

224

Kerr Street Oakville

Commercial Condo Units For Sale



The Deane
SOUTH OAKVILLE

CBRE

Retail For Sale

Q1 2026 COMPLETION

The Deane is situated in the heart of Kerr Village with 123 residential units coming soon to South Oakville. We are pleased to offer the retail component for sale ranging from 904 Sq. Ft. to 2,012 Sq. Ft. with the ability to combine units.

The modern exterior is sleek and beautifully elevates the landscape of its surroundings & the future of South Oakville. The units radiate sophistication grounded by contemporary interior and expansive high ceilings.

The Deane is nestled along the banks of Lake Ontario and conveniently located near major transit hubs including Oakville GO Station.

Total Retail Units	Unit 1	Unit 2	Unit 3
Total Unit Size	2,012 Sq. Ft.	1,280 Sq. Ft.	904 Sq. Ft.
Asking Price	\$1,100 Per Sq. Ft.	Contact Listing Agent	\$1,100 Per Sq. Ft.
Monthly Condo Fees	\$1,444.24	\$921.04	\$756.07
Completion Date	Q1 2026		
Development Status	Under Construction		

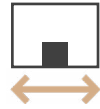


Investment Summary



High Traffic Count

The Deane is ideal for businesses catering to both local population and to the 8,559 people driving by the location every day.



Perfect Size For Both End Users & Investors

The retail units are conveniently sized for all kind of commercial uses. The units can be combined.



Brand New Development

224 Kerr Street is under construction and set to be completed by Q1 2026.

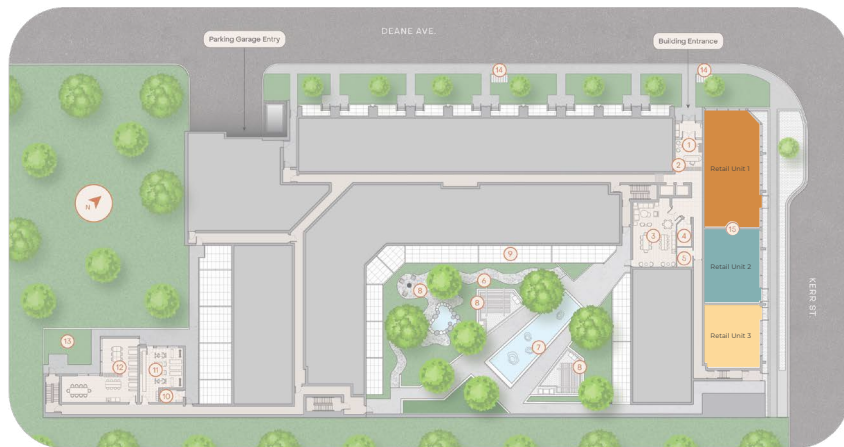
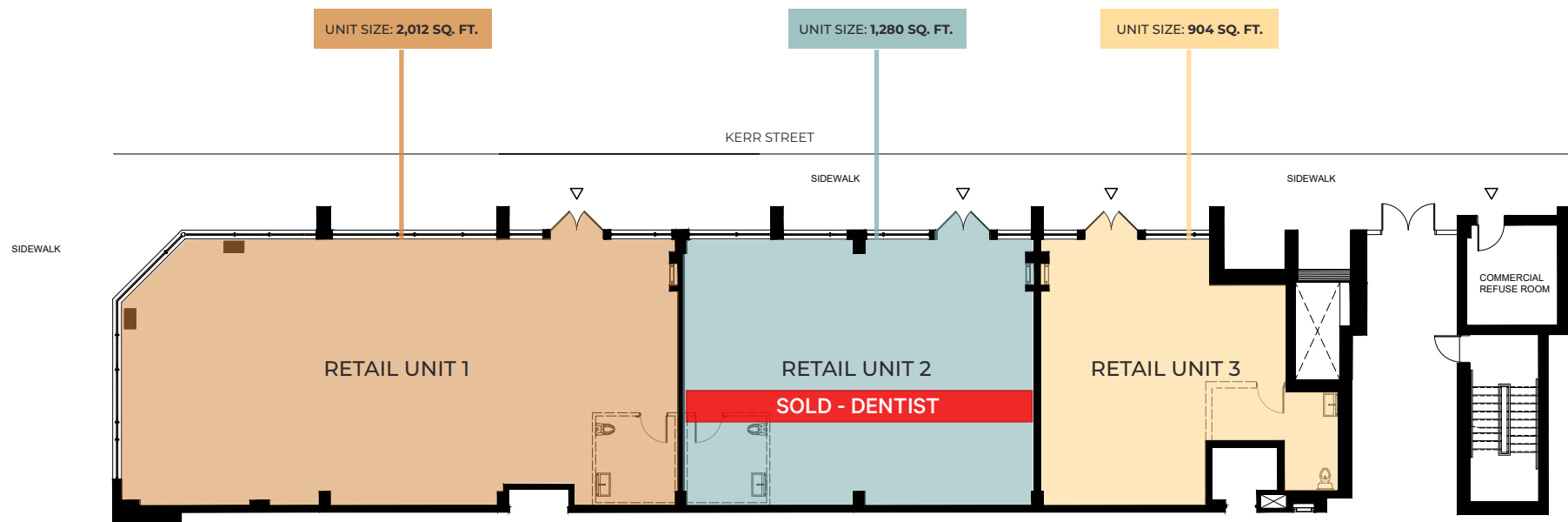


Located Near Major Transit Hubs

The Dean is located minutes away from major transit hubs including Oakville Go Station. The units are approximately 3 minutes away from Downtown Oakville.



Commercial Unit Site Plan

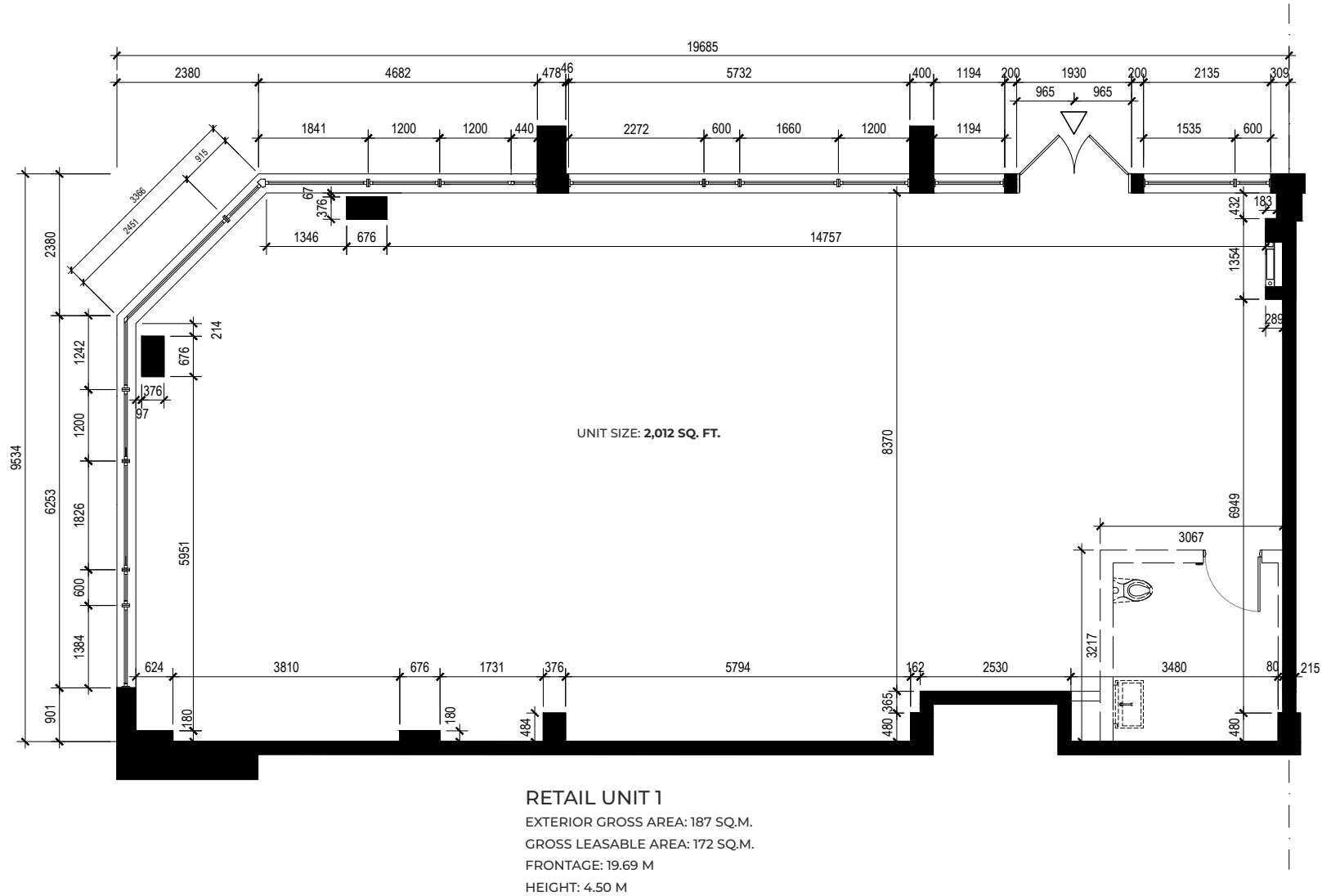


Commercial Units

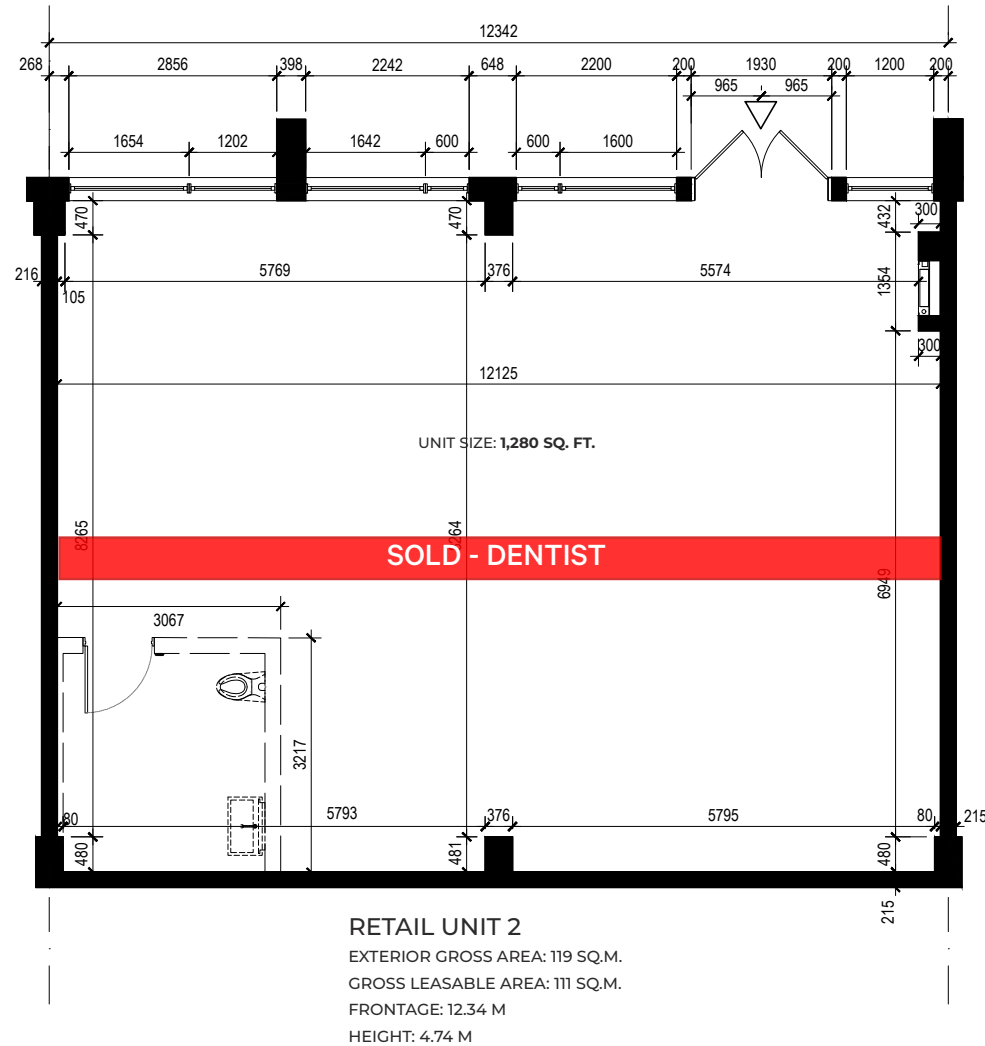
- Retail Unit 1
- Retail Unit 2
- Retail Unit 3

- Modern, sleek facades with high 14.8 Ft. ceiling
- Each unit has its own dedicated mechanical system and washrooms located in the unit

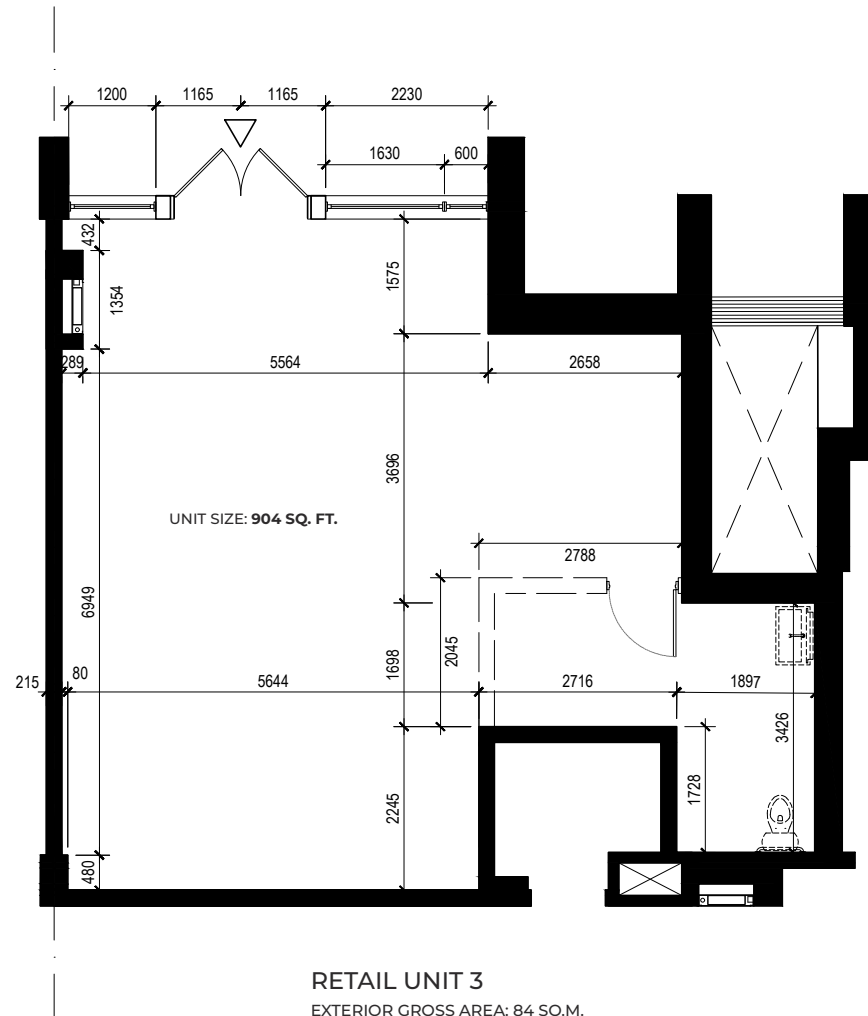
Commercial Unit Floor Plans



Commercial Unit Floor Plans



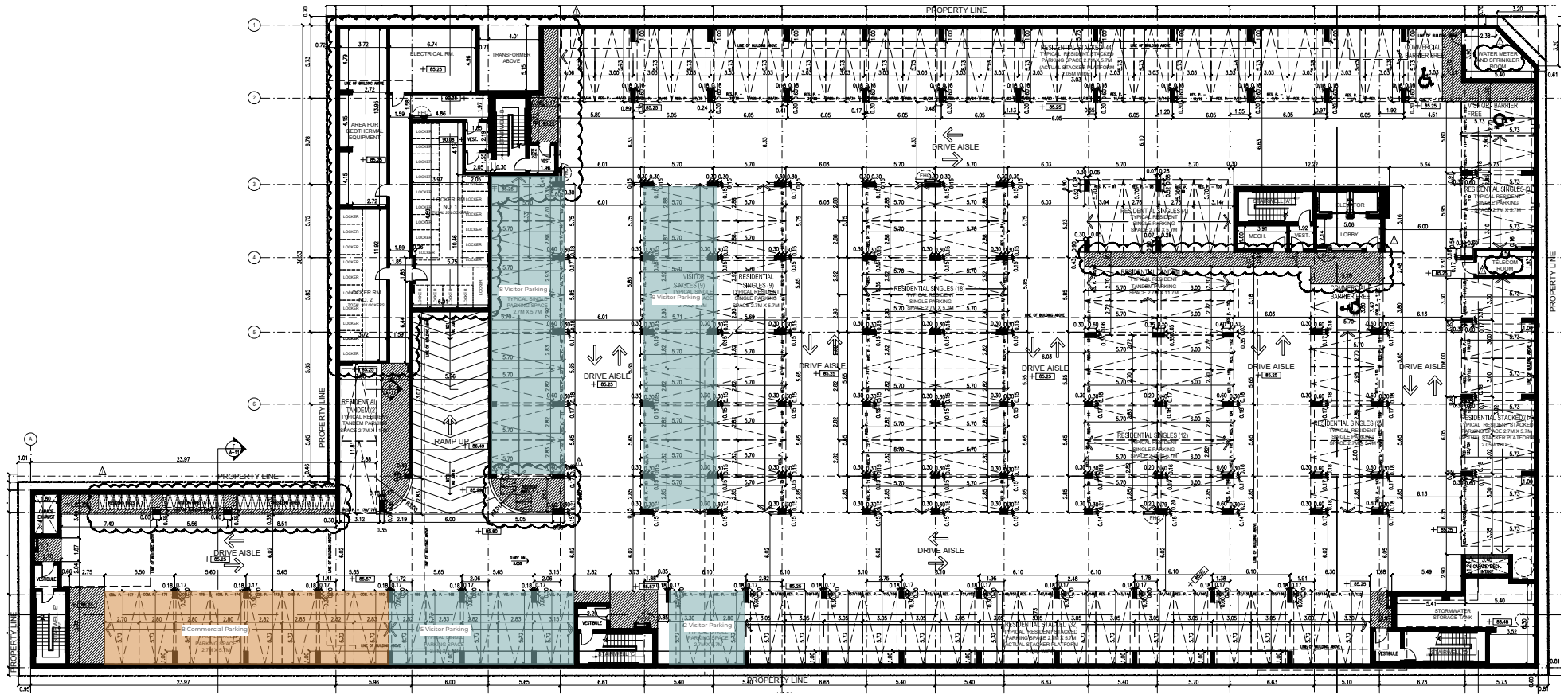
Commercial Unit Floor Plans



Parking Plan

Opportunity to purchase designated underground parking spaces

- Commercial tenants can purchase **8 assigned** underground parking spaces (subject to availability).
- Additionally, purchasers have access to **24 shared** underground commercial / visitor parking spaces.



8 Commercial Parking

24 Visitor Parking

Location & Amenities

FOOD & RESTAURANT:

- | | | |
|---------------------|-------------------------|----------------------------|
| 1. Cafe Mix Up | 7. Kerr St. Café | 13. Piano Piano Restaurant |
| 2. Starbucks | 8. Stoney's Bread Co. | 14. Buca Di Bacco |
| 3. The Mermaid | 9. Community Restaurant | 15. Tribeca Coffee |
| 4. Sotto Sotto | 10. Jac's Bistro | 16. 7 Enoteca |
| 5. Maro's Bistro | 11. Seasons | 17. Noble Bistro |
| 6. Sandwich Society | 12. Paradiso | |

EDUCATION:

- | | | |
|--|---|----------------------------|
| 18. St. Thomas Aquinas Catholic School | 19. Elementary School Catholic Sainte-Marie | 20. Gary Allan High School |
| | | 21. Oakwood Public |

SHOPPING & GROCERY:

- | | | |
|---------------------------|------------------------|------------------------|
| 22. Fortinos | 26. Organic Garage | 30. BluBoho |
| 23. Azores Market | 27. Anthropologie | 31. Tommy Bahama |
| 24. Food Basics | 28. Accents for Living | 32. Whole Foods Market |
| 25. Saje Natural Wellness | 29. Kit and Ace | 33. Tocca Finita |

HEALTH & WELLNESS:

- | | | |
|-------------------------|-----------------------|-------------------------------------|
| 34. Cocoon Yoga Studio | 37. Lakeshore Yoga | 40. Hot Yoga & Pilates |
| 35. Waters Edge Fitness | 38. Nova Health Club | 41. Trafalgar Park Community Centre |
| 36. Spinco | 39. Bloom Organic Spa | |

CULTURE & ENTERTAINMENT:

- | | | |
|--|-----------------------------|-----------------------|
| 42. Oakville Centre of Performing Arts | 44. Oakville Lighthouse | 46. The Oakville Club |
| 43. Oakville Public Library | 45. Oakville Yacht Squadron | 47. Oakville Museum |




Demographics Statistics

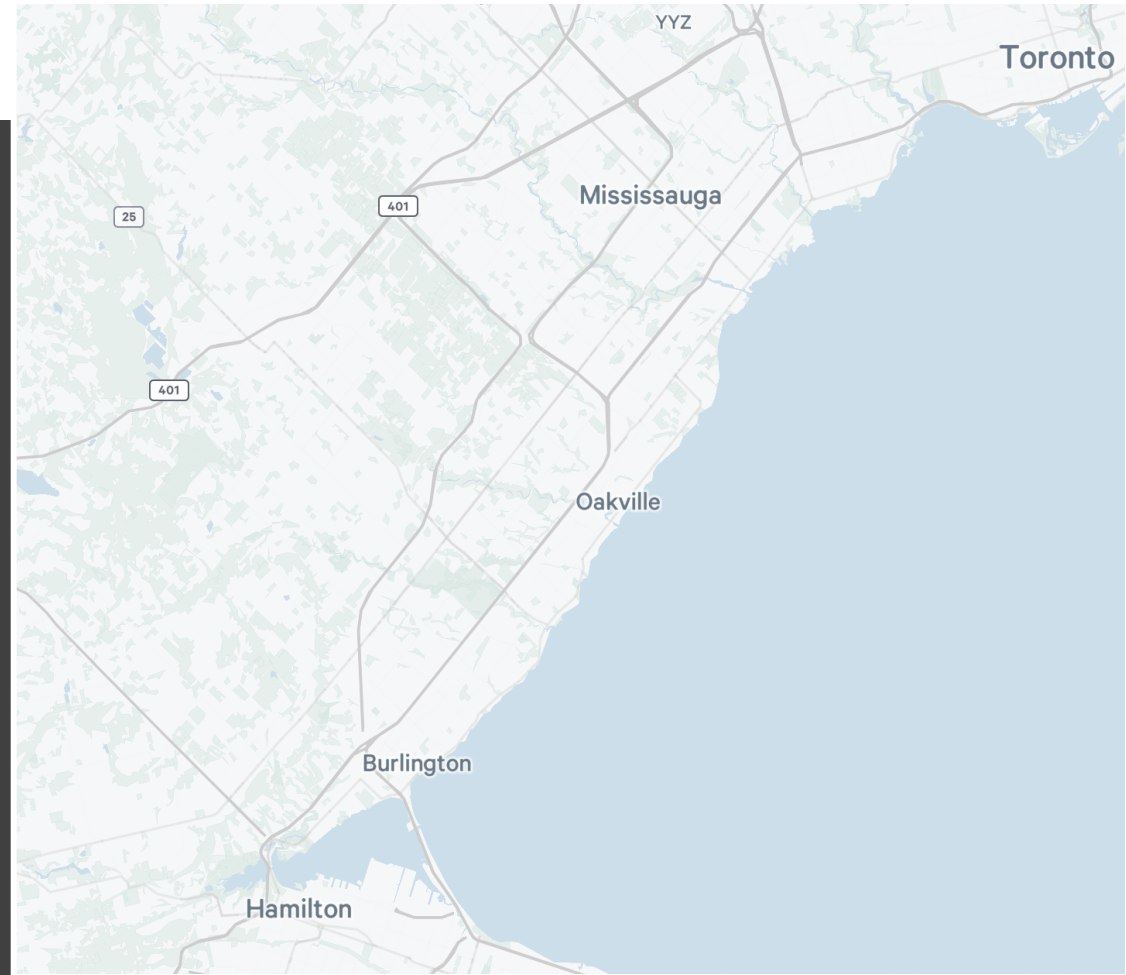
Nestled along the banks of Lake Ontario, South Oakville offers strong demographic statistics with a high population growth of 17.2%, exceptionally high average household income of \$201,870 and unemployment rate as low as 5.5% in 2023.

OAKVILLE

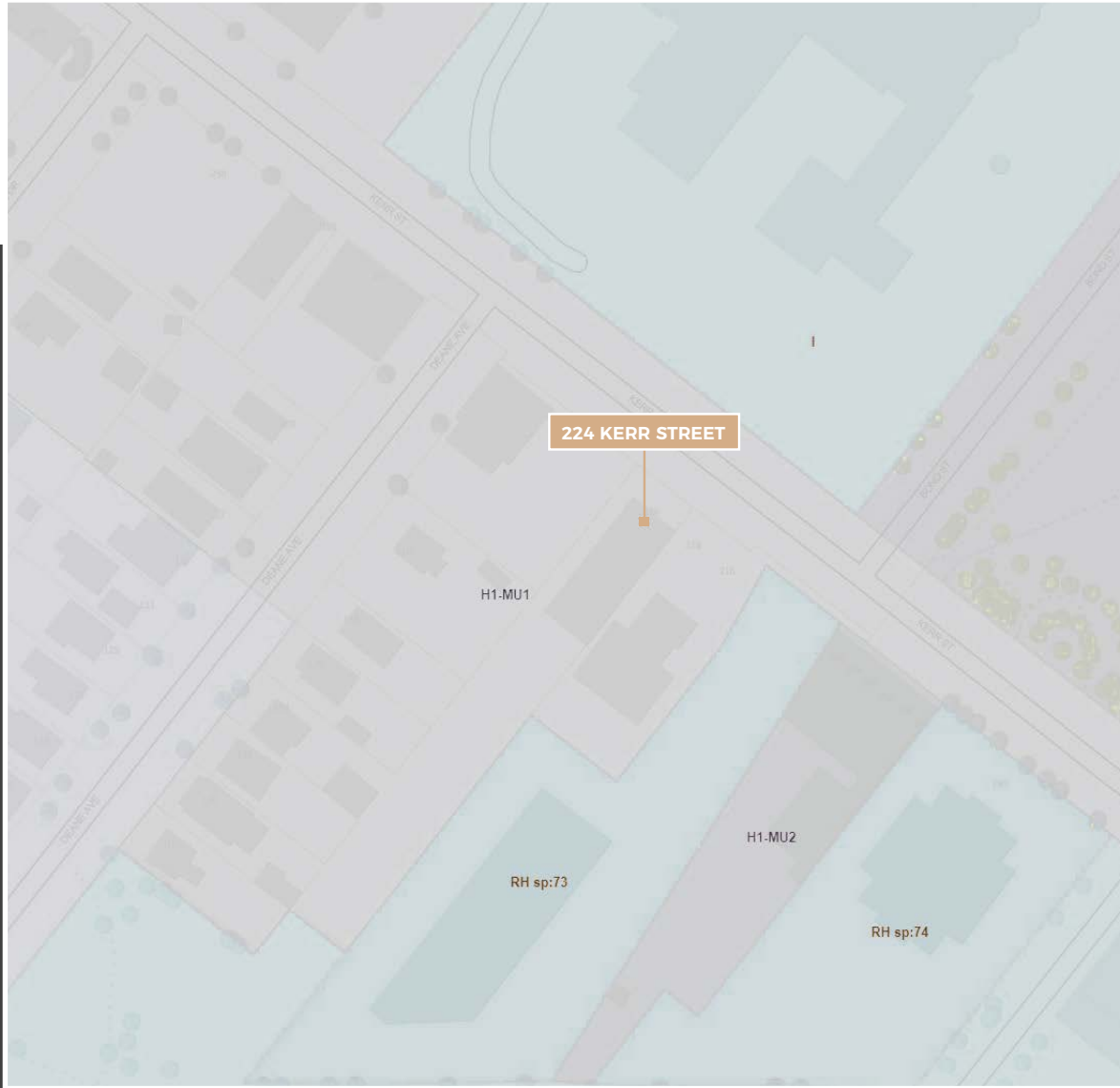
ONTARIO

CANADA

 Population Growth 2023 - 2028	17.2%	8.6%	7.0%
 Household Income 2023	\$201,870	\$126,953	\$116,085
 Unemployment 2023	+/- 5.5%	+/- 6.0%	+/- 5.3%



Zoning & Permitted Uses



TOWN OF OAKVILLE | MIXED USE ZONE (H1-MU1)

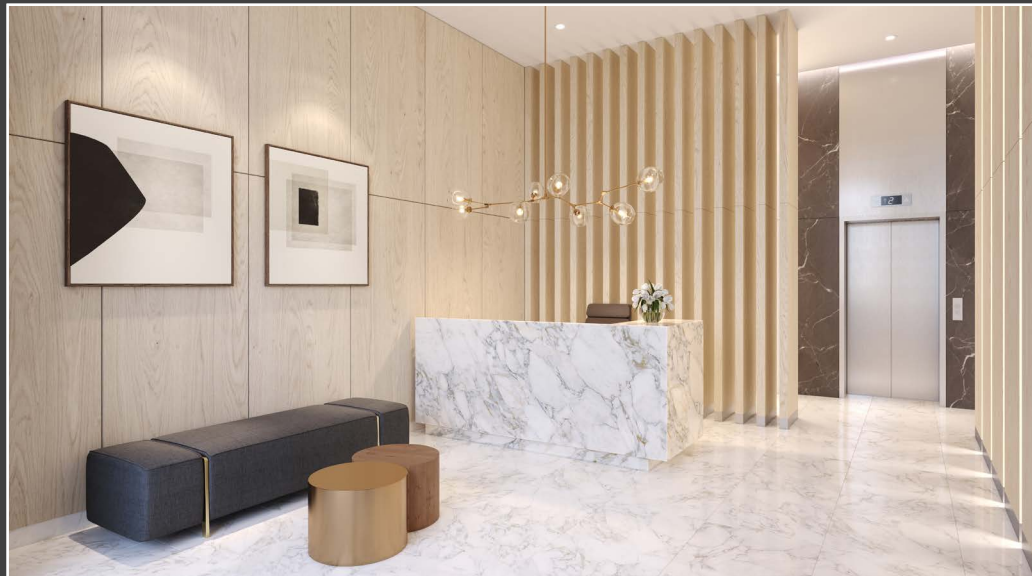
PERMITTED USES INCLUDING BUT NOT LIMITED TO:

- Accessory dwelling unit
- Apartment dwelling
- Art gallery
- Business office
- Commercial parking area
- Commercial school
- Community centre
- Conservation use
- Day care
- Detached dwelling
- Dormitory
- Dry cleaning depot
- Dry cleaning/laundry establishment
- Emergency service facility
- Emergency shelter
- Financial institution
- Food bank
- Food production
- Home occupation
- Library
- Live-work dwelling
- Long term care facility
- Medical office
- Museum
- Outside display and sales area
- Park, public
- Pet care establishment
- Place of entertainment
- Place of worship
- Post secondary school
- Private home day care
- Rental establishment
- Restaurant
- Retail store
- Retirement home
- School, private
- School, public
- Semi detached dwelling
- Service commercial establishment
- Short term accommodation
- Sports facility
- Storm-water management facility
- Taxi dispatch
- Townhouse dwelling
- Veterinary clinic

[CLICK TO VIEW
MU1
ZONING BY LAW](#)

[CLICK TO VIEW
H1
HOLDING PROVISIONS](#)

Renderings



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