

2450

Old Bronte Road | Oakville

Commercial Condo Units For Sale



CBRE

ZANCOR

Retail For Sale

Total Retail Units	UNIT A	UNIT B	UNIT C	UNIT D	UNIT E	UNIT F
Usable Unit Size *can be combined	1,160 Sq. Ft.	999 Sq. Ft.	1,278 Sq. Ft.	1,016 Sq. Ft.	1,840 Sq. Ft.	2,500 Sq. Ft.
Asking Price	\$1,161,950	\$1,000,450	-	\$1,140,700	-	\$2,807,550
Heritage Building Size	5,543 Sq. Ft. Coming Soon					
Parking	39 total underground parking spaces 23 Commercial Visitor Parking + 16 Dedicated Parking					
Possession Date	Q2 2024					

Zancor Homes - The Branch offers 8 storey modern condos with 334 residential units coming soon to Oakville.

We are pleased to offer the ground floor commercial units for sale ranging from +/- 999 Sq. Ft. to +/- 2,500 Sq. Ft. with the ability to combine units.

The building is nestled onto a lot just southwest of Bronte Road and Dundas Street West with new development across the street.



Investment Summary



High Traffic Count

The Branch is ideal for businesses catering to both local population and to over 2,500 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

2450 Old Bronte is under construction and set to be completed by Q2 2024.

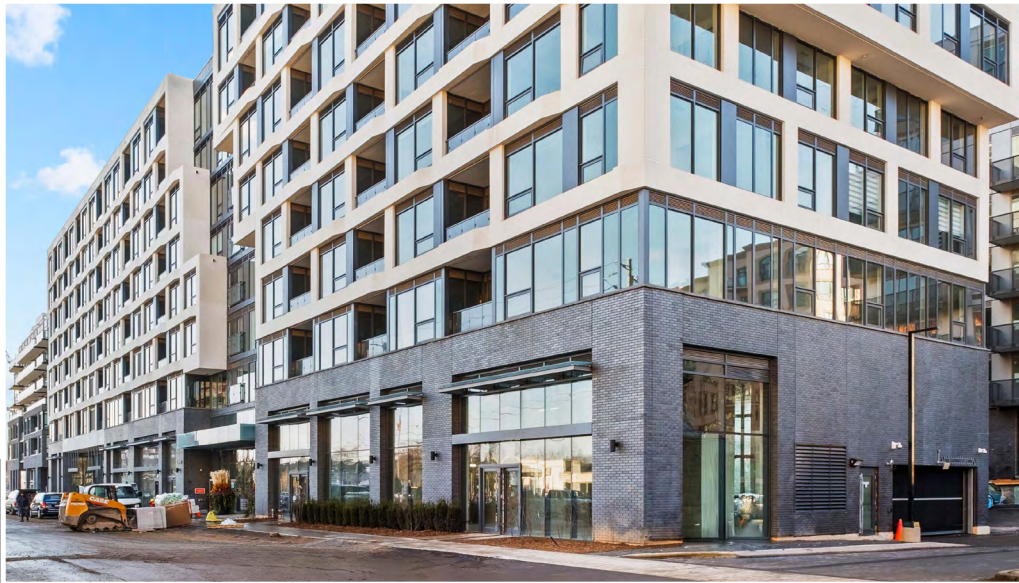


Located Near Highway 407

The Branch is located approximately 5 minutes away from Highway 407.



Exterior Pictures



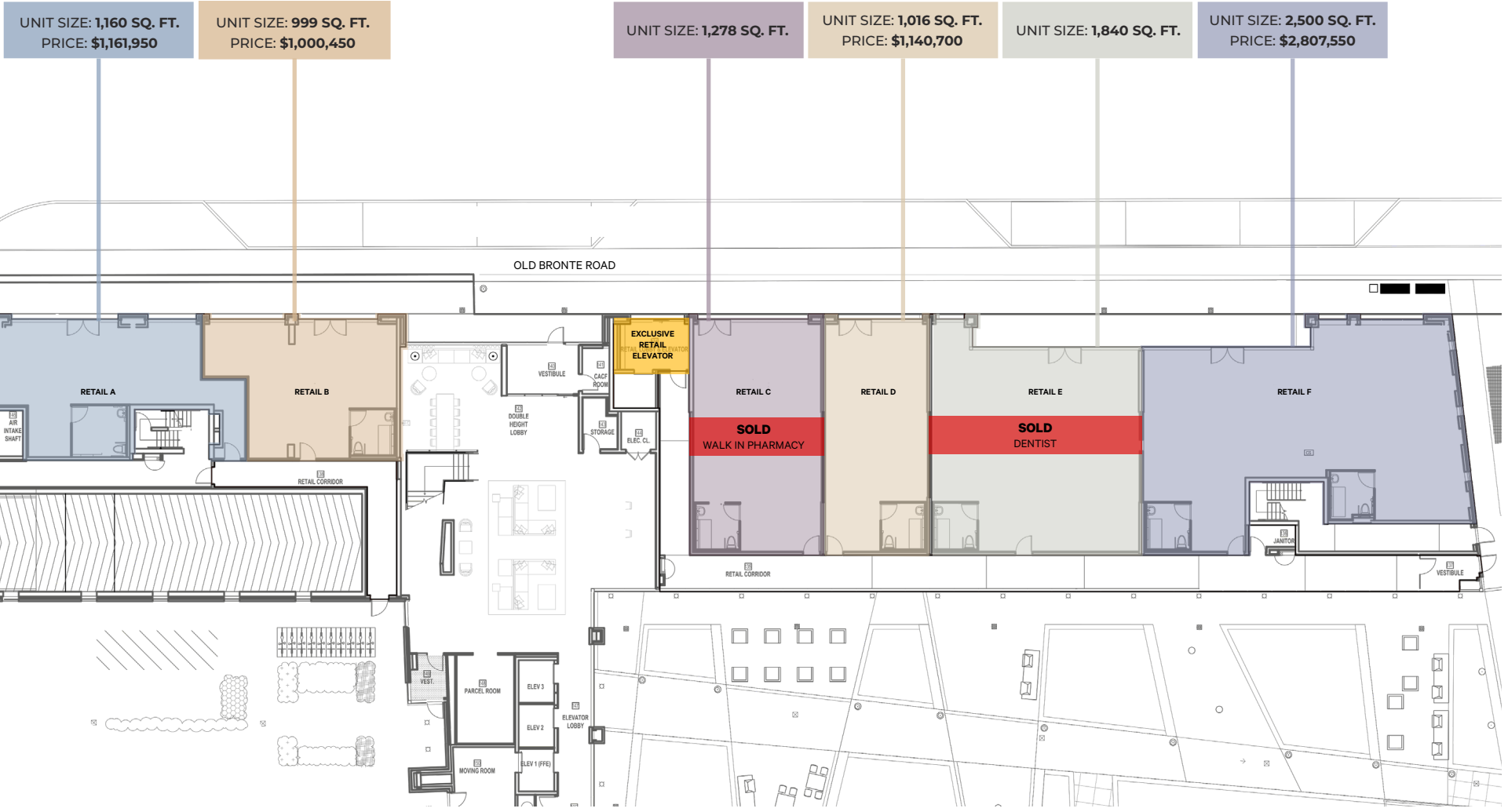
Interior Pictures - Unit A



Interior Pictures - Unit B



Site Plan

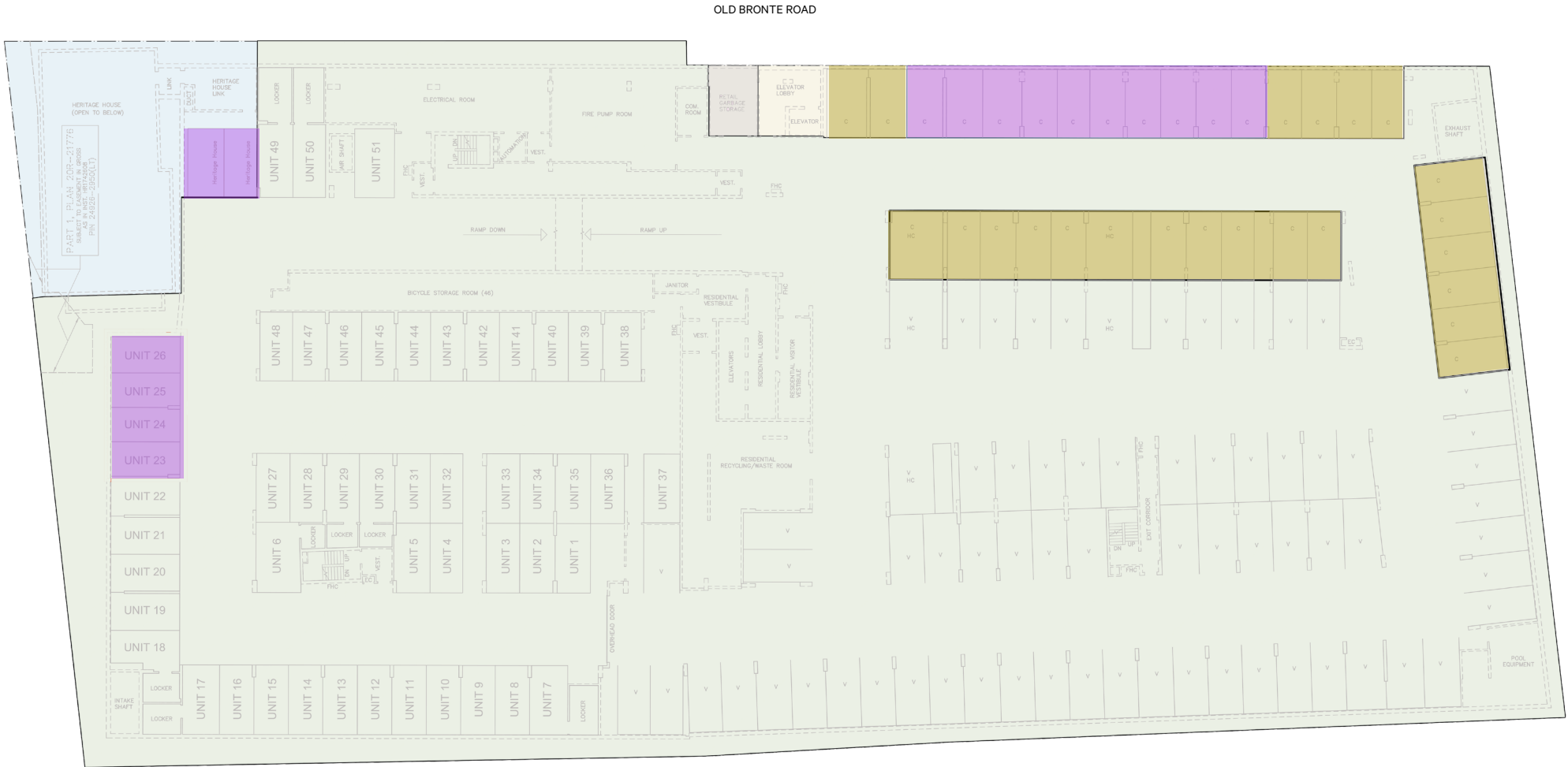


Parking Plan

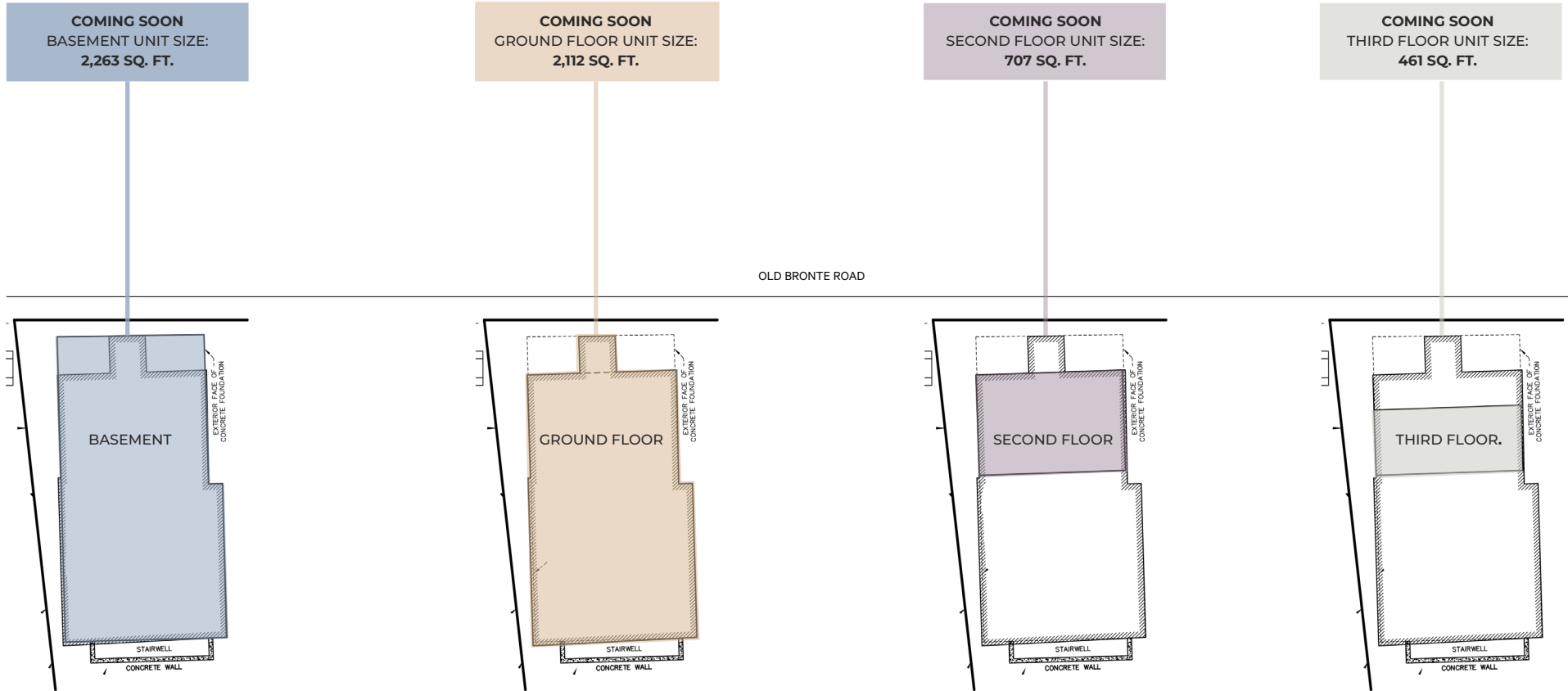
39 total underground parking spaces

16 Dedicated Parking

23 Commercial Visitor Parking



Site Plan - Heritage Building



Location & Amenities

OAKVILLE TRANSIT ROUTE:

- 5 - DUNDAS
- 34 - PINE GLEN
- 33 - PALERMO



OAKVILLE TRAFALGAR
MEMORIAL HOSPITAL

BMO

CIBC

LIONS VALLEY
PARK

Domino's

2450 OLD BRONTE RD

FRESH CO.
Fresher. Cheaper.

SHOPPERS
DRUG MART

RBC

STARBUCKS
COFFEE

food
Basics

PETRO-CANADA

TD

CIBC

SHOPPERS
DRUG MART

Esso

DOLLARAMA

Tim Hortons.

POPeYes
LOUISIANA KITCHEN

BP

NOFRILLS

DUNDAS ST W

BRONTE RD

TD

STARBUCKS
COFFEE

Sobeys

McDonald's

Esso

Tim Hortons.

TD

PETRO-CANADA

Wendy's





SUBWAY

Demographics

1 KM

3 KM

5 KM

 Total Population 2023	11,084	43,914	98,350
 Daytime Population 2023	6,353	31,152	94,084
 Population Growth 2023 - 2028	20.5%	14.5%	14.4%
 Household Income 2023	\$178,171	\$200,919	\$197,749



Zoning & Permitted Uses



TOWN OF OAKVILLE | ZONING BY-LAW MIXED USE ZONE (MU3):

PERMITTED USES INCLUDING BUT NOT LIMITED TO:

- Apartment dwelling
- Art gallery
- Business office
- Commercial parking area
- Commercial school
- Community centre
- Conservation use
- Day care
- Dormitory
- Dry cleaning depot
- Dry cleaning/laundry establishment
- Emergency service facility
- Emergency shelter
- Financial institution
- Food bank
- Food production
- Hotel
- Library
- Long term care facility
- Medical office
- Motor vehicle rental facility
- Museum
- Outside display and sales area
- Pet care establishment
- Place of entertainment
- Place of worship
- Public hall
- Rental establishment
- Restaurant
- Retail store
- Retirement home
- Semi-detached dwelling
- Service commercial establishment
- Sports facility
- Veterinary clinic

[CLICK TO VIEW
MU3
ZONING BY-LAW](#)

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