Floor and Lower Level  
± 6,610 SF Available



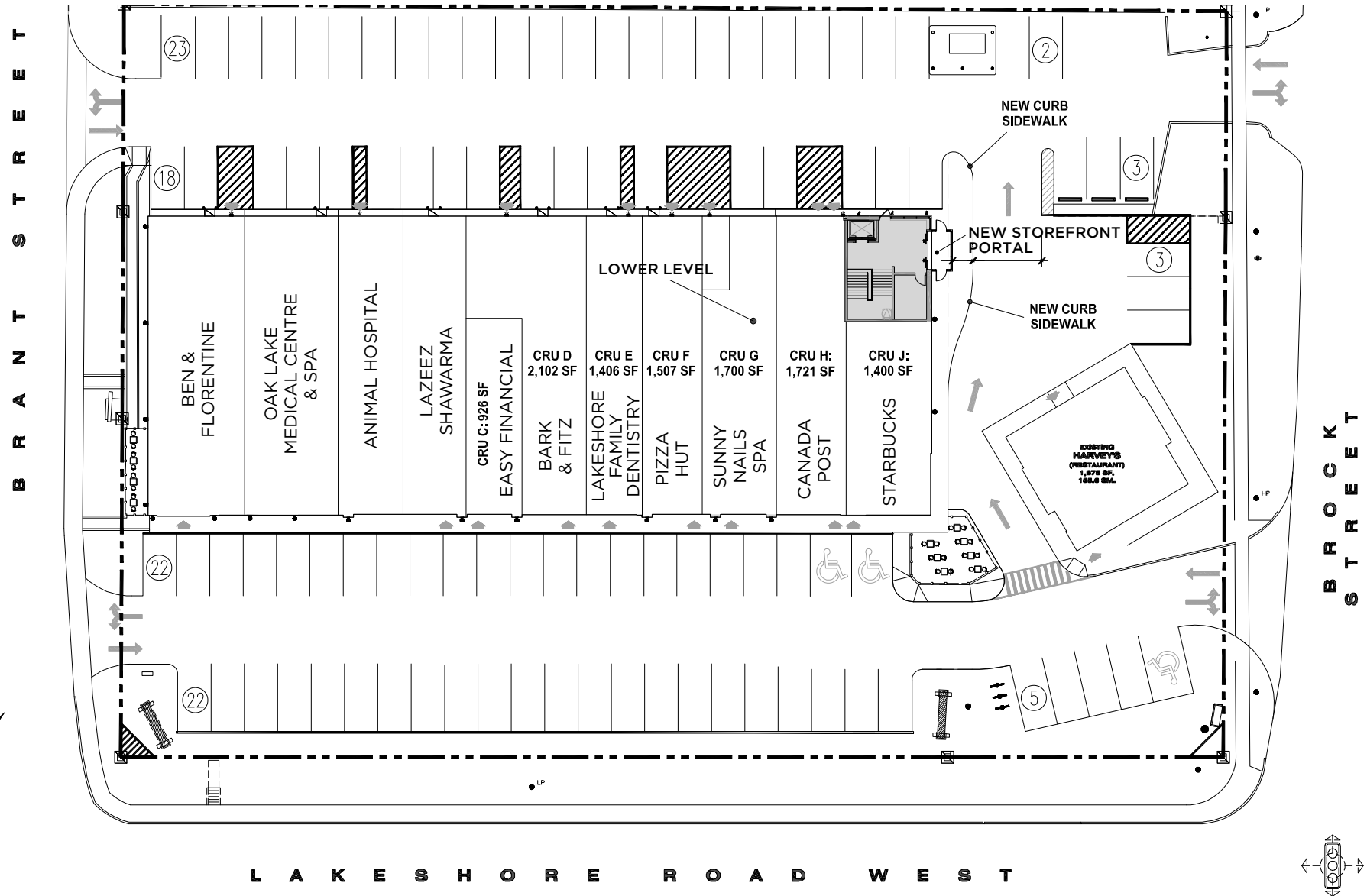
## Demographic Snapshot



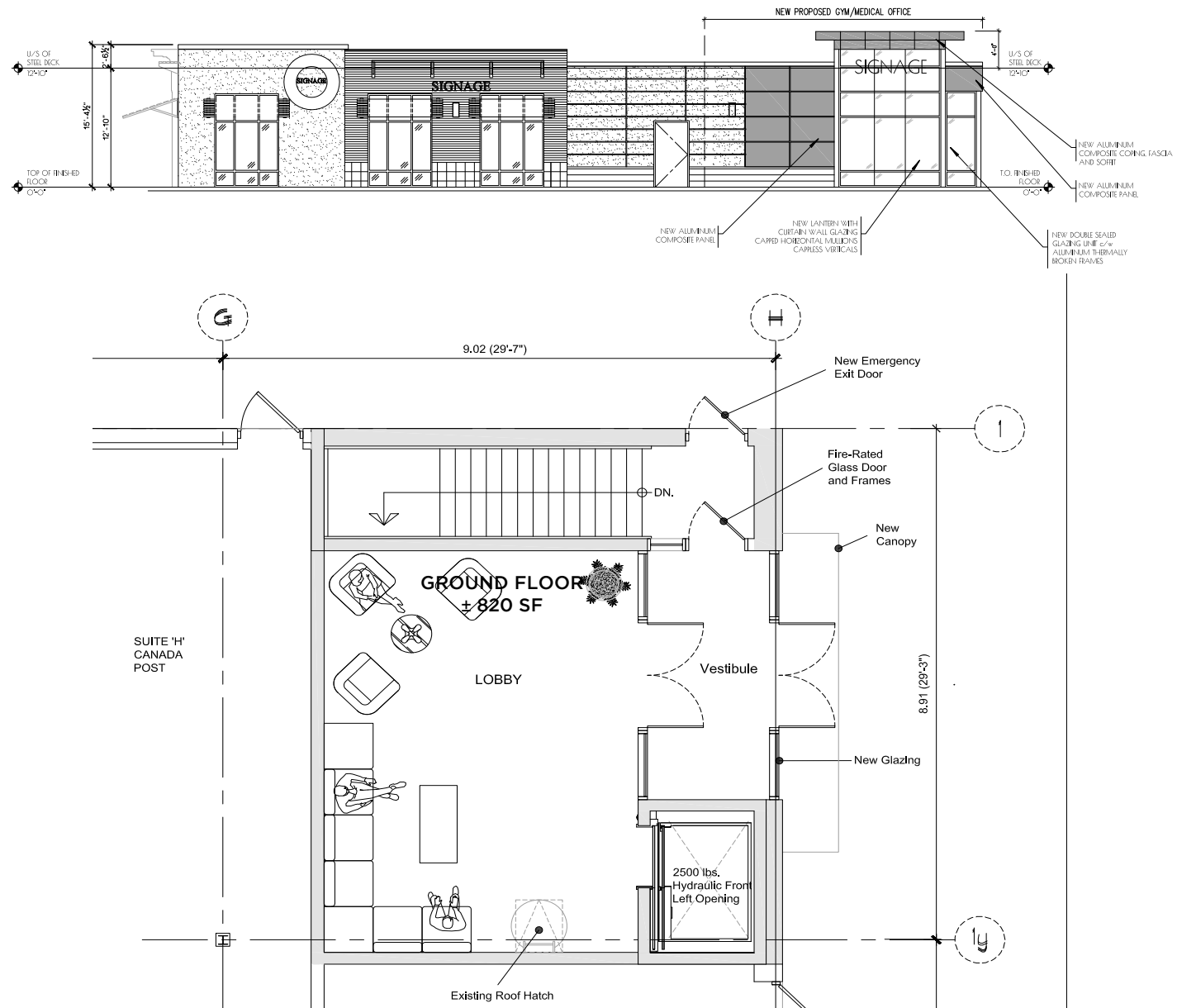
# Location



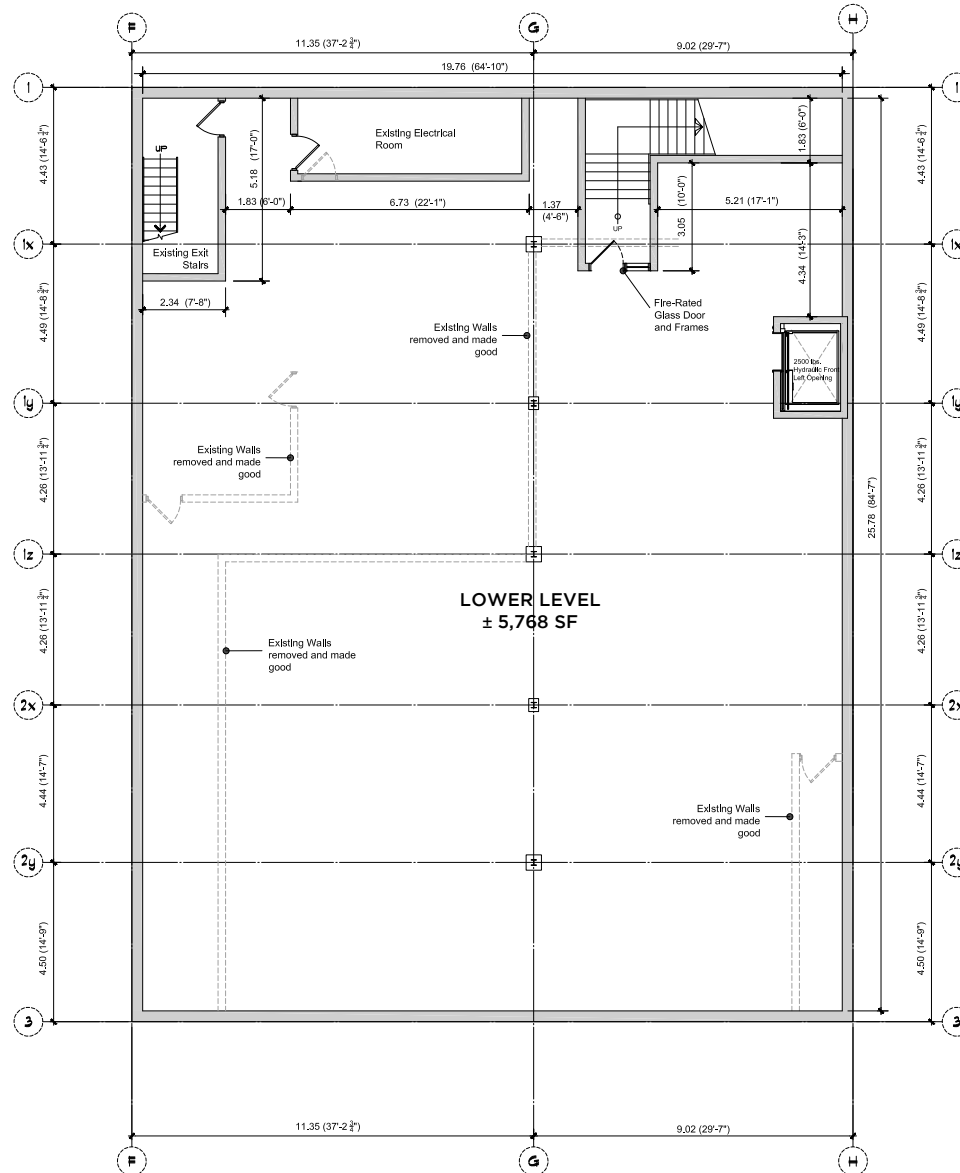
# Site Plan



# Ground Level Floor Plan



# Lower Level Floor Plan



# About Triovest

Our Mission:  
We create sustainable  
places that enhance  
communities and  
enrich relationships.

## Dedicated Property Management Teams

Triovest recognizes that our tenants must feel sincerely heard and supported. It is our responsibility to listen and meet your needs to the best of our ability. Our Property Management Teams are there to ensure your workspace is running efficiently for your people, provide assistance, and encourage tenant engagement so you can focus on your core business.

## We Are Where You Are

Our in-house Leasing Teams possess local market expertise in all asset classes to support any real estate need you have. We work with you to understand your requirements to deliver built-to-suit custom solutions. This, combined with our national scale, local knowledge, and strong relationships, keeps us ahead of market dynamics and trends to deliver value-add insights.

## About Triovest

Triovest is one of the largest privately-owned commercial real estate companies in Canada. We are a fully integrated real estate platform with 25+ years experience in real estate investment, development, and management offering a full spectrum of capabilities including acquisition and dispositions, asset management, construction management, property management, leasing services, and sustainability advisory services.

Triovest builds partnerships, manages commercial real estate projects from concept to completion, and delivers sector-leading returns, offering a full range of management services throughout the lifecycle of the asset. Our clients benefit from the combined expertise and integration of our Capital and Advisors teams, paired with Triovest's national scale, unsurpassed local knowledge, and lifecycle.

For more information visit [triovest.com](https://triovest.com)



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# Triovest

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BROKERAGE

Retail opportunities  
across the country:



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