

2450

Old Bronte Road | Oakville

Commercial Condo Units For Sale



ONE UNIT REMAINING

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.	1,270 Sq. Ft.	1,016 Sq. Ft.	1,840 Sq. Ft.	2,500 Sq. Ft.
Asking Price	\$870,000	\$899,000	-	\$762,000	-	-
Monthly Condo Fees	\$698.75	\$601.75	-	\$611.99	-	-
Parking	39 Total Underground Parking Spaces (23 Commercial Visitor Parking + 16 Dedicated Parking)					
Possession Date	Immediate					

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 +/- 1,160 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.



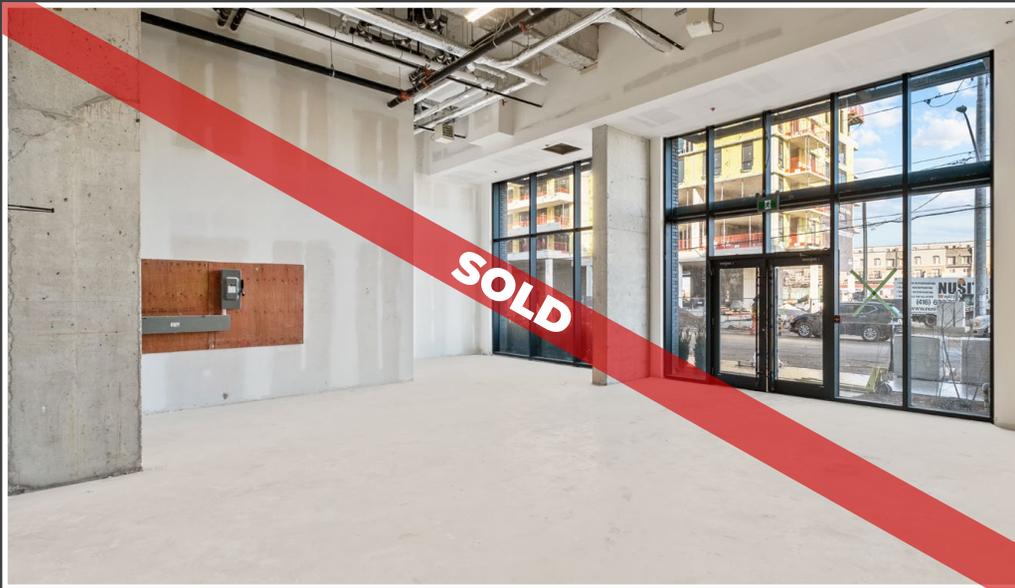
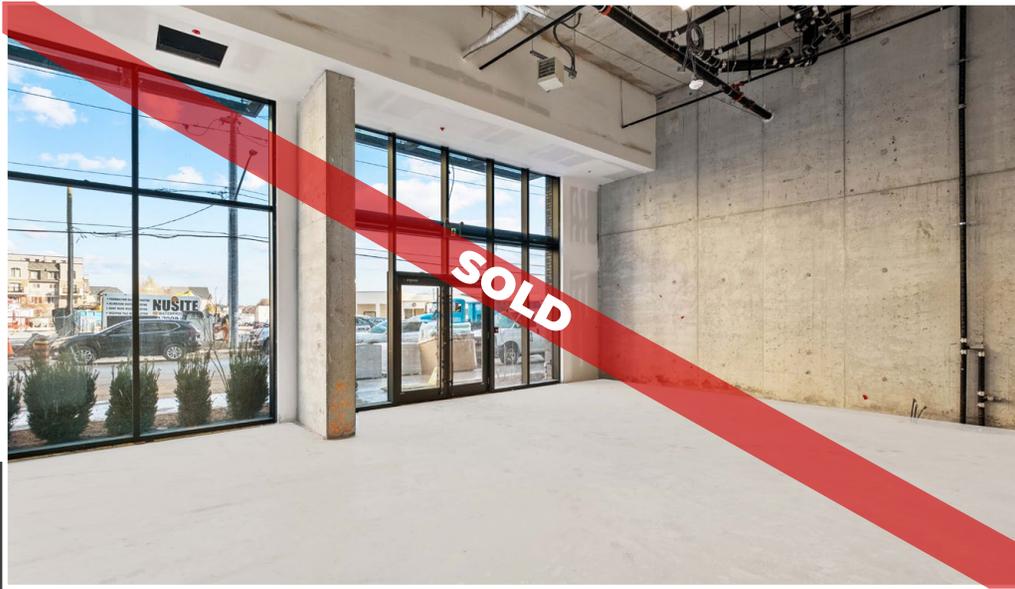
Exterior Pictures



Interior Pictures - Unit A

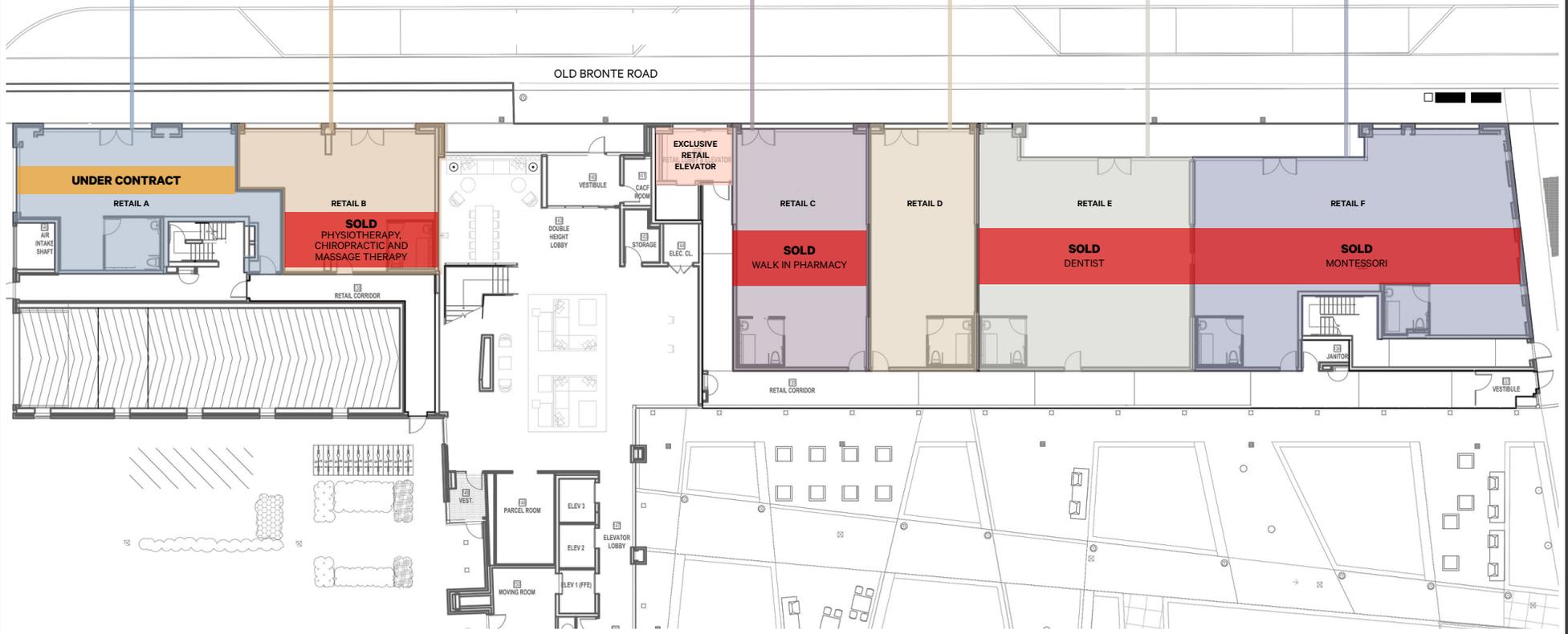


Interior Pictures - Unit B



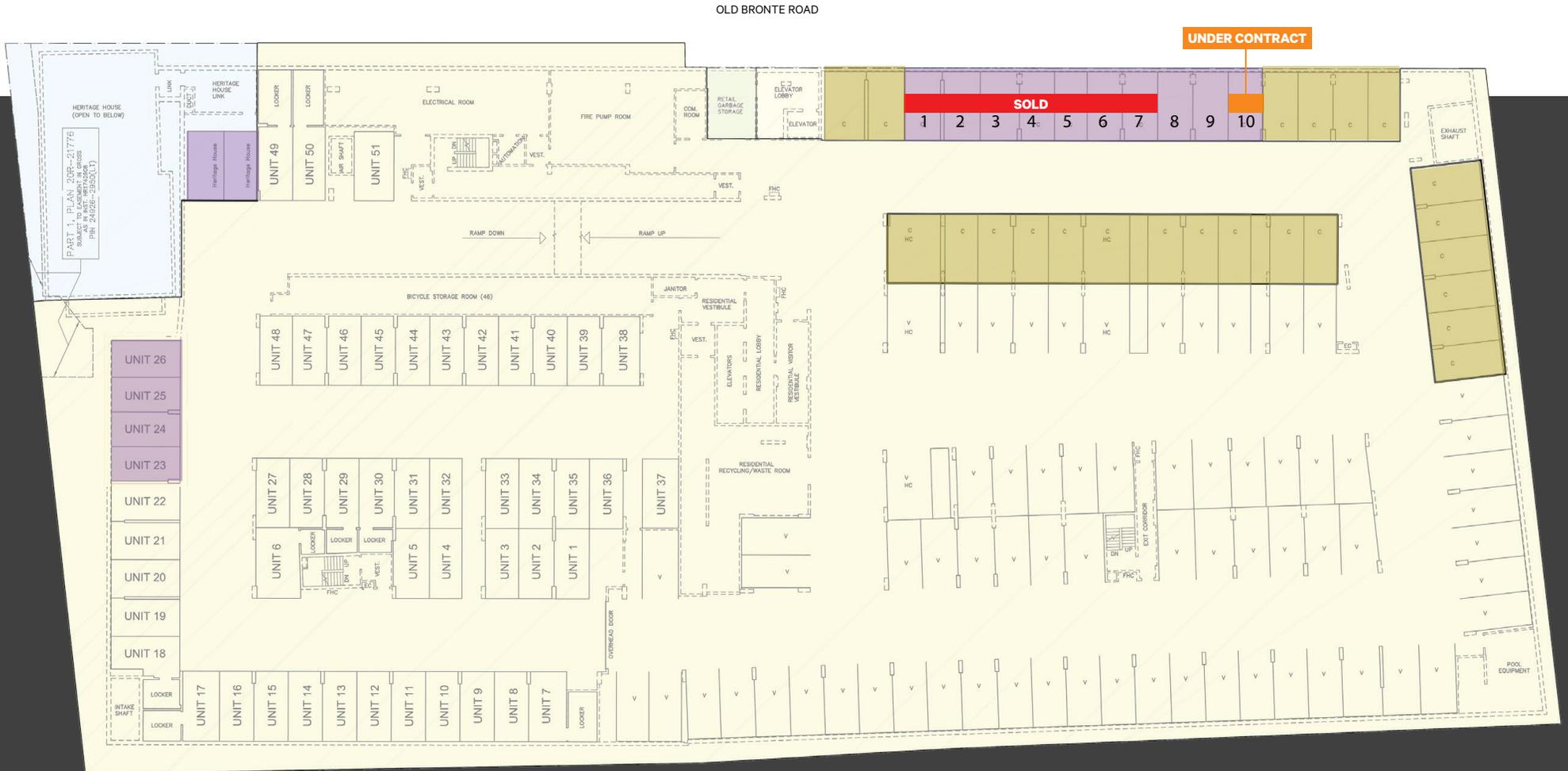
Site Plan

UNIT SIZE: 1,160 SQ. FT. PRICE: \$1,049,000	UNIT SIZE: 999 SQ. FT. PRICE: \$899,000	UNIT SIZE: 1,278 SQ. FT.	UNIT SIZE: 1,016 SQ. FT. PRICE: \$925,000	UNIT SIZE: 1,840 SQ. FT.	UNIT SIZE: 2,500 SQ. FT.
--	--	--------------------------	--	--------------------------	--------------------------



Parking Plan

- Commercial 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](#)

2450

Old Bronte Road | Oakville

Commercial Condo Units For Sale

FOR MORE INFORMATION PLEASE CONTACT:

Matthew Pieszchala*

Vice President
905 234 0376
matthew.pieszchala@cbre.com

Adam Occhipinti*

Vice President
416 798 6265
adam.occhipinti@cbre.com

Karlyn Knafo*

Associate Vice President
905 234 0381
karlyn.knafo@cbre.com

Nicholas Regan*

Senior Sales Associate
416 801 1658
nicholas.regan@cbre.com

CBRE Limited, Real Estate Brokerage | 5935 Airport Road | Suite 700 | Mississauga, ON | L4V 1W5 *Sales Representative

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth. All rates, measurements, plans and specifications subject to change E. & O. E

CBRE

ZANCOR