

FOR SALE

2084

Speers Road Oakville, ON



FREESTANDING INDUSTRIAL BUILDING ON 0.45 ACRES FRONTING ON SPEERS ROAD

For more information, please contact:

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CBRE

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2084 Speers Road
Oakville, ON

2084
Speers Road

Oakville, ON

THIRD LINE

BRONTE ROAD

403

SPEERS ROAD

REBECCA STREET

LAKESHORE ROAD W

Asking Price : \$3,150,000.00
Taxes (2024) : \$14,432.21

Property Details

| | | | | | |
|---|--------------------|------------------|---|---------------------|---------------------|
|  | Total Area | 8,230 Sq. Ft. |  | Zoning | E1 |
|  | Lot Size | 0.457 Acres |  | Clear Height | 14' |
|  | Office Area | 655 Sq. Ft. |  | Power | 600 Amps 3 Phase |
|  | Shipping | 6 Drive-In doors | | | |

All information to be confirmed by the Purchaser.

YOUR SIGN HERE

2084

About the Property

Freestanding industrial building located near the intersection at Speers Road & Third Line. The building features 6 drive-in doors, floor drains throughout, functional clear height and there is ample parking on site. The building is currently demised to accommodate multiple tenancies. Units are separately metered for hydro & gas. Water is common. Ideal location fronting on Speers Road allowing for a fantastic signage opportunity! New roof was installed on the rear portion of the building in 2023. Abundant amenities near by and located in close proximity to major highways.

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Exterior Photos



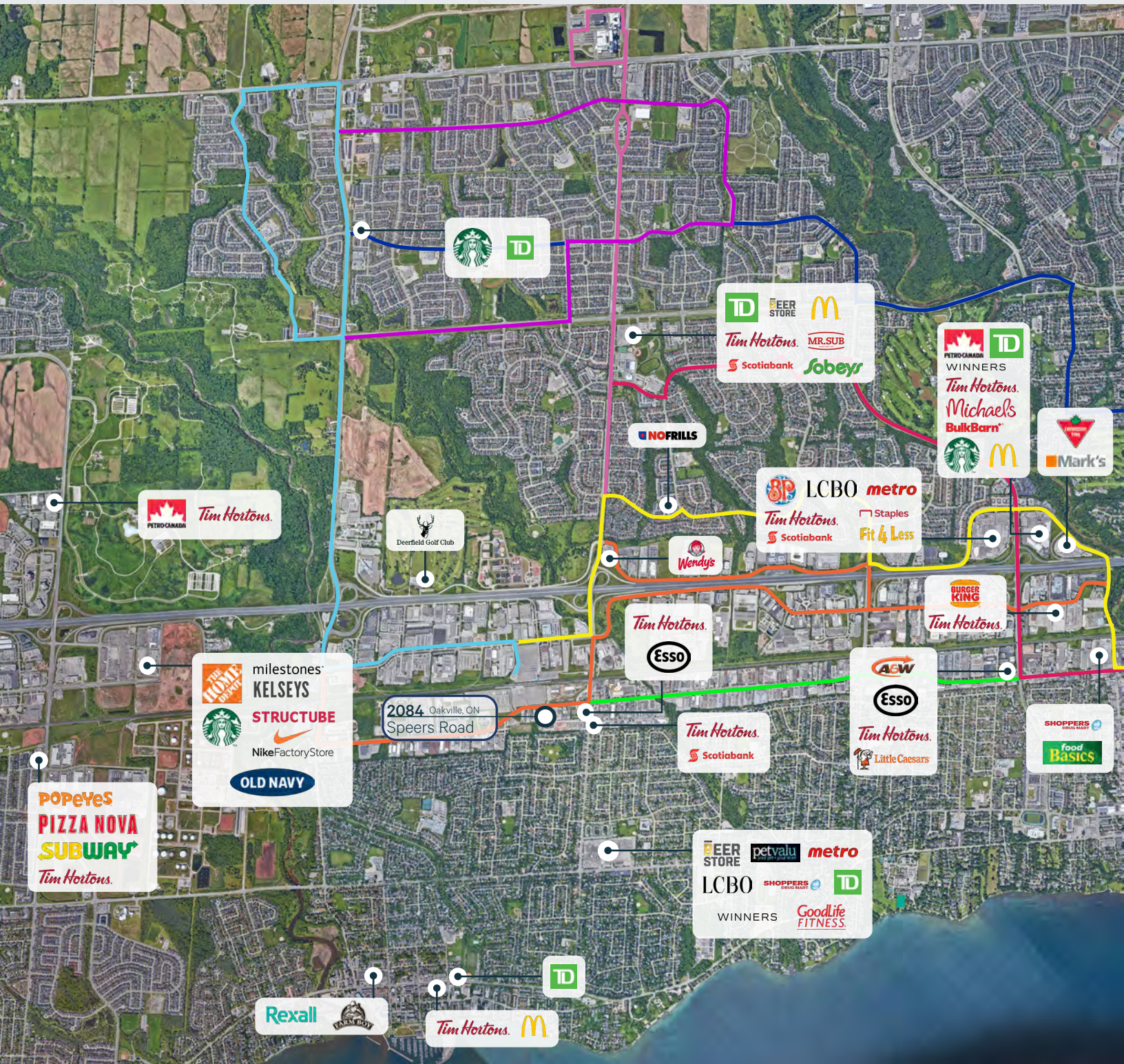
Interior Photos



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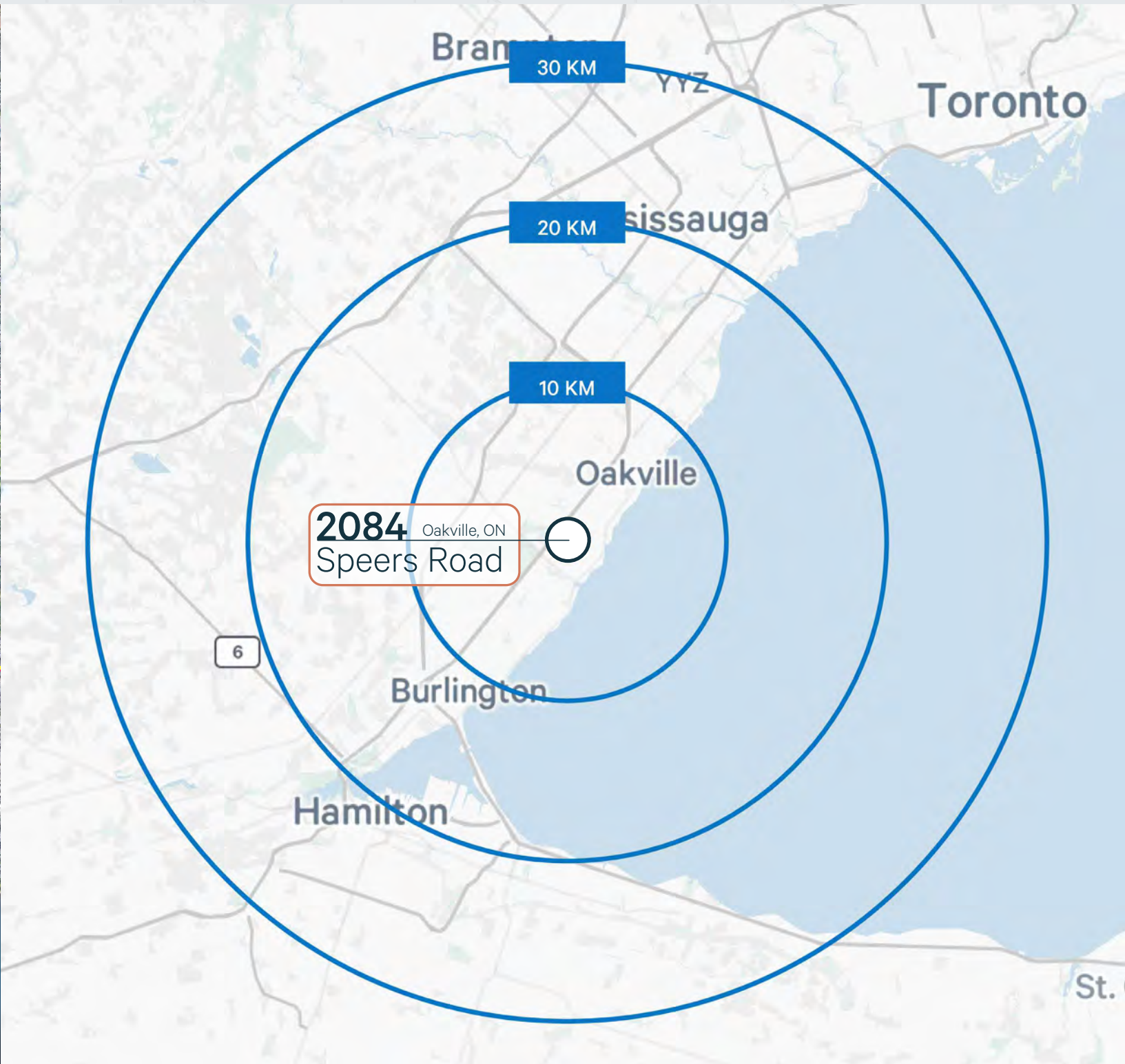
Amenities & Transit



Oakville
Transit

- Route 33
Palermo
- Route 10
West Industrial
- Route 10
West Industrial
- Route 18
Glen Abbey South
- Route 3
Third Line
- Route 13
Westoak Trails
- Route 28
Glen Abbey North
- Route 34
Pine Glen

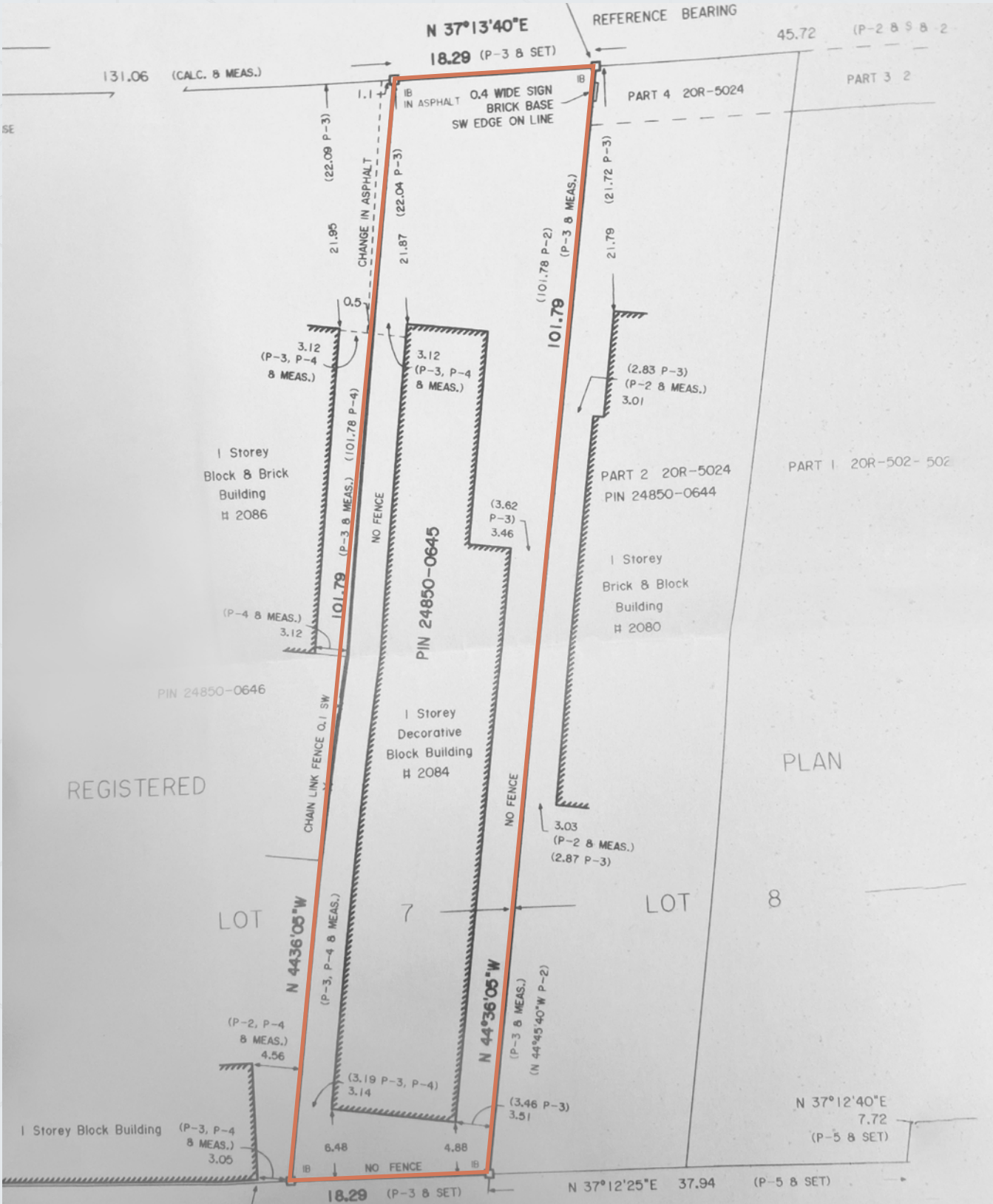
Demographics



Demographics

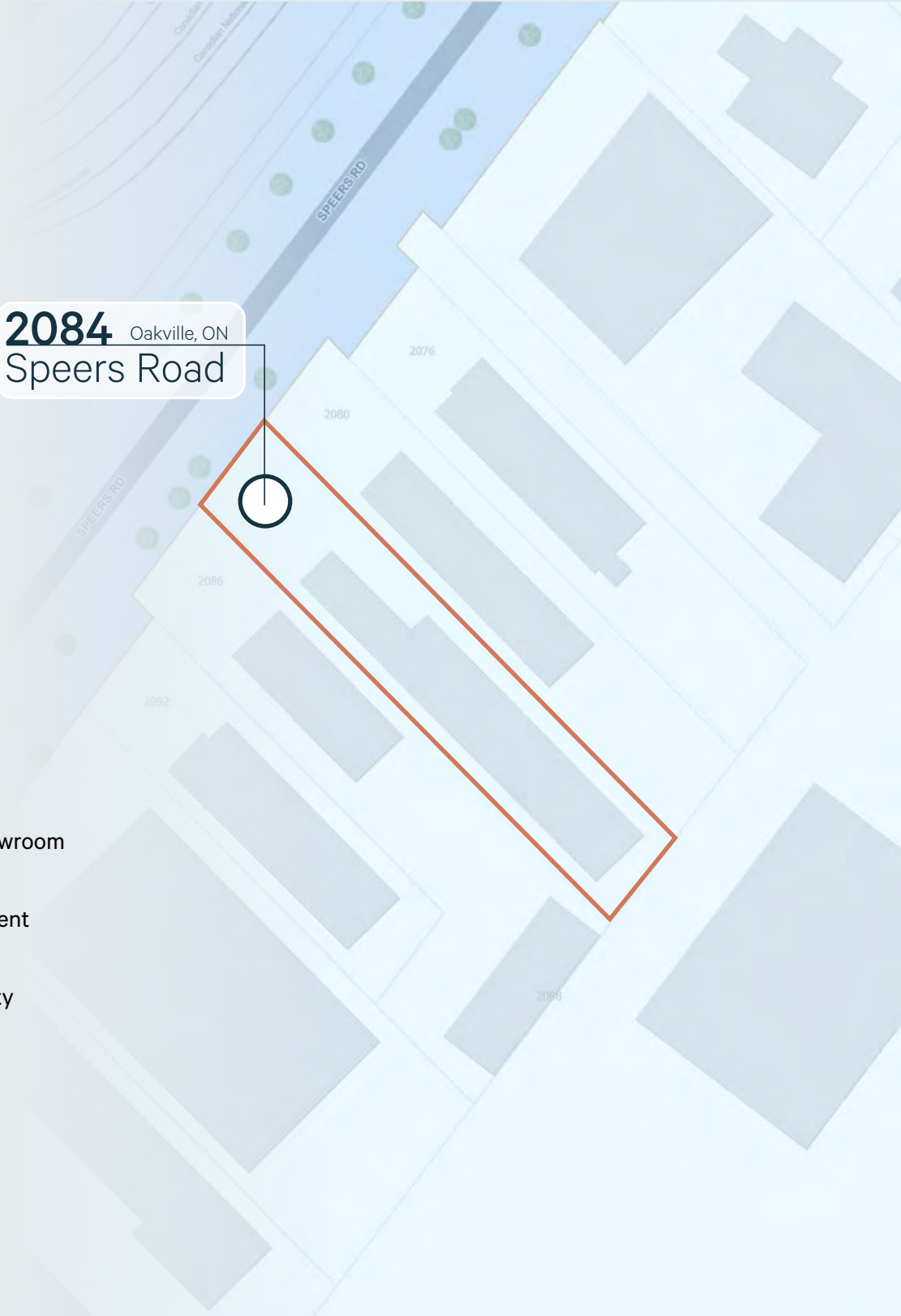
| Distance | Population | Average Income | Labour Force |
|----------|------------|----------------|--------------|
| 10 KM | 343,397 | \$ 207,508 | 185,946 |
| 20 KM | 1,066,417 | \$ 169,543 | 575,962 |
| 30KM` | 2,335,048 | \$ 145,657 | 1,245,999 |

Site Plan



Permitted Uses*

- Art gallery
- Business office
- Commercial school
- Conservation use
- Contractors establishment
- Day care
- Drive-through facility
- Dry cleaning depot
- Emergency service Facility
- Financial institution
- Food Bank
- Food Production
- Hotel
- Manufacturing
- Medical Office
- Park, public
- Place of worship
- Public hall
- Repair shop
- Restaurant
- Retail store, accessory and showroom
- School, private
- Service commercial establishment
- Sports facility
- Stormwater management facility
- Taxi dispatch
- Training facility
- warehousing



*Purchaser to confirm their intended use for the lot is permitted.

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