

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
Existing Unit Size *can be combined	1,367 Sq. Ft.	1,177 Sq. Ft.	Coming Soon 1,016 Sq. Ft. - 2,500 Sq. Ft.			
Price Per Sq. Ft.	\$850	\$850	Coming Soon			
Heritage Building Size	Coming Soon 5,543 Sq. Ft.					
Parking	39 total underground parking spaces 23 Commercial Visitor Parking + 16 Dedicated Parking					
Possession Date	Q2 2024					

Zancor Homes - The Branch offers a purpose-built rental community with 334 residential units coming soon to Oakville.

We are pleased to offer the ground floor commercial units for sale ranging from +/- 1,100 Sq. Ft. to +/- 1,400 Sq. Ft. (Unit A & Unit B) 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.

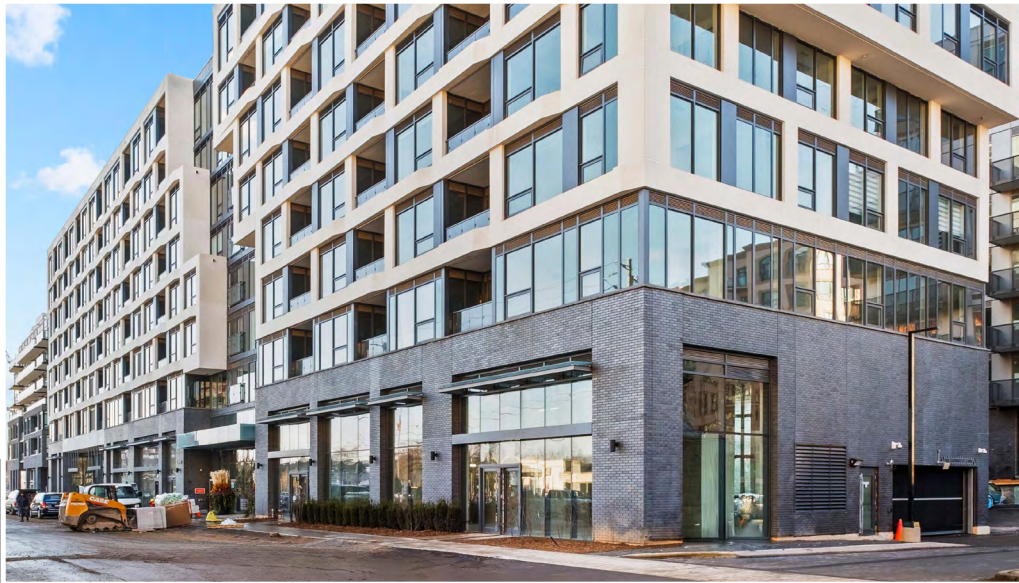


Located Near Highway 407

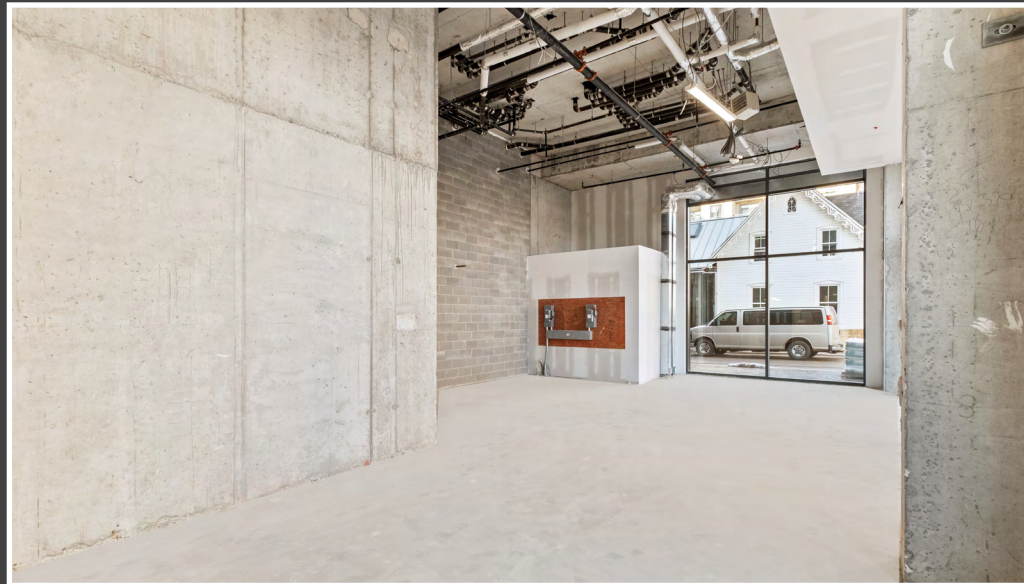
The Branch is located approximately 5 minutes away from Highway 407.



Exterior Pictures



Interior Pictures - Unit A



Interior Pictures - Unit B



Site Plan

CAN BE COMBINED

UNIT SIZE: 1,367 SQ. FT.
PRICE: \$850 / SQ. FT.

UNIT SIZE: 1,177 SQ. FT.
PRICE: \$850 / SQ. FT.

COMING SOON
UNIT SIZE: 1,278 SQ. FT.

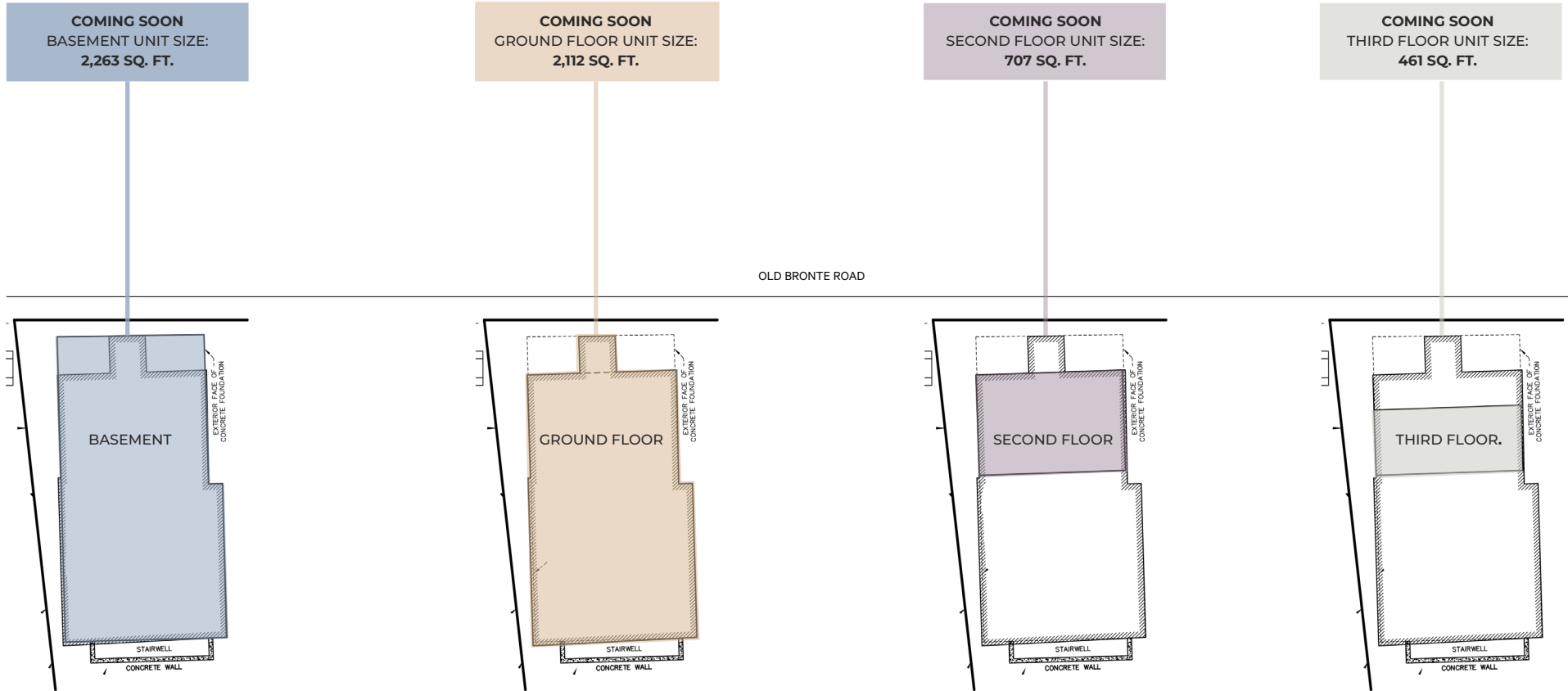
COMING SOON
UNIT SIZE: 1,016 SQ. FT.

COMING SOON
UNIT SIZE: 1,840 SQ. FT.

COMING SOON
UNIT SIZE: 2,500 SQ. FT.



Site Plan - Heritage Building



Parking Plan

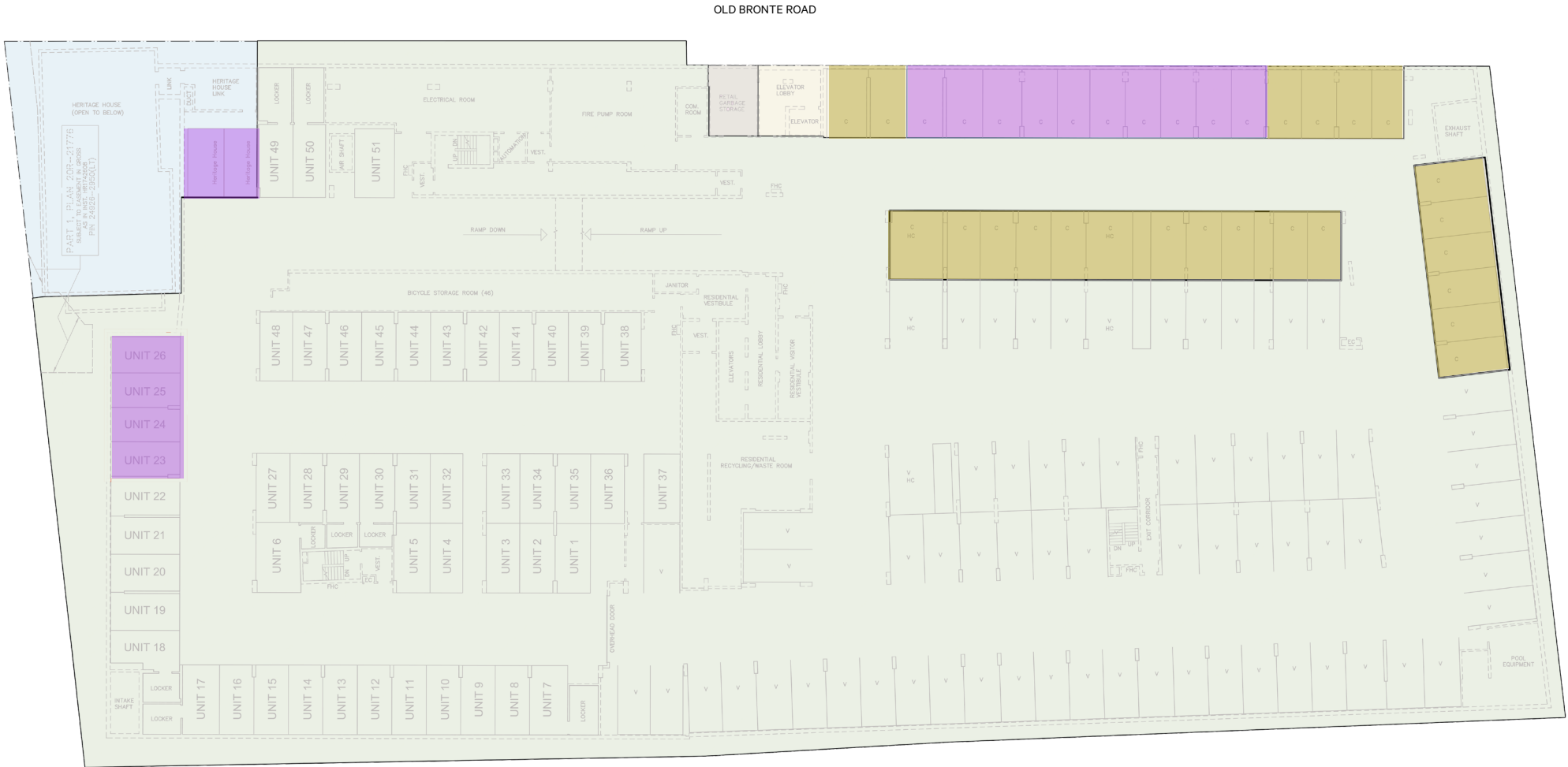
39 total underground parking spaces



16 Dedicated Parking



23 Commercial Visitor Parking



Location & Amenities

OAKVILLE TRANSIT ROUTE:

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







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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