

**AVISON
YOUNG**

740 Weller Court

Oakville, ON

INDUSTRIAL PROPERTY FOR SALE



740

Weller Court
Oakville, ON

THE OPPORTUNITY

740

Weller Court
Oakville, ON

Avison 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.

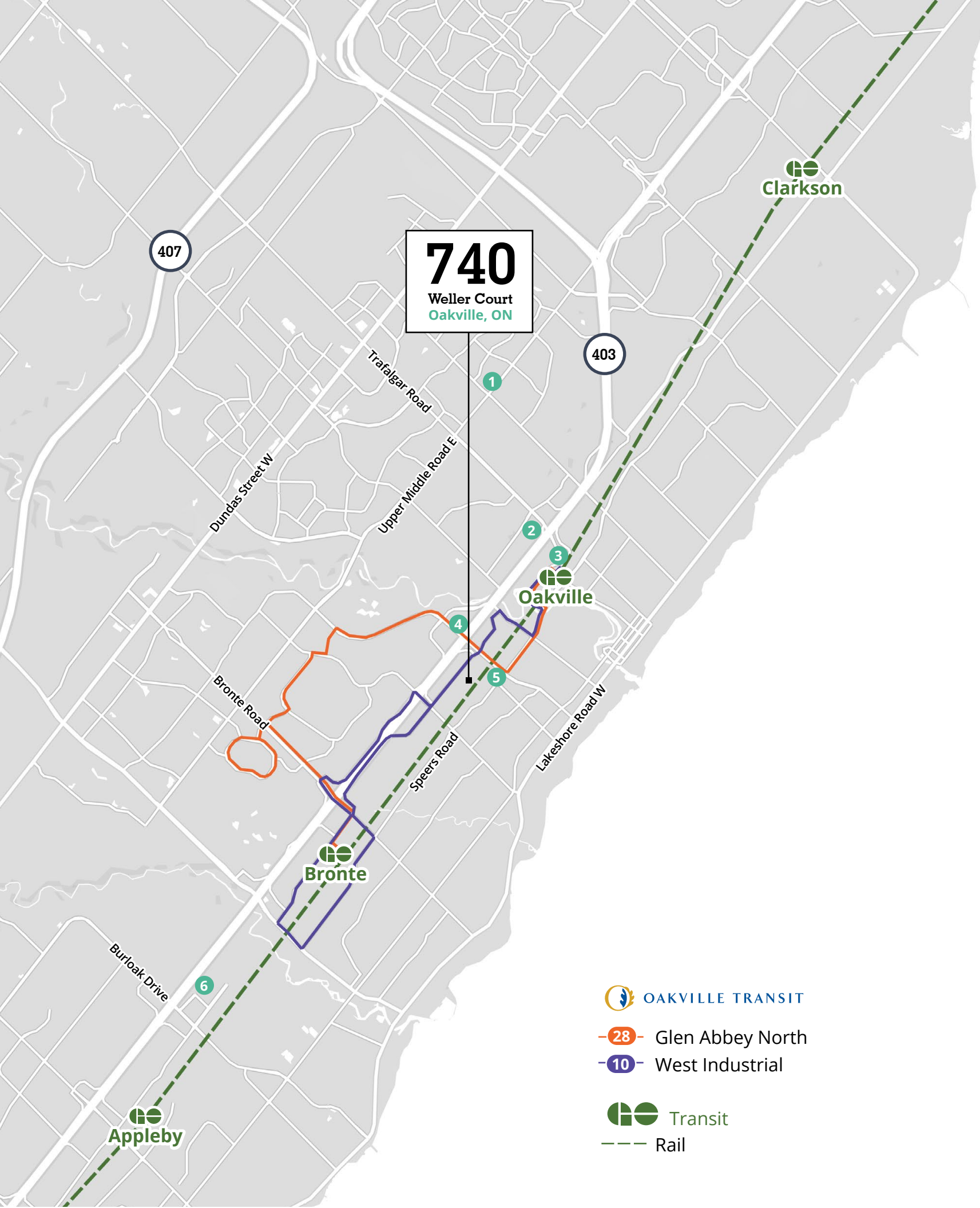
Highlights

-  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

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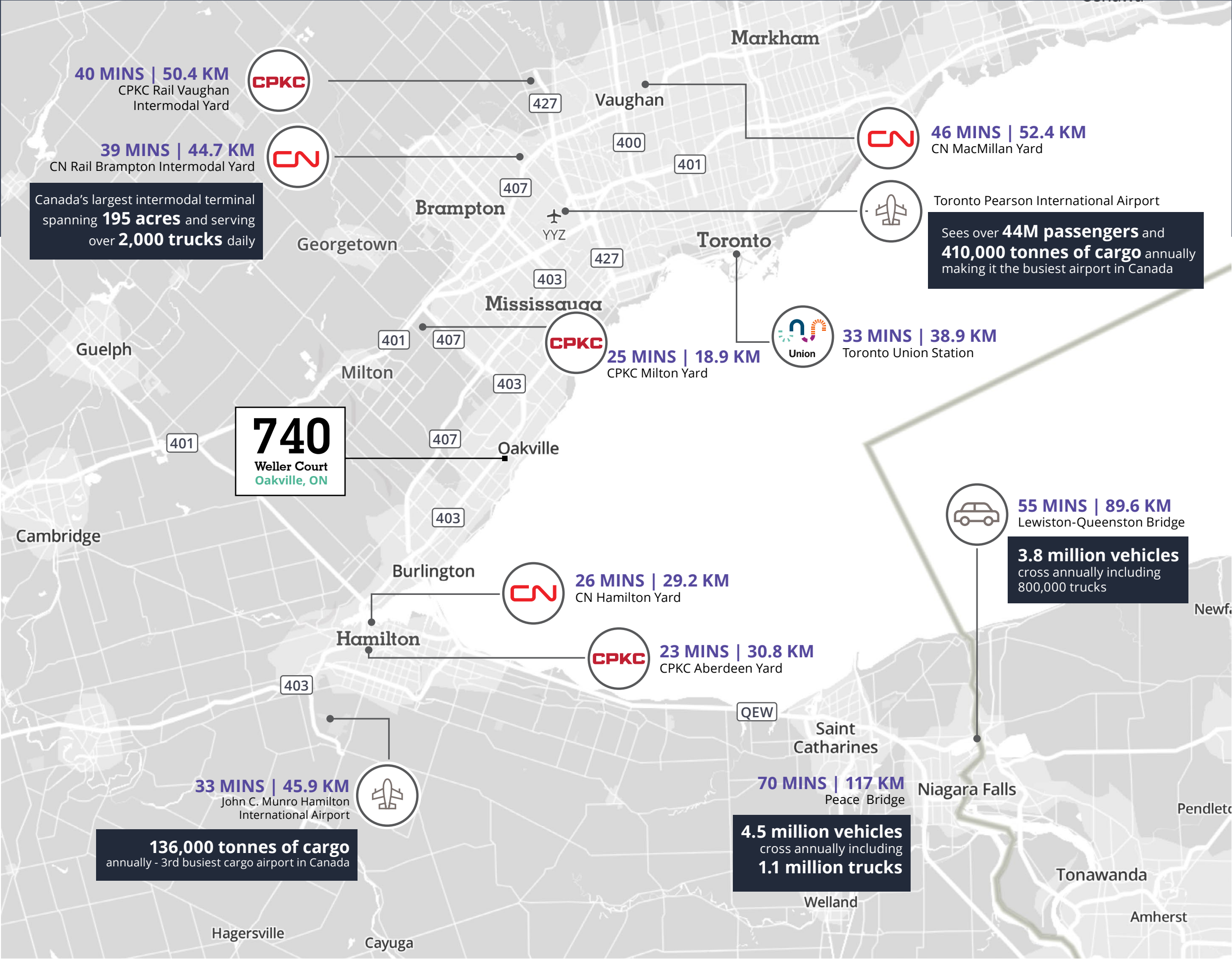
Drive times

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



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Oakville, ON

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Get more information

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