

BOLLUM
COMMERCIAL
REAL ESTATE BROKERAGE INC.

AVISON
YOUNG

2270

SPEERS ROAD | OAKVILLE



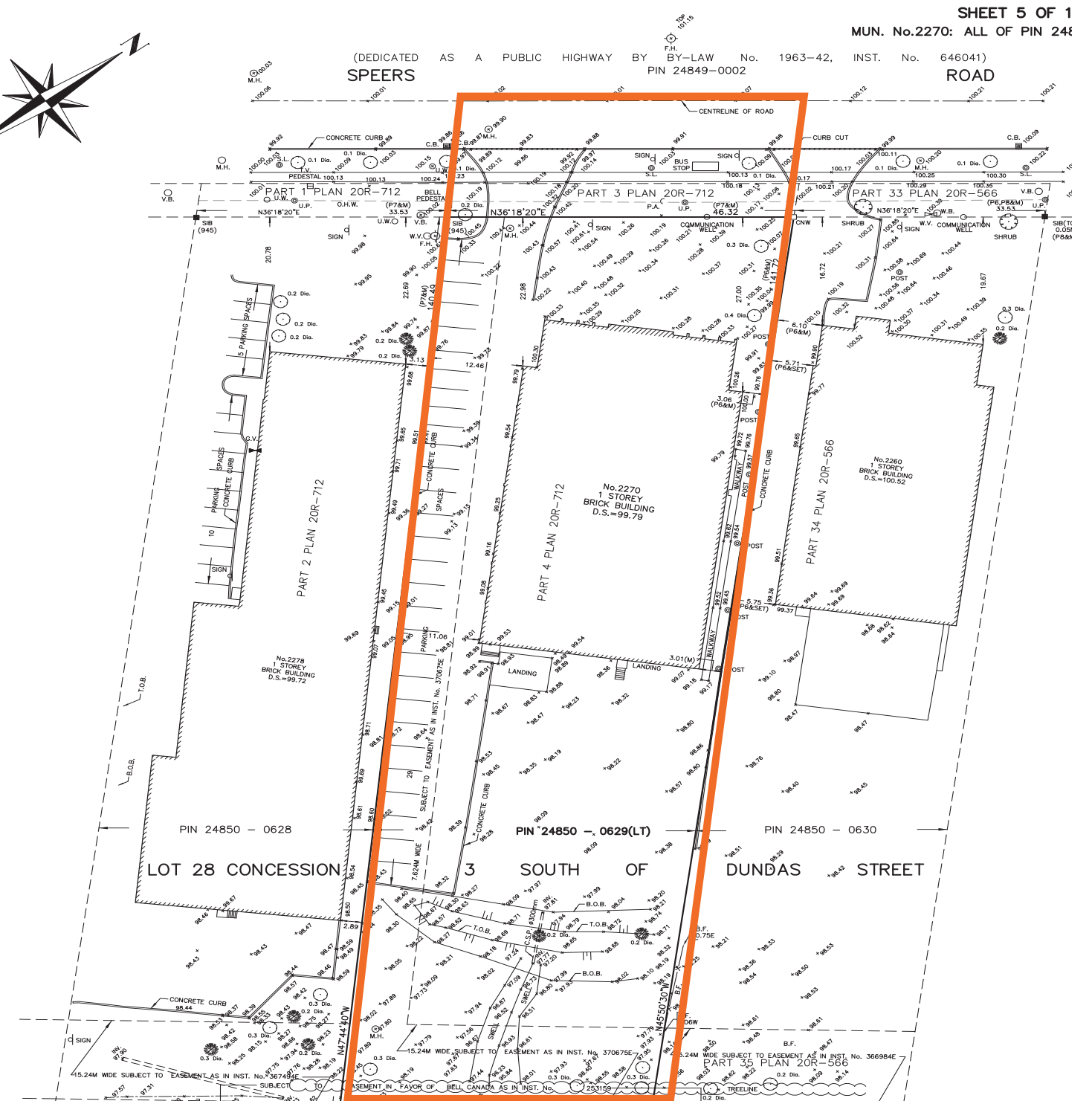
19,064 SF INDUSTRIAL BUILDING FOR SALE

2270 SPEERS ROAD, OAKVILLE



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Site Plan



Property Summary

Building Size	19,064 sf
Acres	1.52
Occupant Business	OMBA + Salvation Army
Income*	\$169,673
Hypothetical GFA	136,169 sf with max density
Shipping	2 truck level doors
Power	200 amps / 600 volts
Clear Height	20' 0"
Built Out	Approx. 1,500 sf of built out laboratory space
Roof Age	10 years old

A multi-faceted facility and investment opportunity:

-  Well-located and visible building on busy Speers Road with quick access to the QEW
-  Long-term opportunity to add more residential/commercial density via the Bronte MTSA
-  Excess land of 1.00 acre
-  Currently leased to two tenants, landlord has early termination rights.

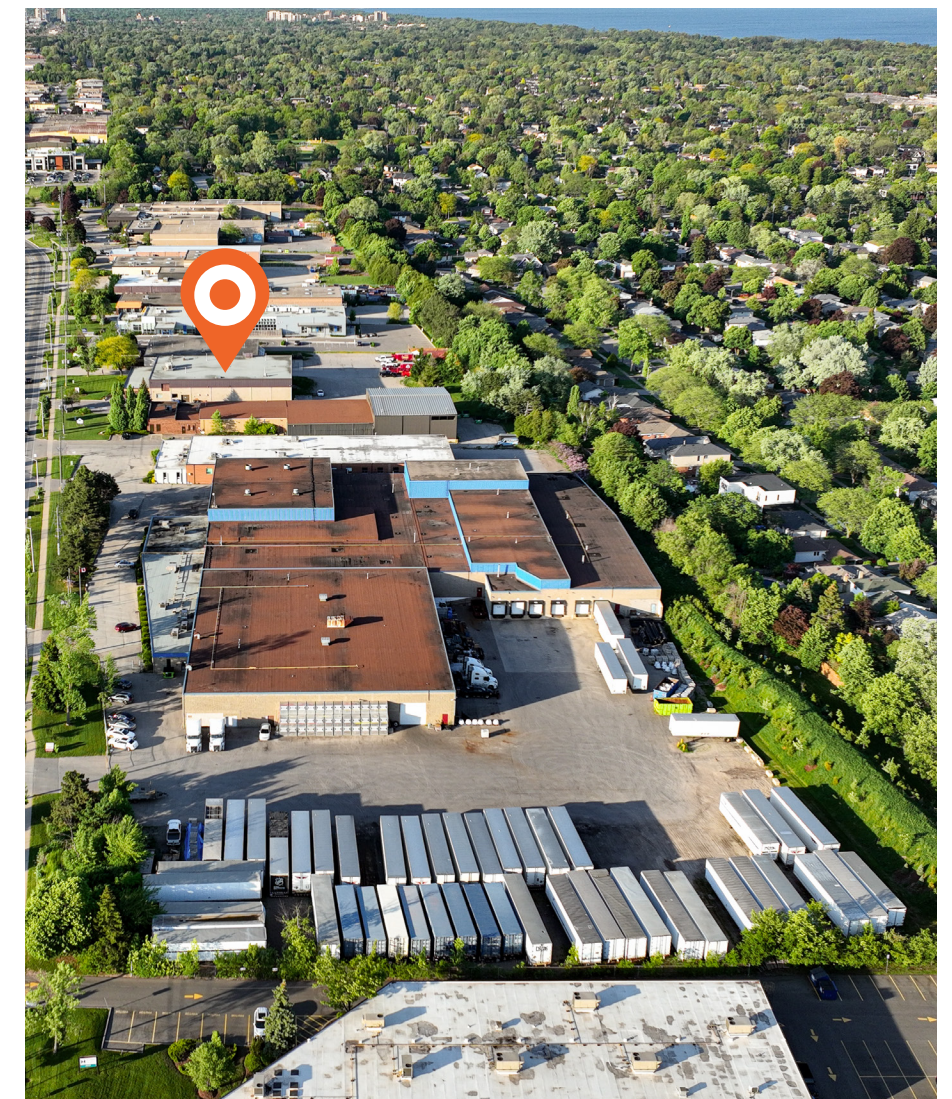
*Income levels are our best estimate at this time, but are subject to change without notice and should be verified by the purchaser. More detailed information is available in the Data Room upon execution of a Non Disclosure Agreement.

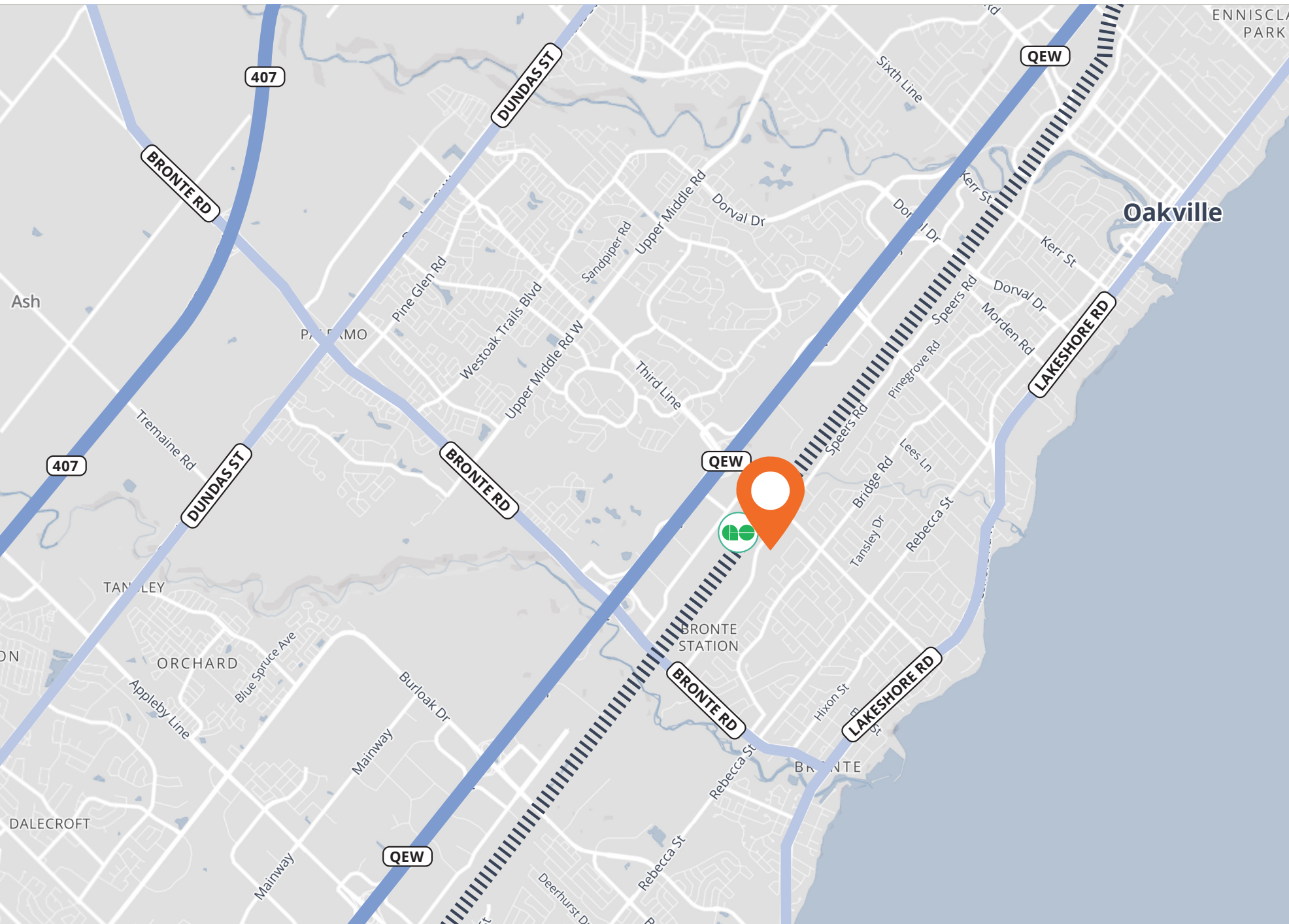


Overview of Bronte Major Transit Station Area (MTSA)

Definition of MTSA

Major Transit Station Areas (MTSA) are strategically planned high-density neighborhoods that blend commercial, residential, and recreational spaces. These areas are specifically designed to leverage their proximity to transit stations or stops, being typically within a 400-800 metre radius, equivalent to a 10-minute walk. Their strategic locations are predominantly alongside current or proposed transit lines, such as the GO Train, Light Rail Transit, and Bus Rapid Transit systems.





Amenities Within 5KM



60

Schools



152

Restaurants



437

Retail



21

Gas Stations



21

Banks



13

Fitness Centres

Area Overview

Town of Oakville

As a result of Bill 23, Oakville has committed to constructing more homes at an accelerated pace, with a target of 33,000 new units by 2031/2032. Currently, the town averages 2,000 new units per year, but this initiative aims to boost absorption to 3,300 units annually. The growth areas designated for development include the Bronte GO MTSA, Midtown, Uptown, and the Hospital District, ensuring that the expansion is strategically distributed across key regions. Notably, Oakville has consistently ranked among Canada's top 20 investment locations according to Site Selection Magazine over the past four years. This accolade highlights the town's robust economic potential and attractiveness to investors.

Additionally, the recently completed upscale project, The Village at Bronte Harbour, comprising 481 rental units along Lakeshore in Bronte, has achieved a 60% occupancy rate, showcasing the strong demand for high-quality residential spaces in the area. The average monthly rent for these units is \$3,917, translating to \$3.75 per square foot, indicating the premium market positioning of this development. This project not only contributes to Oakville's housing stock but also enhances the town's appeal as a desirable place to live, with its combination of modern amenities and prime location. The accelerated housing plan and successful new developments underscore Oakville's commitment to meeting the growing housing needs while maintaining its status as a top-tier investment destination.

May 2024 Halton Condo Prices



\$1,046 PSF

Mid-Rise Buildings



\$1,058 PSF

High-Rise Buildings

Demographics	1km	3km	5km
Total Population (2023)	3,767	36,210	114,789
Annual Growth (2023-2028)	-0.09%	3.54%	2.40%
Median Age	42.5	45.7	42.0
Number of Households	1,267	13,372	40,131
Average Household Income	\$186,332.42	\$190,711.33	\$188,578.95

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AREA IS DESIGNATED FOR LONG TERM DENSIFICATION

Official Plan

OPA 41 Bronte MTSA - Building Height & Density

The site is identified within the Speers District and the Transition District.

Development in the Speers District

Height	Density	Use	Building Type
3-8 storeys	Minimum 1.5 FSI	Mixed use	Low & mid-rise

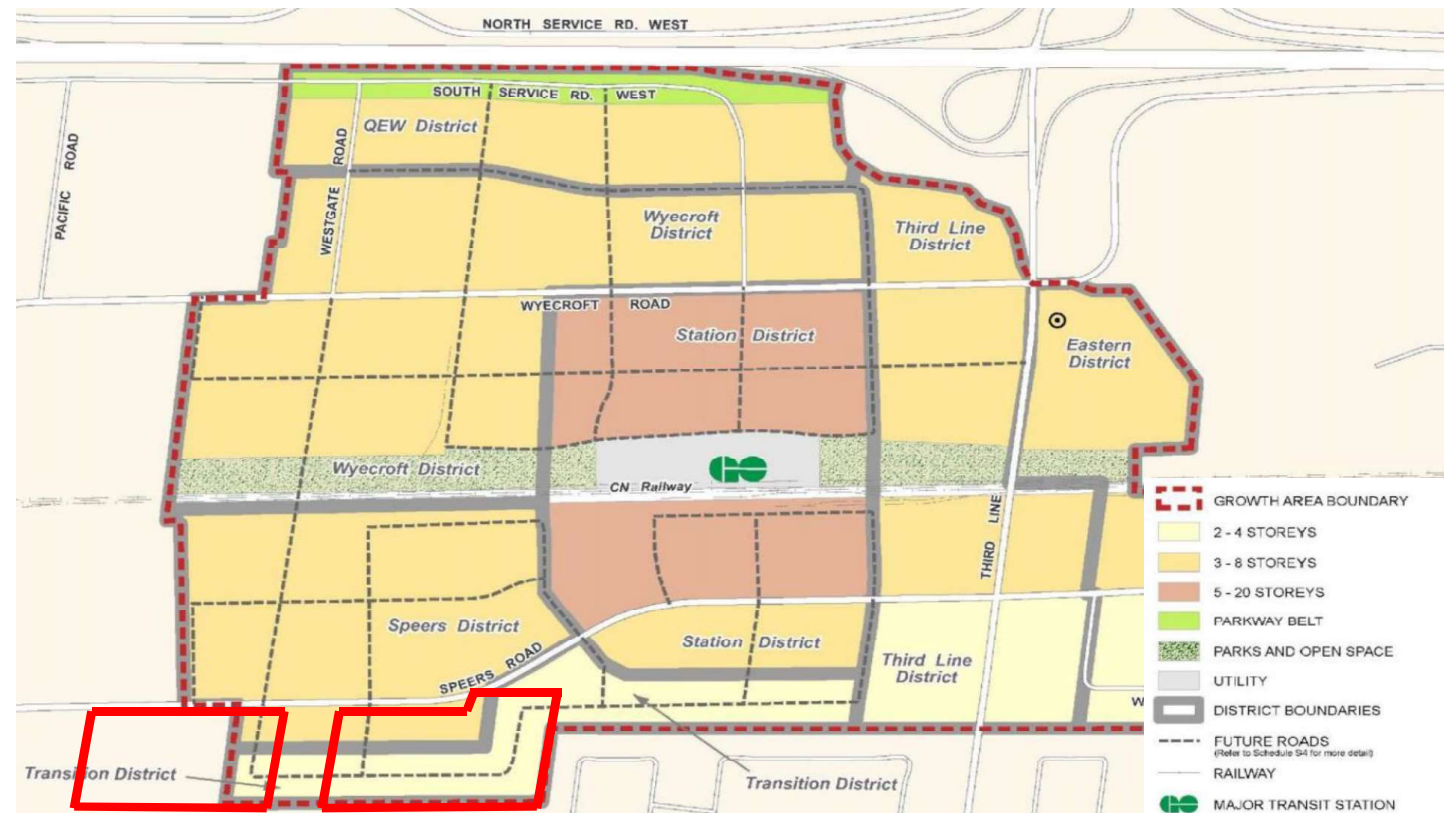
Development in the Transition District

Height	Density	Use	Building Type
2-4 storeys	Minimum 1.0 FSI	Mixed use & residential adjacent to neighbourhood	Low-rise

Neighbourhood transition (scale): 20 degree-angular plane from property line.

Additional Height Potential

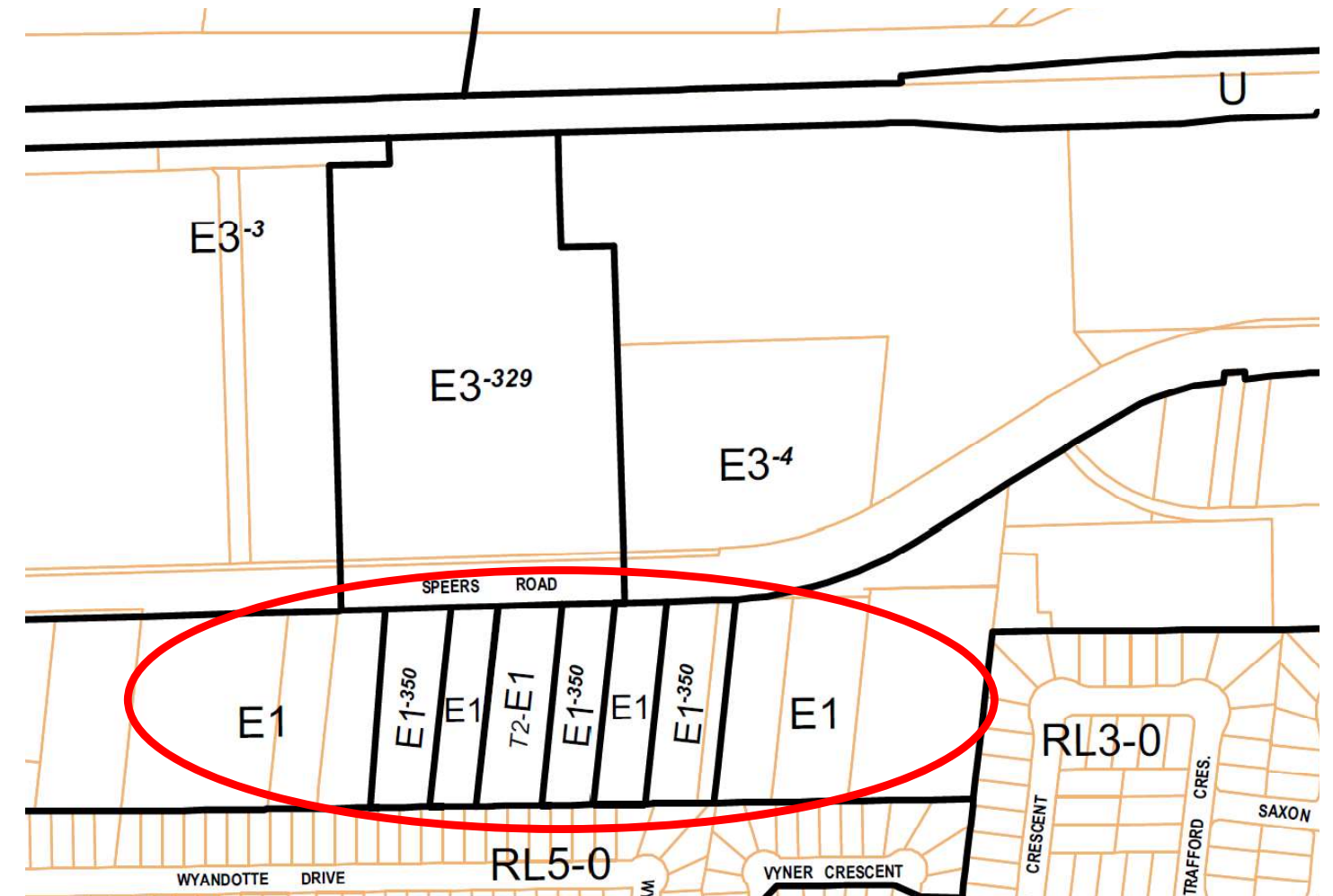
Up to 4 storeys subject to several criteria.



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AREA IS DESIGNATED FOR LONG TERM DENSIFICATION

Zoning - Office Employment E1



Permitted Uses

A range of commercial, retail, and service uses, along with light manufacturing or industrial, and warehousing.

Max Height

18.5 m

Setbacks

3 m (front yard), 15 m (rear yard to Residential Zone), 15 m (side yard to Residential Zone)

Minimum Landscaping Area

10%

A Zoning By-law Amendment would be required to enable mixed-use mid-rise redevelopment of the Site with residential use and increased height

Offering Guidelines

Asking Price

\$8,580,000

Offering Process

Offers should indicate the names of the ultimate beneficial owners and their respective interests and be received by Avison Young.

Deposits

May be staged through the conditional period, although upon unconditional acceptance should be no less than 5% of the total purchase price.

Data Room

Detailed information has been assembled by Avison Young and is available to prospective purchasers. Access to the electronic data room will be provided upon receipt of an executed confidentiality agreement.

Offering Changes

The Vendor reserves the right to change or withdraw or change the terms of this offering, at any time at their sole discretion.



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SPEERS ROAD | OAKVILLE



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