

**AVISON  
YOUNG**

# 740 Weller Court

Oakville, ON

**INDUSTRIAL PROPERTY FOR SALE**



## THE OPPORTUNITY

# 740

Weller Court  
Oakville, ON

Avision Young has been retained to offer for sale 740 Weller Court, Oakville, ON (the "Property"). This offering represents a rare opportunity for investors or end-users to acquire a 12,387 sf light industrial building on a 2.69-acre site.

740 Weller Court is comprised of one L-shaped multi-tenanted light industrial building. The building is currently split into five (5) units with the bulk of tenancies being month-to-month. The building's low site coverage of approximately 9% and position on the lot provides a large excess area suitable for building expansion or outside storage requirements. Flexible E3 sp:3-Industrial zoning permits a wide range of uses including outside storage and motor vehicle.

The Property is serviced by Highway 403 and the Queen Elizabeth Way, both of which are within a 3-minute drive. A short drive west to Speers Road and Kerr Street unlocks access to numerous amenities and quick serve restaurants.

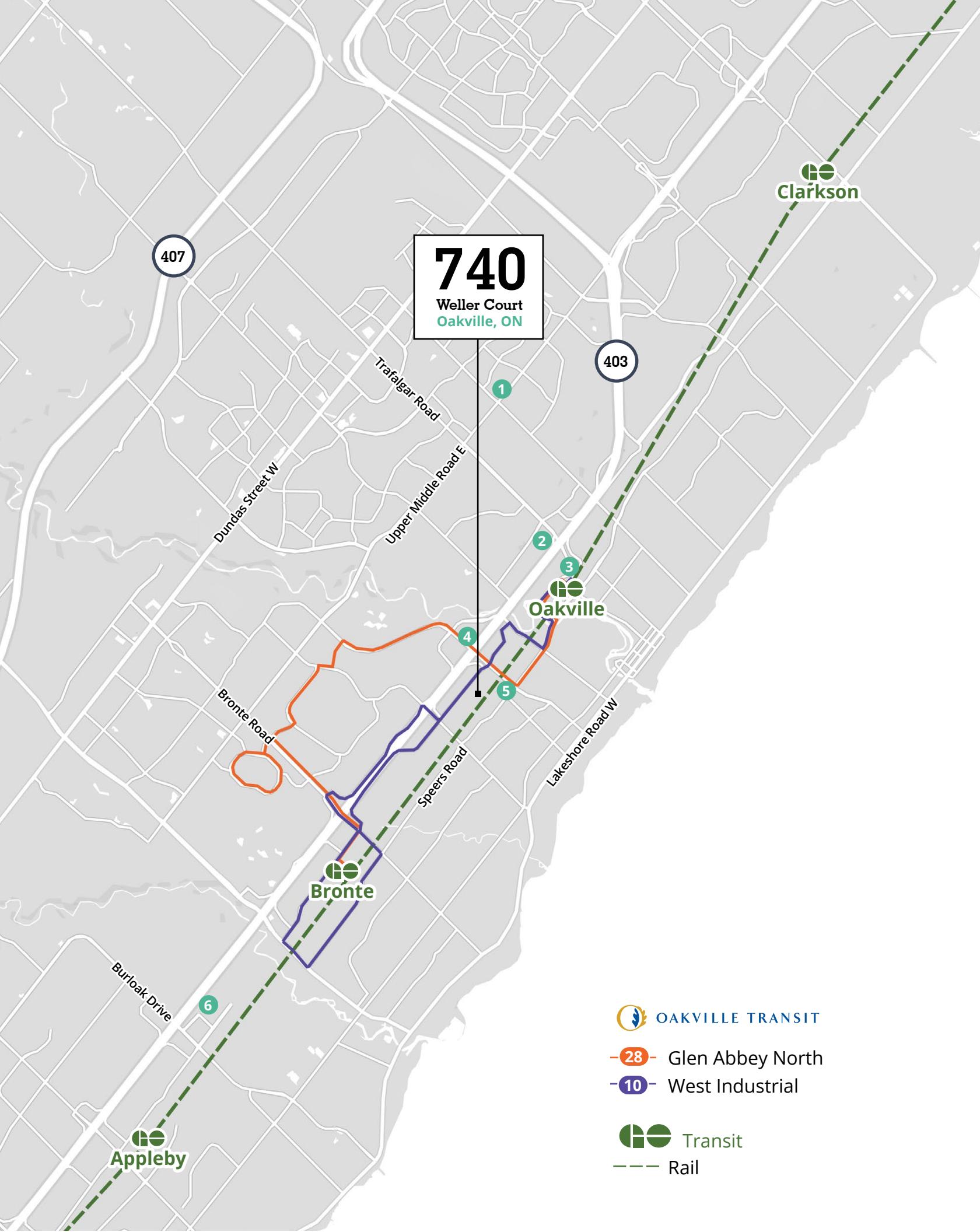
## Highlights

-  Less than 1KM to QEW Hwy and Dorval interchange
-  Multi-unit building with four separate units
-  Low site coverage of ~9%
-  Excess land of ~1.50 acres
-  Zoning permits outside storage
-  Lot has a rectangular shape with generally flat topography

## Property summary

<b>TOTAL AREA</b>	12,387 sf	<b>SITE AREA</b>	2.685 acres
<b>FRONTAGE</b>	89.47 ft (Weller)	<b>DEPTH</b>	547.08 ft (avg.)
<b>CLEAR HEIGHT</b>	18'10"	<b>SHIPPING</b>	6 D/I
<b>ZONING</b>	E3 sp:3	<b>POSSESSION</b>	Speak with listing agent
<b>ASKING PRICE</b>	\$12,000,000	<b>TAXES (2025)</b>	\$41,731.68





## AMENITIES & TRANSIT

# 740

**Weller Court**  
**Oakville, ON**

**1 Upper Oakville Shopping Centre**

Baskin	Beer Store
Robbins	M&M
Dollarama	Metro
Cobs	Petro
Harvey's	Pizza Pizza
Swiss Chalet	Shoppers Drug Mart
LCBO	

**2 Oakville Place**

A&W	Popeyes
BMO	Sephora
Dollarama	Tim Hortons

**3 McDonald's**

Esso	Whole Foods
Holiday Inn	LCBO
Home Depot	Starbucks
Tim Hortons	Indigo
Harvey's	Beertown
Swiss Chalet	Shoppers Drug Mart

**4 Dorval Crossing**

Metro	Healthy Planet
Hockey Life	LCBO
Dollarama	McDonald's
Homesense	Burrito Boyz
Michaels	Firehouse Subs
Marshalls	Service Ontario
Winners	RBC
Gamestop	BMO

**5 Esso**

Chuck's	A&W
Roadhouse	Tim Horton's
Bar & Grill	RONA

**6 RioCan Centre Burloak**

Longo's	Kelseys
Winners	Swiss Chalet
Dollarama	Home Depot
Osmow's	Denny's
Booster Juice	Chop
Milestones	

Amenities within 5 km

# 161

RESTAURANTS

# 488

RETAIL

# 4

HOTELS

# 15

FITNESS CENTRES

# 34

BANKS

# 14

GAS STATIONS

## STRATEGIC LOCATION

740

# Weller Court Oakville, ON

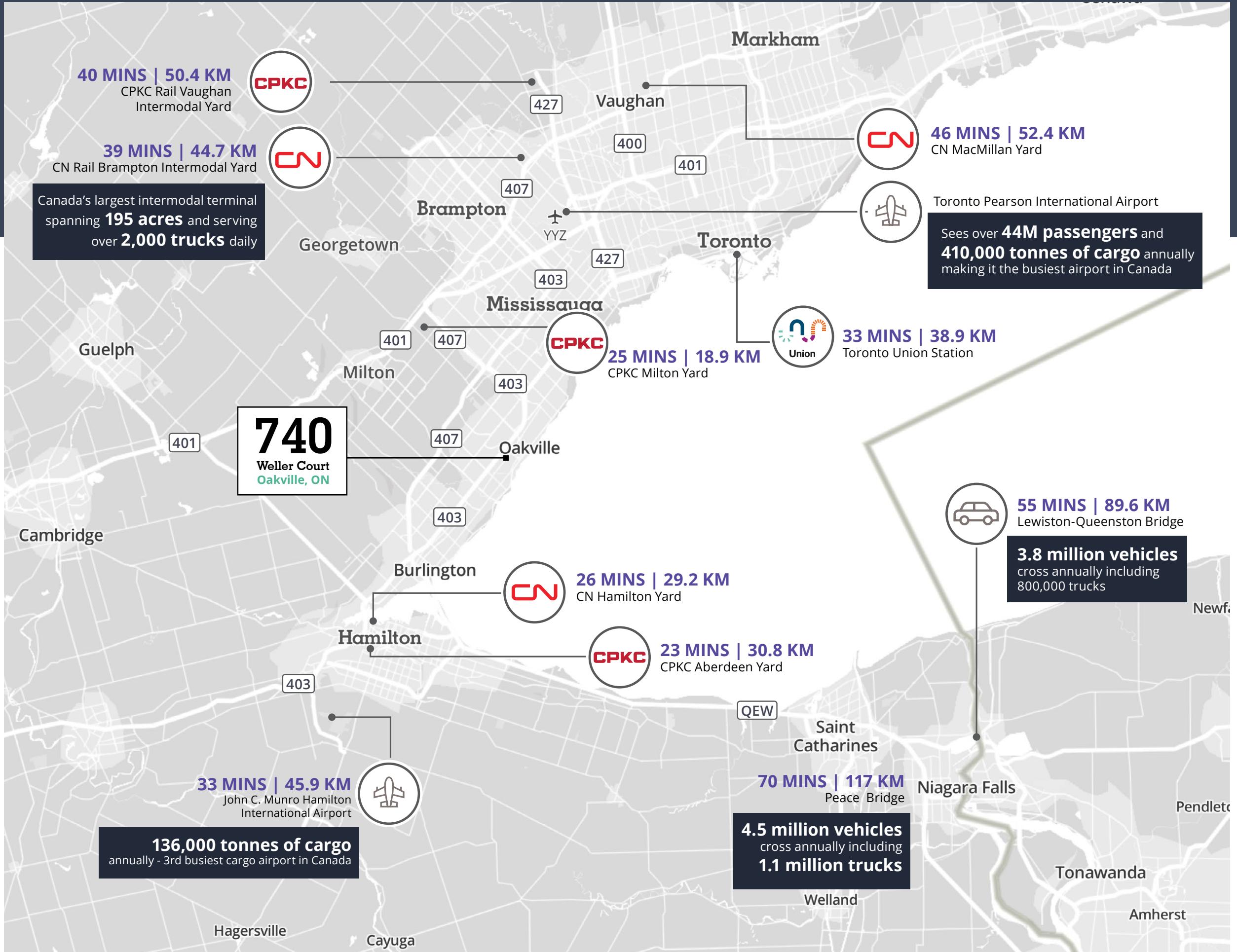
## Drive times

**8 MINS | 7.0 KM**  
Highway 403/QEW

**8 MINS | 3.3 KM**  
Oakville Go Station

**29 MINS | 34 KM**  
Pearson Airport

**32 MINS | 35 KM**  
Downtown Toronto



# 740 Weller Court

Oakville, ON

---

## INDUSTRIAL PROPERTY FOR SALE

[Get more information](#)

**Harrison Livermore**

Sales Representative, Principal  
905 283 2387  
[harrison.livermore@avisonyoung.com](mailto:harrison.livermore@avisonyoung.com)

**Chris Daly**

Sales Representative, Associate  
905 283 2590  
[chris.daly@avisonyoung.com](mailto:chris.daly@avisonyoung.com)

**Avison Young Commercial Real Estate Services, LP, Brokerage**

77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5

**Office** 905 712 2100 **Fax** 905 712 2937 [avisonyoung.ca](http://avisonyoung.ca)

© 2025. Avison Young Commercial Real Estate Services, LP, Brokerage. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. © Mapbox, © OpenStreetMap

---

**AVISON  
YOUNG**