

# UNIT 2 AT 450 S SERVICE RD W, OAKVILLE, ON L6K 2H4

5000 SF OF RETAIL SPACE AVAILABLE  
FOR LEASE



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**Bluetick**  
REALTY INC., BROKERAGE



# RETAIL SPACE FOR LEASE

## UNIT DETAILS:

UNIT:	2
BASIC RENT:	\$15 PER SF
TMI RATE:	\$6.05 PER SF (PROPERTY TAX, CA MAINTENANCE, WATER, & INSURANCE.)
TOTAL AREA:	5000 SF
CLEAR HEIGHT:	13'6"
LOADING DOCK:	1
AVAILABLE FROM:	IMMEDIATELY
VIEWING TIMINGS:	11 AM - 4 PM   MONDAY- FRIDAY   24 HOURS NOTICE



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## PROPERTY DETAILS:

**450 South Service** in Oakville, ON, is a Retail space covering **5000 square feet**. It's conveniently located near amenities and provides easy access to **QEW**. The property's accessibility to **transit** makes it a practical choice for businesses in a well-connected area of Oakville.



CLOSE TO  
BUS STOPS  
(TRANSIT)



NEAR TO  
ABUNDANCE  
OF AMENTIES



EASY  
ACCESS TO  
QEW



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## ZONING DETAILS:

ZONING: **E2 – SP3**

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### PERMITTED USES:

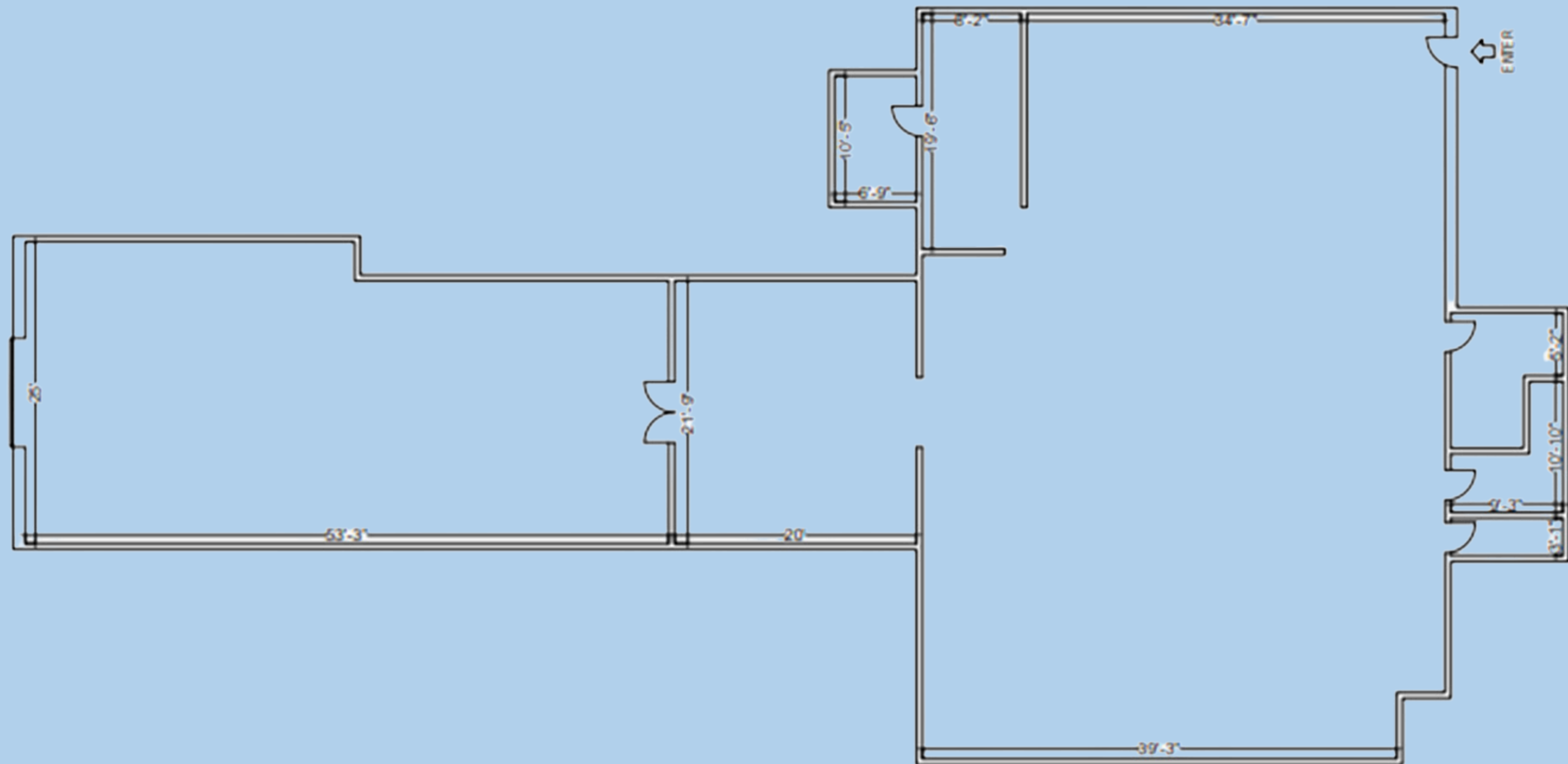
- COMMERCIAL SCHOOL
- COMMERCIAL SELF- STORAGE
- MEDICAL OFFICE
- PUBLIC HALL
- TRAINING / SPORTS FACILITIES
- SP 3 – ALLOWS DEALERSHIP AND VEHICLE RENTAL FACILITY
- AND MANY MORE



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## FLOORPLAN:



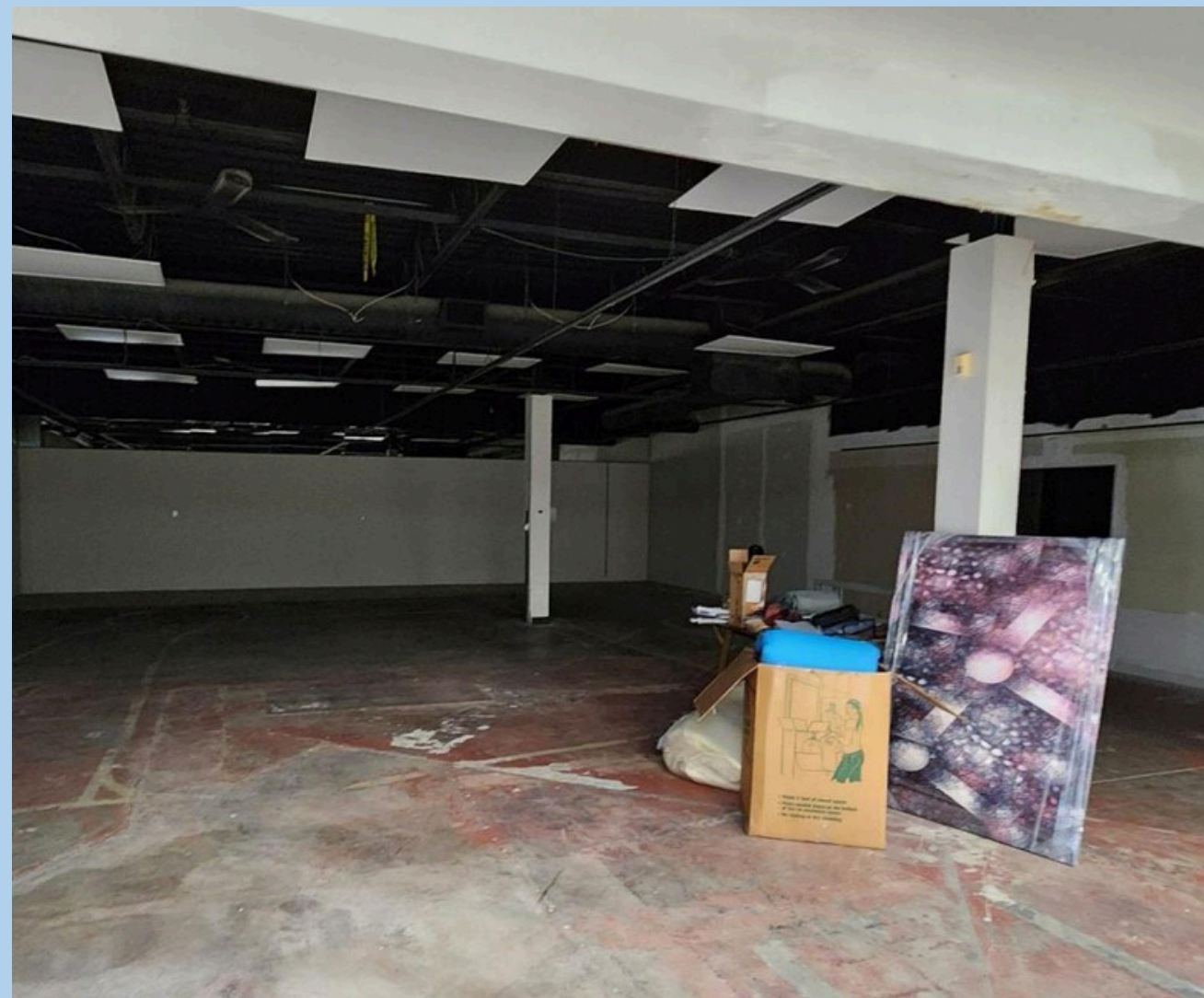
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