

2460

Old Bronte Road | Oakville

Freestanding Heritage Building For Sale



CBRE

ZANCOR

Retail For Sale

Total Building Size	5,543 Sq. Ft.		
Unit Floors	Basement	First Floor	Second Floor
Unit Floor Size	2,263 Sq. Ft.	2,112 Sq. Ft.	707 Sq. Ft.
Asking Price	\$2,880,000		
Parking	39 total underground parking spaces 23 Commercial Visitor Parking + 16 Dedicated Parking		
Possession Date	Immediate		

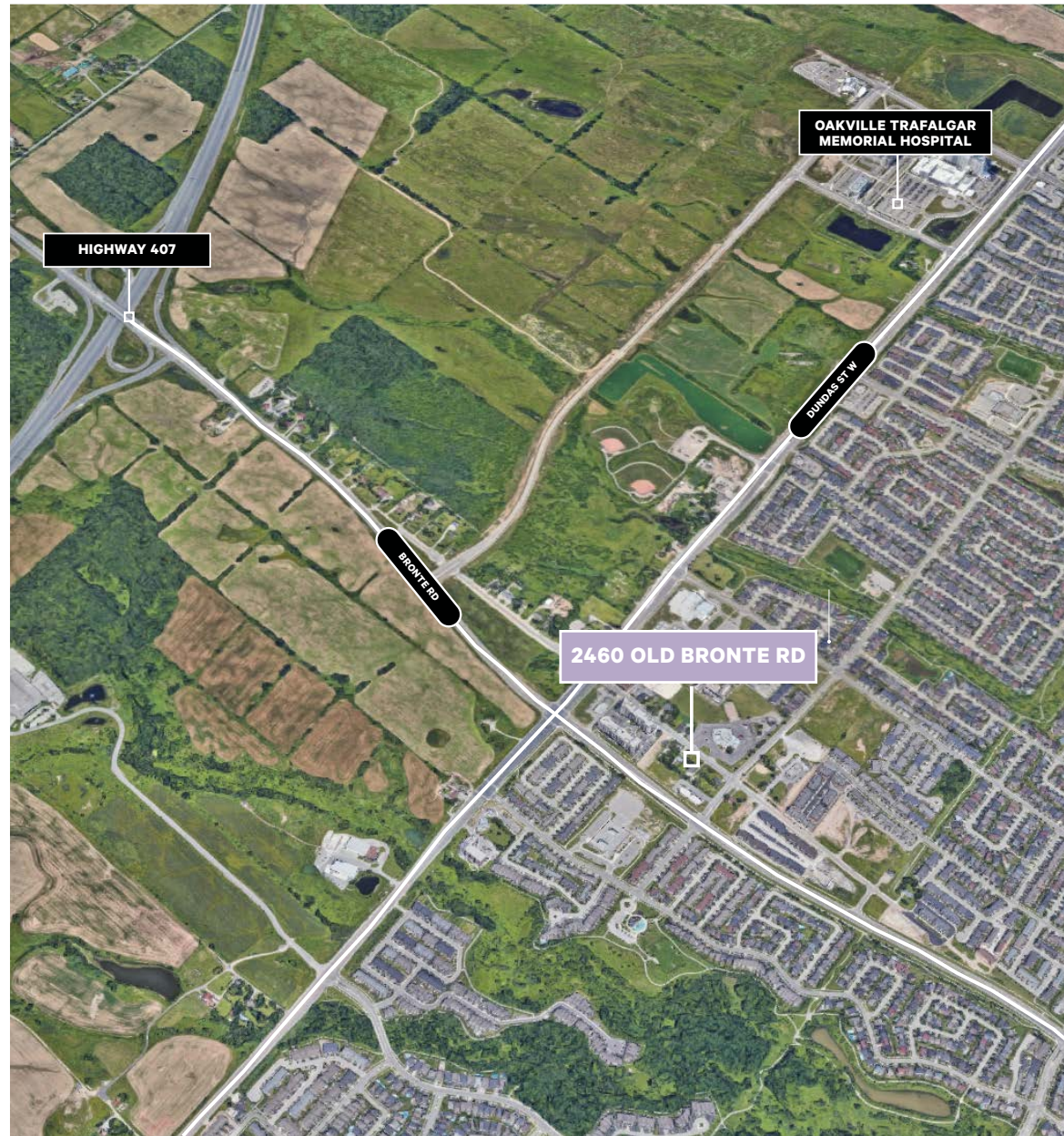
Introducing the spectacular revival of a piece of history - a freestanding building at 2460 Old Bronte Road, Oakville.

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

This 5,543 Sq. Ft. commercial building is a symbol of timeless elegance and stature. The rehabilitation retains its distinct character while offering an updated, functional space for commercial business needs.

For access to the data room please complete the Confidentiality Agreement

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CONFIDENTIALITY AGREEMENT](#)



Investment Summary



Unique Character: The property retains its heritage charm, offering a distinct and appealing aesthetic that can attract customers.



Modern Amenities: Despite its historical roots, the building has been modernized for commercial use, ensuring it meets contemporary needs. Wide variety of commercial uses can be accommodated.



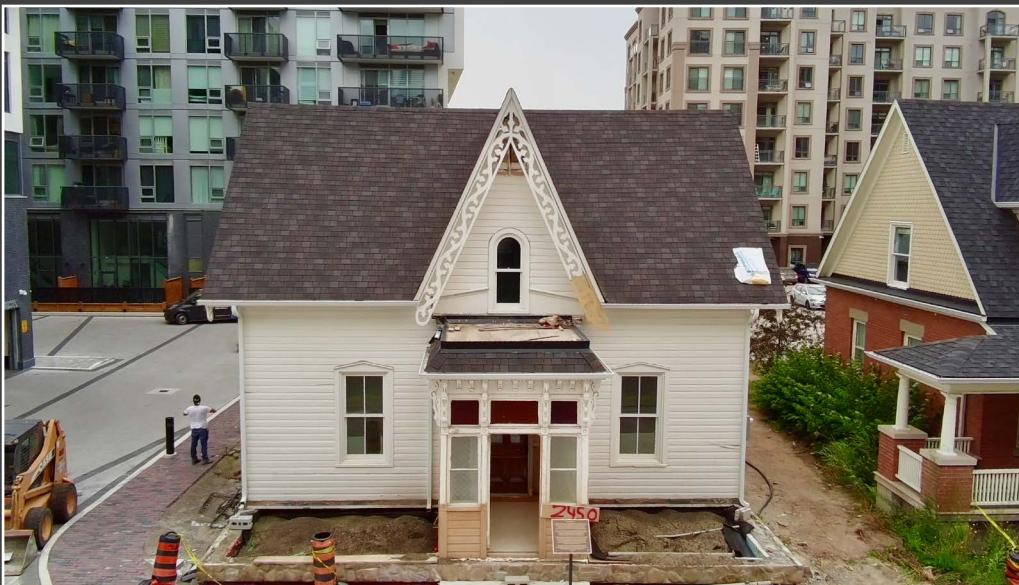
Prime Location: Located in Oakville, a vibrant town with a thriving economy, the property is well-positioned for success with a rapid population growth.



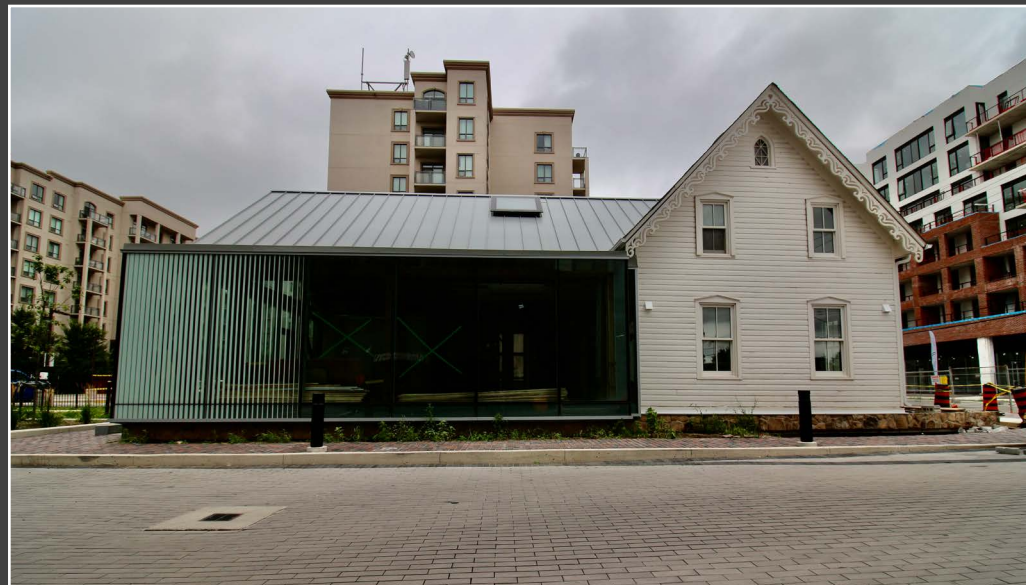
High Traffic Count: Located at Bronte Rd, near Highway 401, this site experiences a high volume of daytime traffic over 2,500 people driving by the location every day.



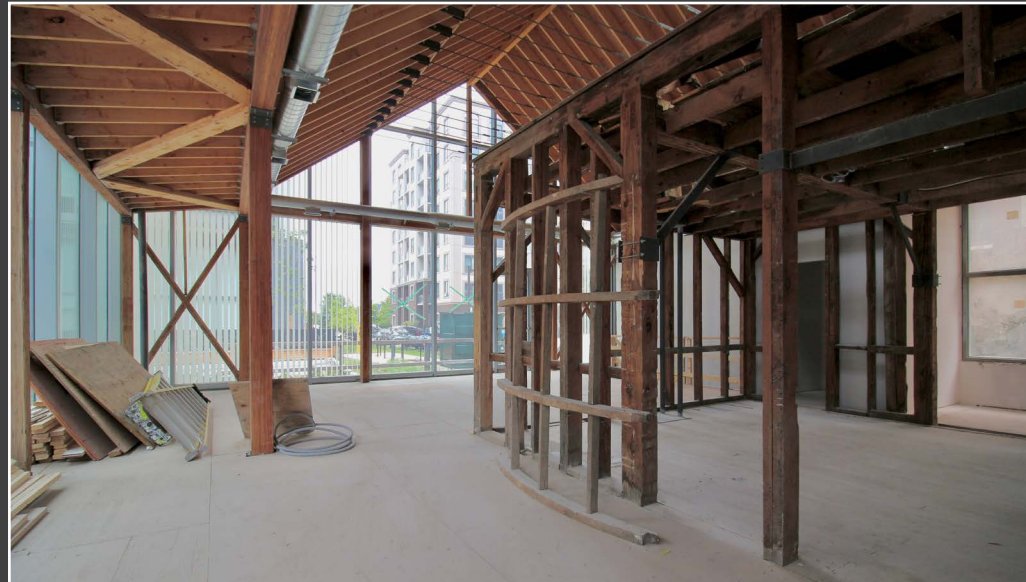
Exterior Pictures



Exterior Pictures



Interior Pictures

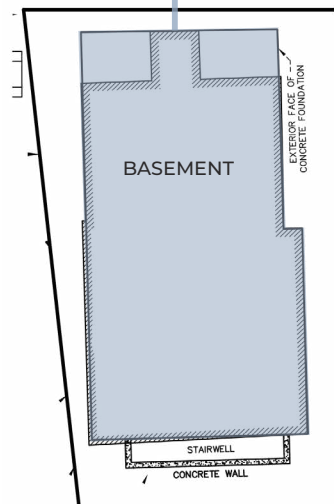


Interior Pictures

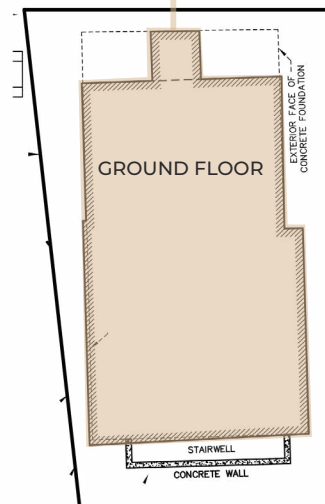


Floor Plan

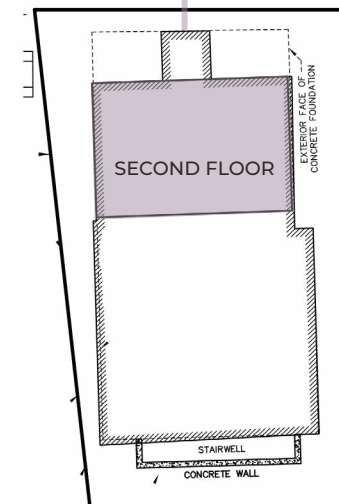
**BASEMENT UNIT SIZE:
2,263 SQ. FT.**



**GROUND FLOOR UNIT SIZE:
2,112 SQ. FT.**



**SECOND FLOOR UNIT SIZE:
707 SQ. FT.**



OLD BRONTE ROAD

Parking Plan

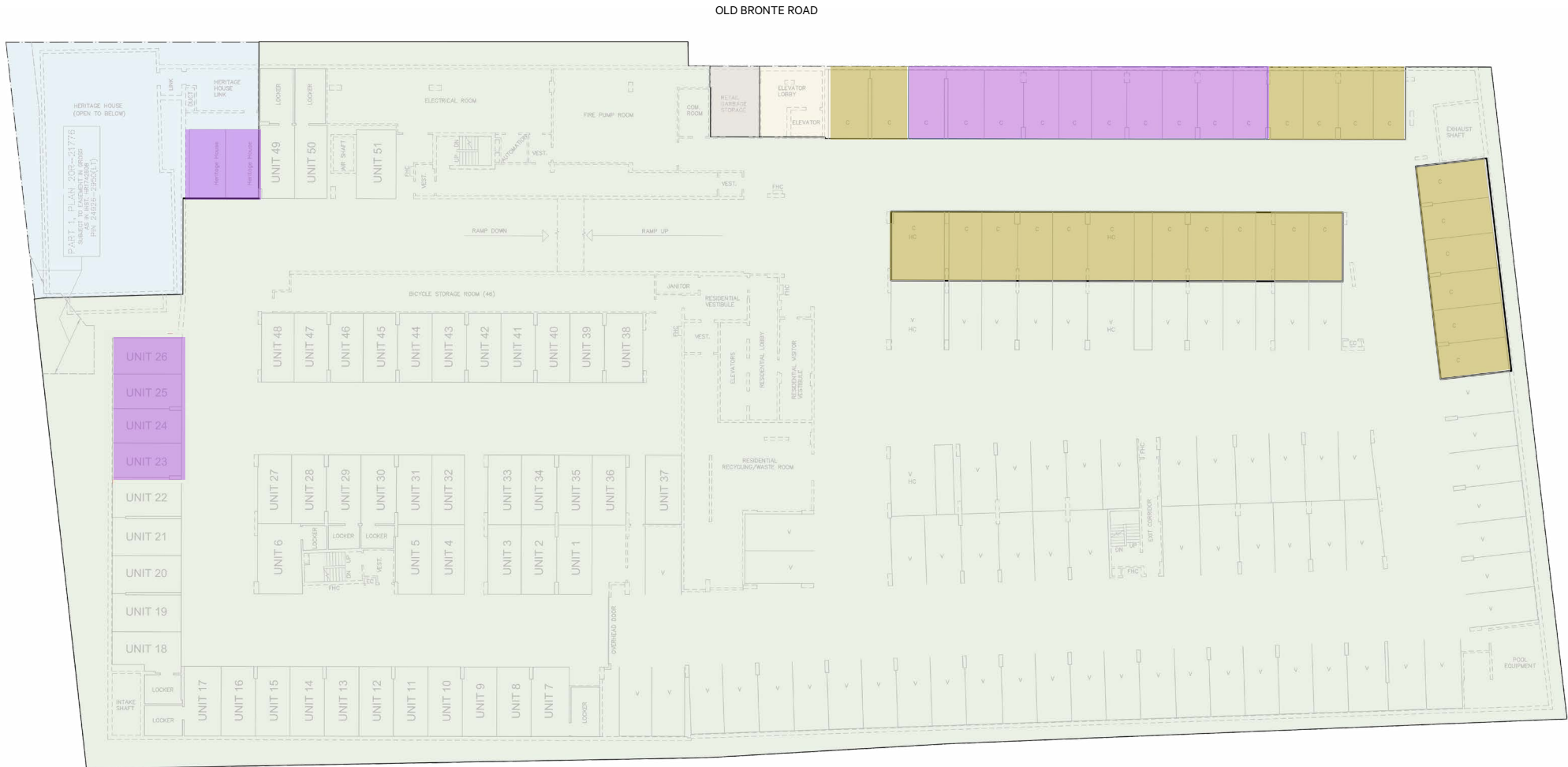
39 total underground parking spaces



16 Dedicated Parking



23 Commercial Visitor Parking



Location & Amenities



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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