

# 851 Progress Court

OAKVILLE, ONTARIO

Industrial Facility For Sale



**60,940 SF ON 4.8 ACRES FOR SALE**

+/- 1.00 ACRE OF EXTRA LAND ZONED E3  
OUTSIDE STORAGE PERMITTED

**AVISON  
YOUNG**



# Property Details

**Office Area** 10,376 sf  
**Industrial Area** 50,564 sf  
**Total Area** 60,940 sf

**Lot Size** 4.77 acres

**Clear Height** 21'

**Shipping** 6 Truck Level &  
1 Drive-in Door

**Zoning** E3 - permits outside storage

**Asking Price** \$23,950,000 (\$393 psf)

**Taxes** \$78,496.67 (2024)

- Highly functional warehouse with immediate access to Highway 403
- Flow through shipping with three doors on both the North and South sides of the building
- Ample on-site parking with +/- 1.0 acre of excess green space land that could be graveled/paved for outside storage
- Well appointed offices that could be reduced
- Great opportunity for a user looking to owner/occupy along the south 403 corridor



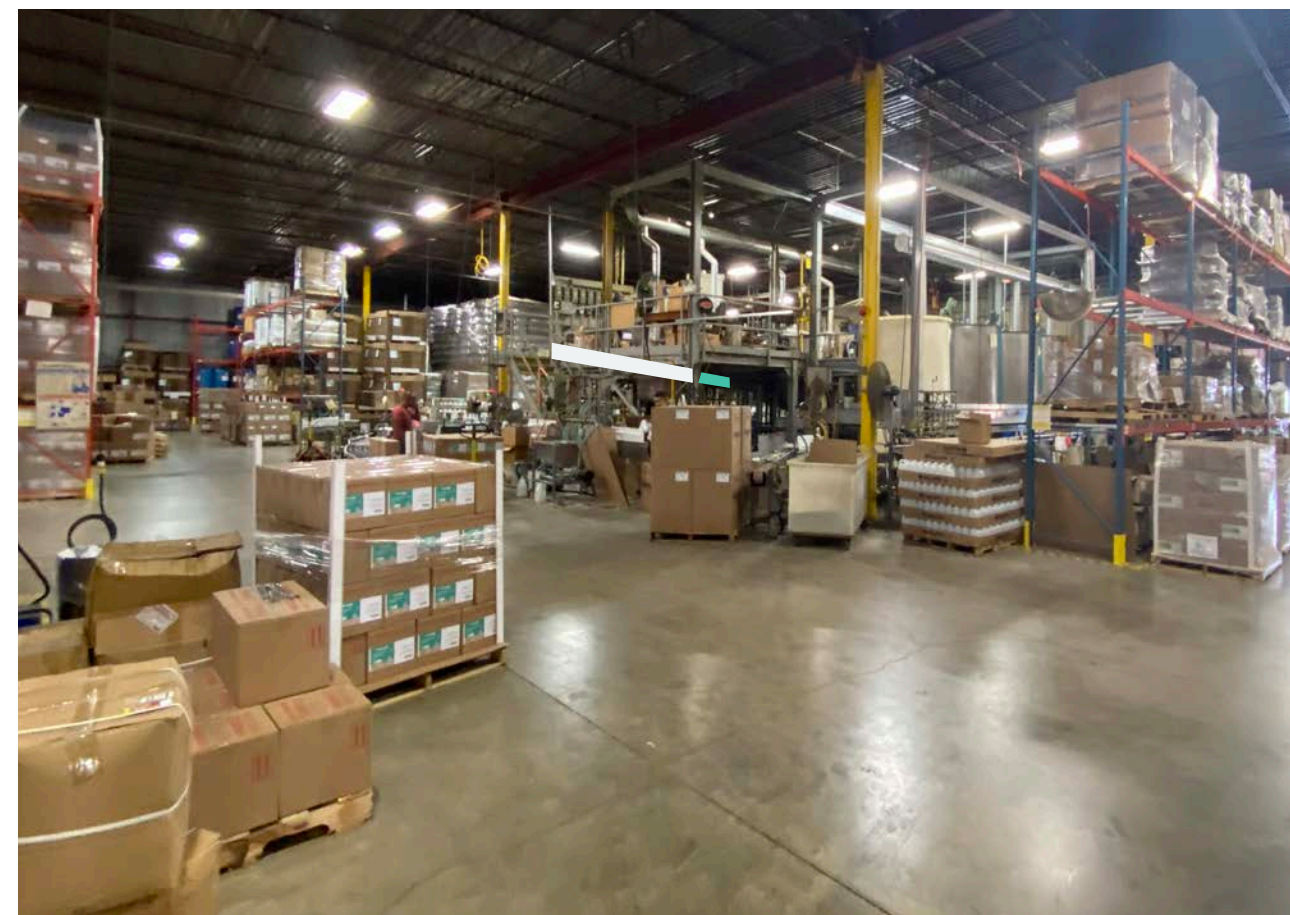
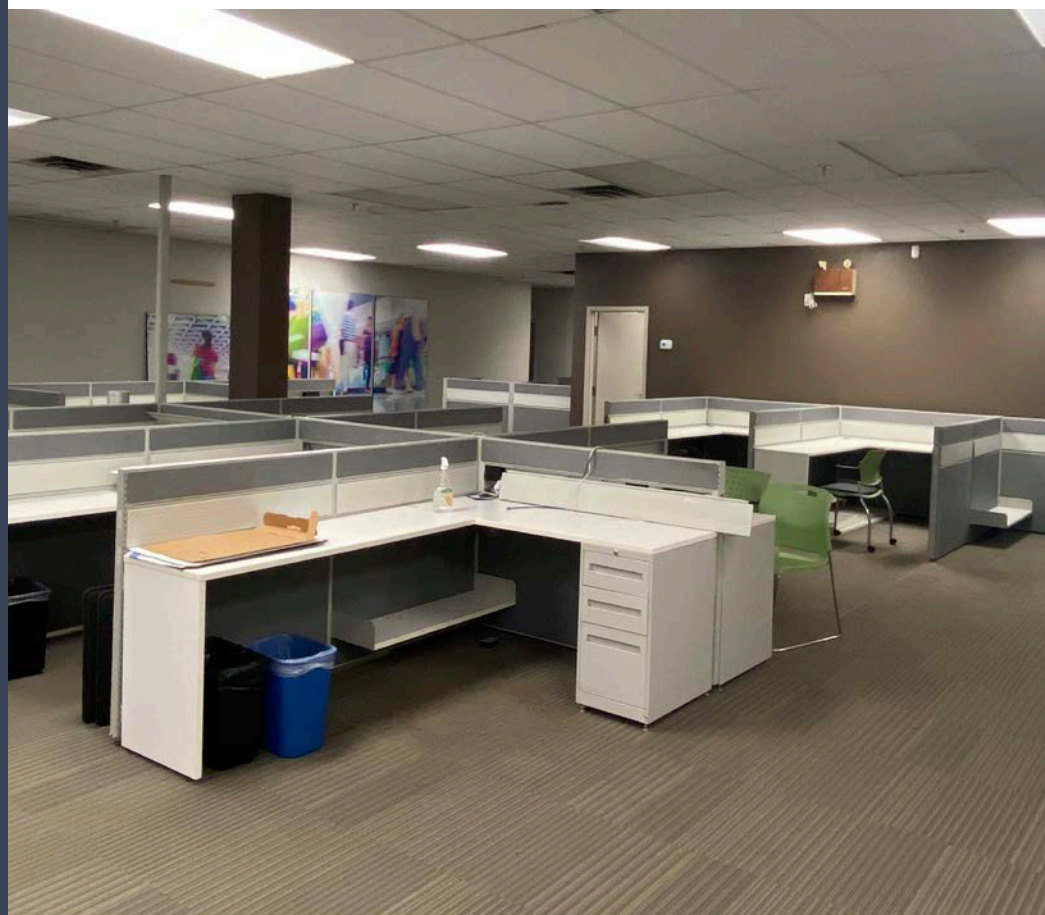
# Exterior Photos

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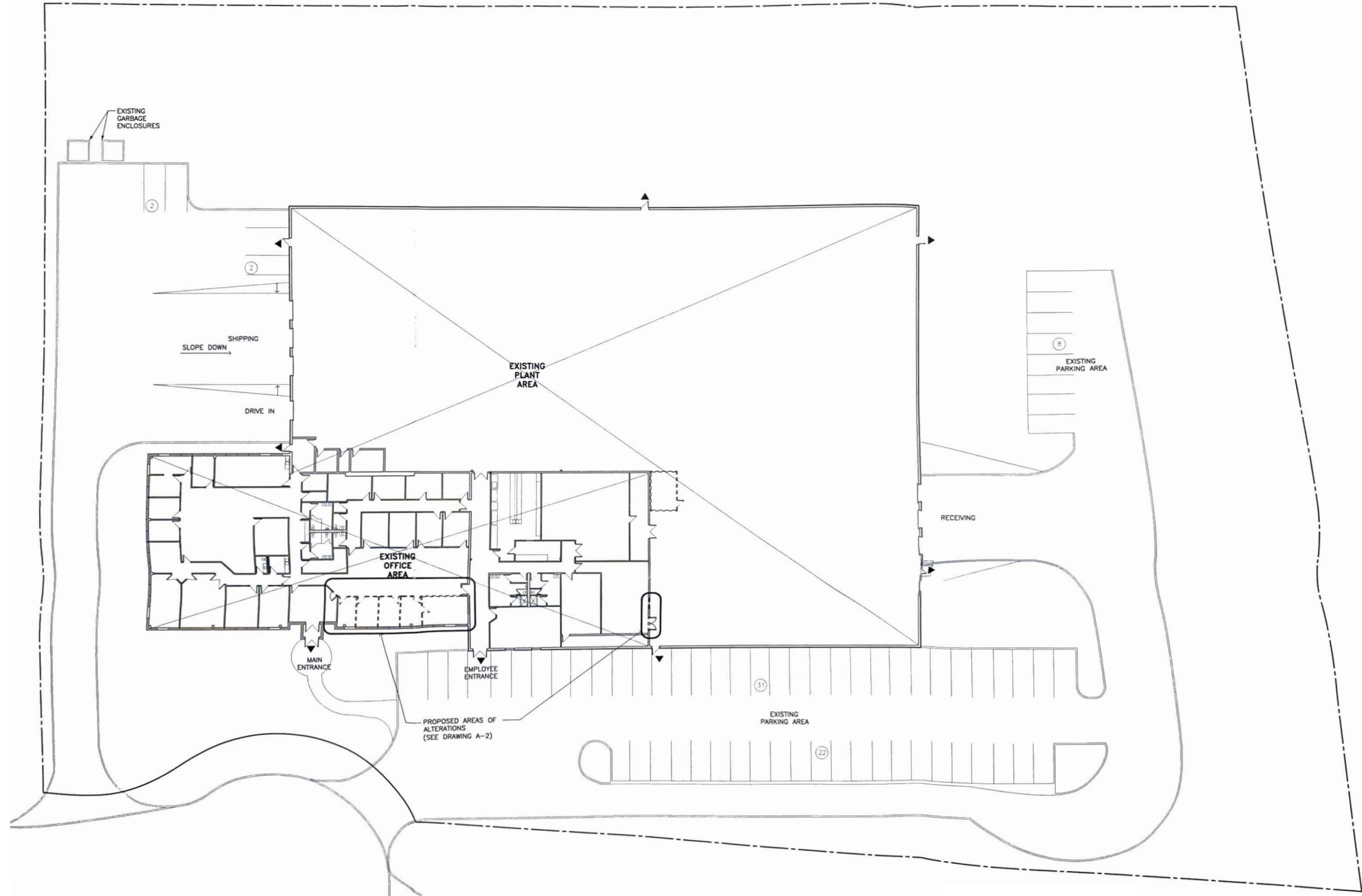


# Interior Photos

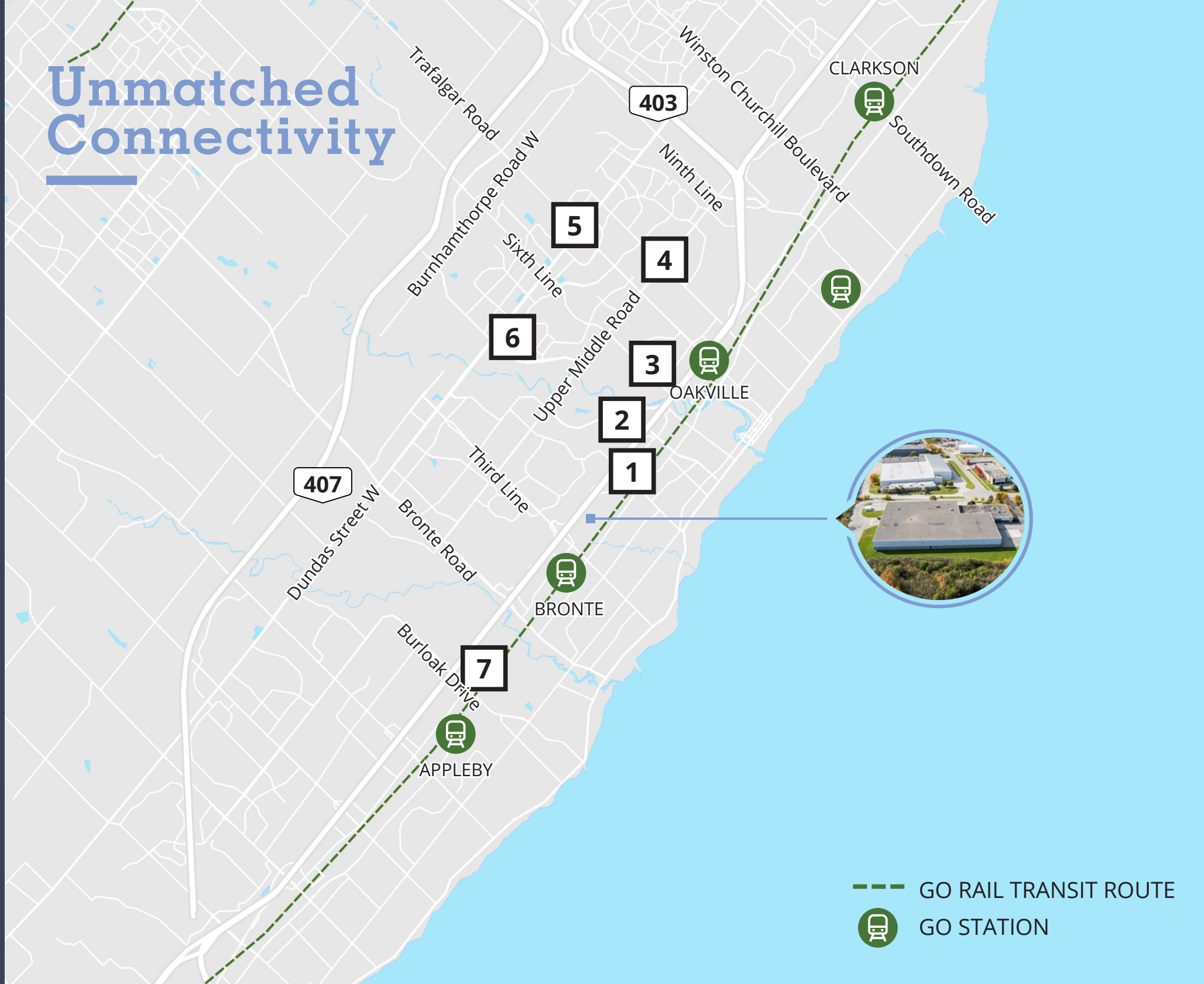
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# Site Plan



# Unmatched Connectivity



--- GO RAIL TRANSIT ROUTE  
 GO STATION

## Amenities within 5KM

- 1** RONA  
Chuck's  
Roadhouse Bar & Grill  
Tim Horton's  
A&W  
Puppies Ontario
- 2** **Dorval Crossing**  
Winners  
Staples  
LCBO  
Metro  
Starbucks  
McDonald's  
Subway
- 3** **Oakville Place**  
Goodlife Fitness  
Starbucks  
SportChek  
Goodfellas  
Wood Oven  
Pizza
- 4** **Upper Oakville Shopping Centre**  
Shoppers Drug Mart  
Beer Store  
The Oakville  
Pump & Patio
- 5** **SmartCentres Oakville**  
Walmart  
Canadian Tire  
Real Canadian Superstore  
LCBO  
Dollarama  
CIBC  
The Keg  
The Beer Store  
HSBC
- 6** **RioCentre**  
Food Basics  
Dollarama  
Fortino's  
Popeye's  
barBurrrito  
The Stout Monk  
Shawarma X
- 7** **SmartCentres Burlington North**  
Walmart  
Boston Pizza  
Scotiabank  
CIBC  
Starbucks  
Tim Hortons  
Shoppers Drug Mart  
LA Fitness  
Petro Canada  
Fortino's

**8**  
Hotels

**232**  
Restaurants

**603**  
Retail

**25**  
Gas Stations

**30**  
Banks

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