



Oakville GO



MIDTOWN HIGH-RISE DEVELOPMENT SITE
177 CROSS AVE. OAKVILLE, ON

LAND FOR SALE

PRIME DEVELOPMENT MIDTOWN OAKVILLE

177-187 CROSS AVENUE & 580 ARGUS, OAKVILLE, ON L6J 2W7

JACOB VANDERBREGGEN
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PROPERTY HIGHLIGHTS

- **Total Gross Floor Area:** A remarkable 1,430,840 SF GFA
- **Mixed-Use Development:** Features commercial spaces at grade level, catering to the needs of the community
- **Residential Units:** The property after rezoning could potentially boasts a total of 1,895 residential units spread across three stunning towers
- **Tower Heights:** Tower heights soar with 50, 55, and 50 stories, offering unparalleled views of the surrounding area lake Ontario and beyond
- **Lot area:** Situated on a 2.5-acre parcel, this development promises ample space for urban living while maintaining a sense of openness
- **Strategic Location:** Directly across from the Oakville GO Station, the second busiest Go station in Ontario, providing unmatched convenience for commuters and residents alike
- **Future Re-Zoning Potential:** With re-zoning on the horizon, this property presents an incredible opportunity to shape Oakville's skyline and meet the growing demand for high-quality urban living space

VIDEO

OFFERING SUMMARY

Sale Price:	\$75,000,000
Lot Size:	2.498 Acres

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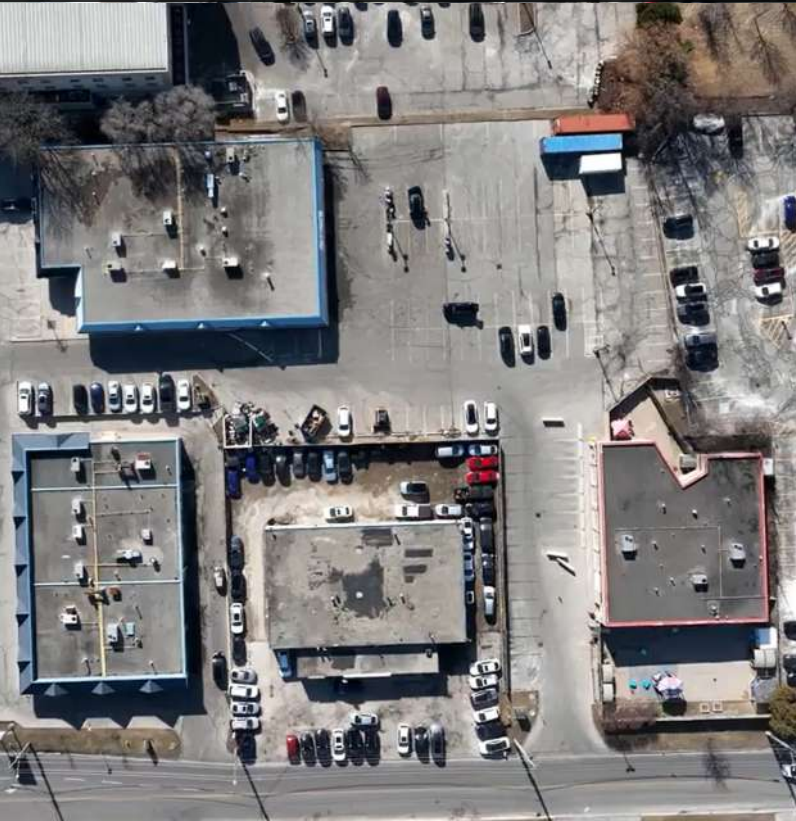


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PROPERTY DESCRIPTION

Prepare to elevate Oakville's skyline with this exceptional development opportunity at 177 Cross Avenue. Nestled in the heart of Oakville Midtown Growth Area, this 2.5-acre gem is poised for transformation. Boasting a total gross floor area of over 1.4 million square feet, this mixed-use development combines commercial and residential spaces to create a vibrant urban hub.

With three striking towers rising to heights of 50, 55, and 50 stories, residents will enjoy unparalleled views of the surrounding landscape. The property's prime location directly across from the Oakville GO Station, the second busiest Go station ensures effortless connectivity to Toronto and beyond, making it an ideal choice for commuters and urban dwellers seeking convenience and sophistication.

As municipal and provincial authorities earmark the area for significant intensification, now is the perfect time to seize this opportunity and shape the future of Oakville. Don't miss your chance to be a part of this transformative project in one of Ontario's most sought-after locations.

LOCATION DESCRIPTION

The Midtown Oakville location is a prime investment opportunity within the prestigious and vibrant Oakville community. Oakville is renowned for its picturesque waterfront, upscale shops, and top-ranking schools, making it an attractive destination for families and professionals alike. Nearby, the lively downtown area offers a diverse array of dining, entertainment, and cultural experiences, while the tranquil natural surroundings provide a serene escape from city life. Prospective investors will appreciate the property's convenient access to major transportation routes and amenities, positioning it as an ideal location for residential development in this coveted neighborhood.



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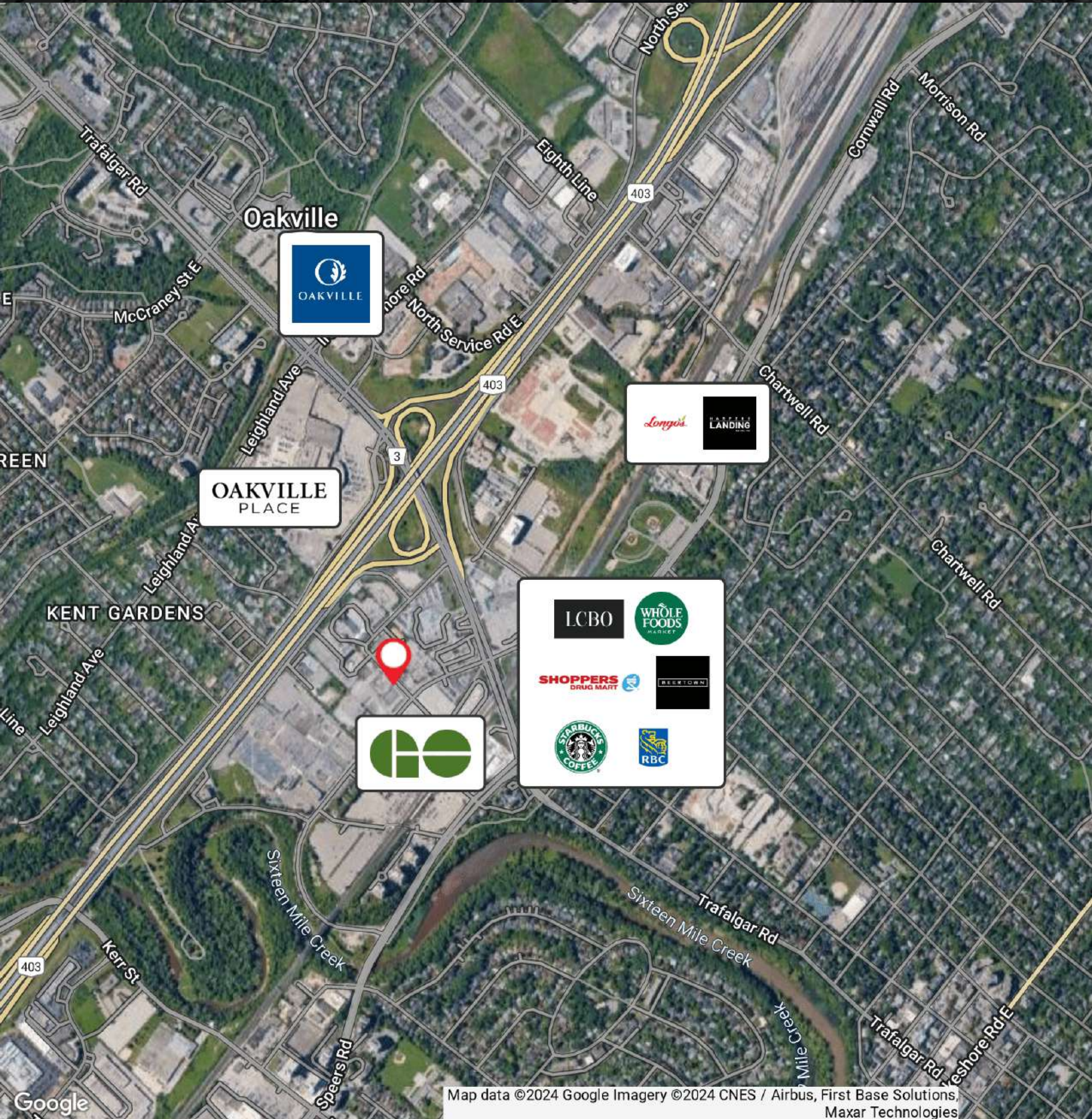


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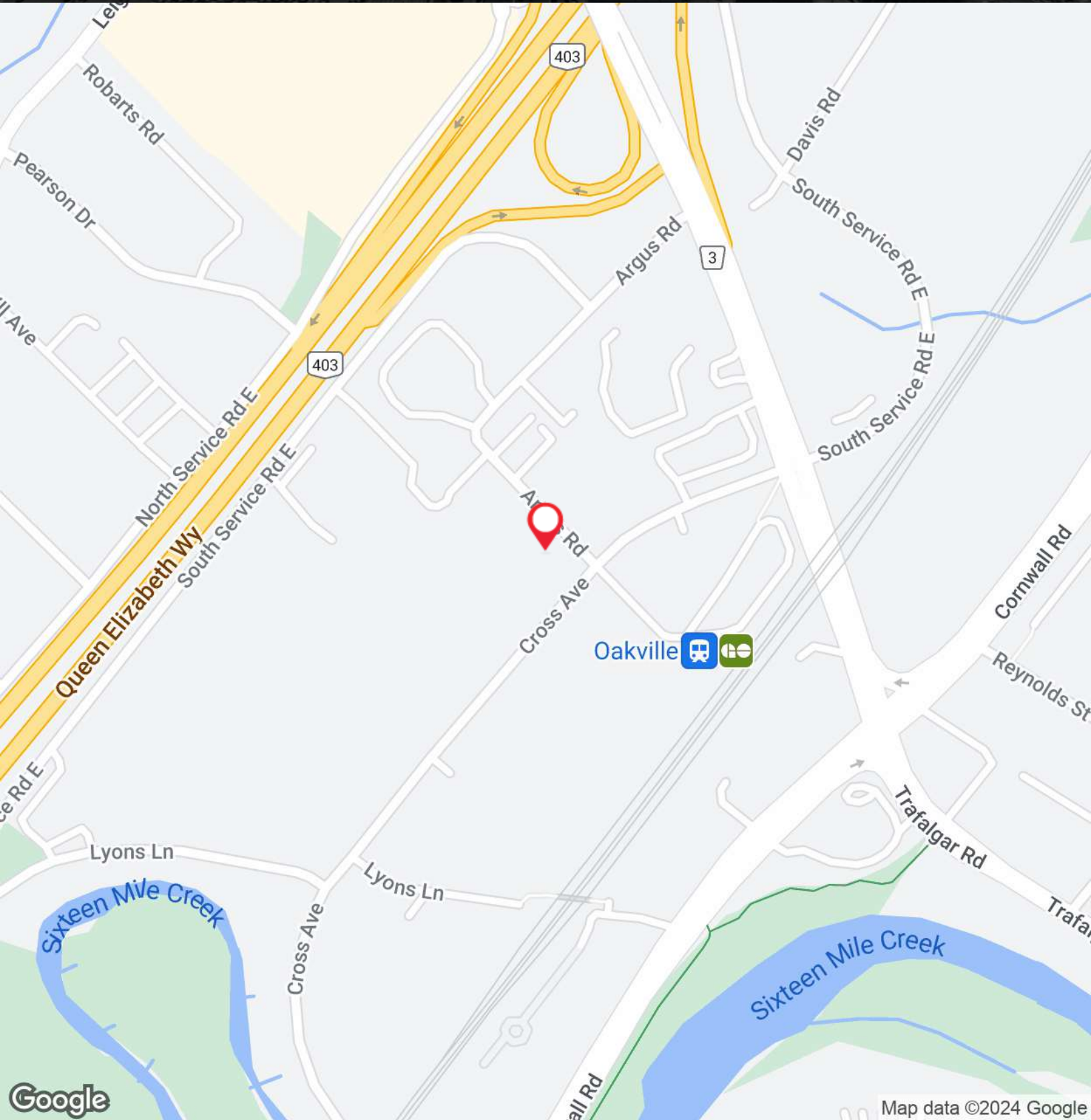


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