

FOR SALE

2380 WYECROFT ROAD

UNIT 4, OAKVILLE ON

MODERN OFFICE UNIT FOR SALE



DIRECT SIGNAGE OPPORTUNITY ON WYECROFT ROAD

FOR MORE INFORMATION, PLEASE CONTACT:

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LISTING OVERVIEW

2380 WYECROFT ROAD, UNIT 4

Total Area	2,134 Sq. Ft. on Two Floors
Zoning	E3 SP:3
Possession	60 Days Notice
Condo Fee	\$730.73 Per Month
Taxes (2025)	\$470.80 Per Month
Asking Price	\$851,466.00

LISTING HIGHLIGHTS

- Well-maintained 2-storey office unit complete with modern interior finishes.
- Mix of private office rooms and open work space.
- The unit has a bathroom on each floor and is equipped with a kitchenette, lunch room, and board room.
- Close proximity to major highways, public transportation and nearby to many amenities.

All Information To Be Verified By Purchaser

WELL-CONFIGURED
OFFICE SPACE

BEAUTIFUL
INTERIOR FINISHES

LOCATED IN
THE HEART OF
OAKVILLE!

EXTERIOR PHOTOS



INTERIOR PHOTOS

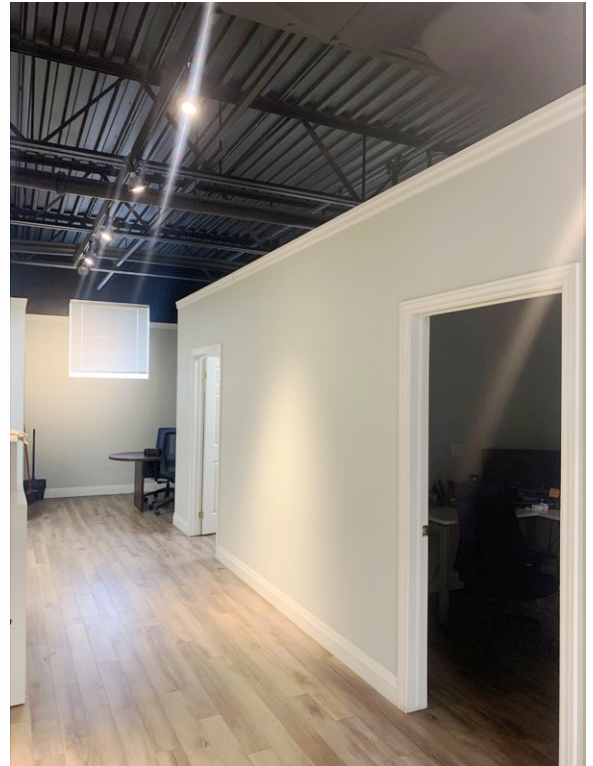
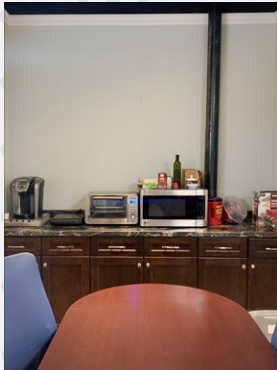
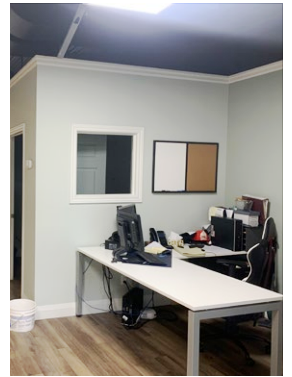
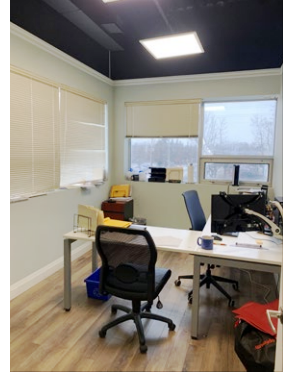
FIRST FLOOR



2380 WYECROFT RD UNIT 4, OAKVILLE

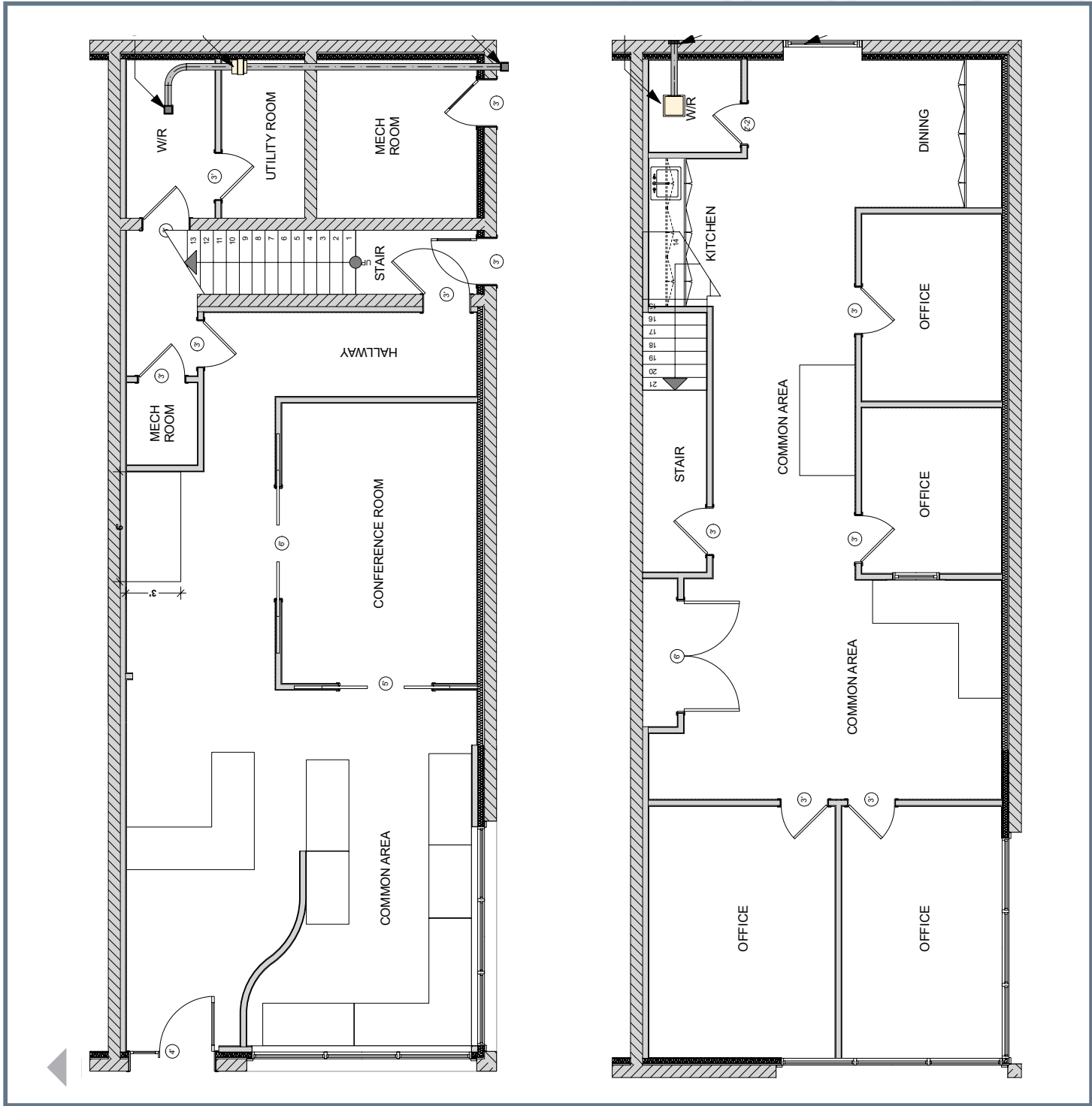
INTERIOR PHOTOS

SECOND FLOOR

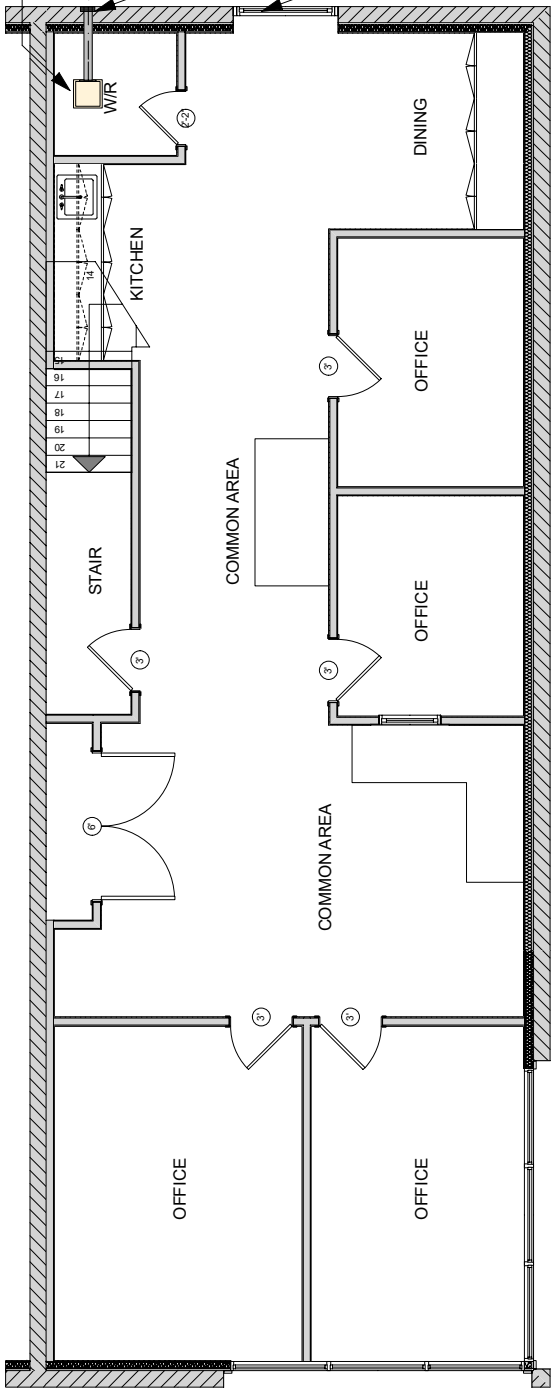


FLOOR PLANS

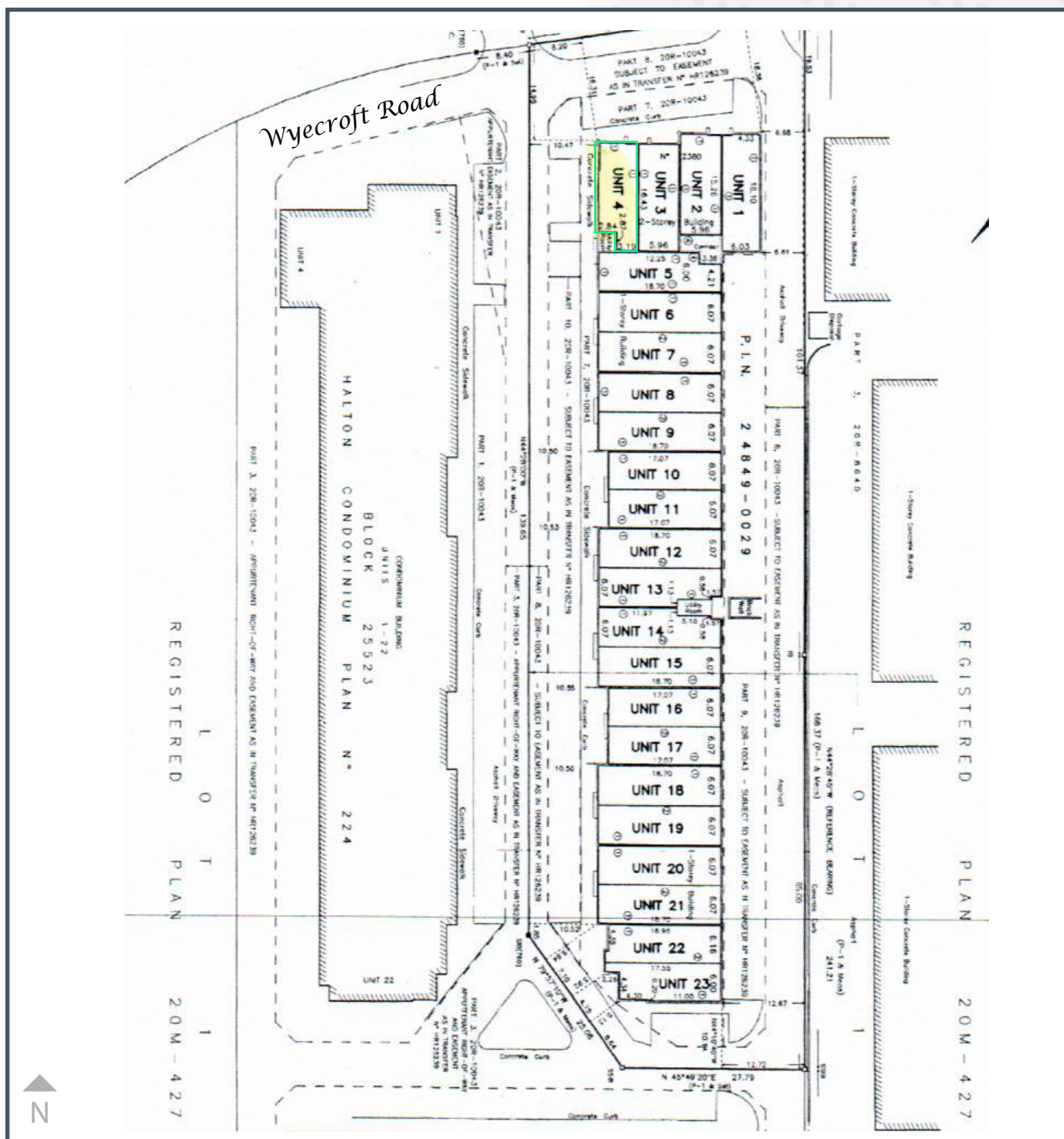
FIRST FLOOR



SECOND FLOOR



SITE PLAN



AMENITIES & TANSIT



TRANSIT

- ROUTE 18 - GLEN ABBEY SOUTH
- ROUTE 13 - WESTOAK TRAILS
- ROUTE 3 - THIRD LINE
- ROUTE 34 - PINE GLEN

- ROUTE 10 - WEST INDUSTRIAL
- ROUTE 33 - PALERMO
- ROUTE 28 - GLEN ABBEY NORTH
- ROUTE 4 - SPEERS-CORNWALL

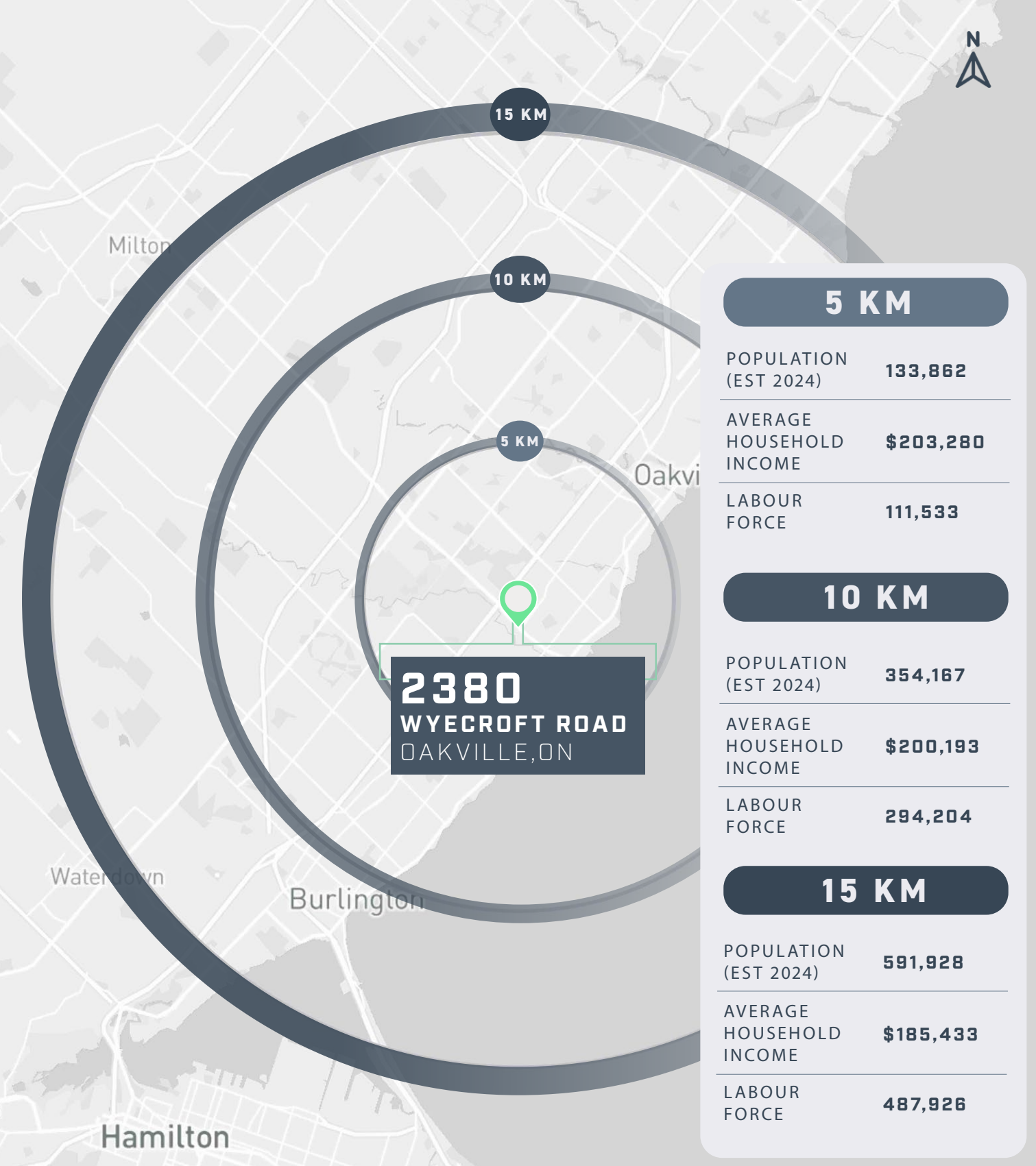


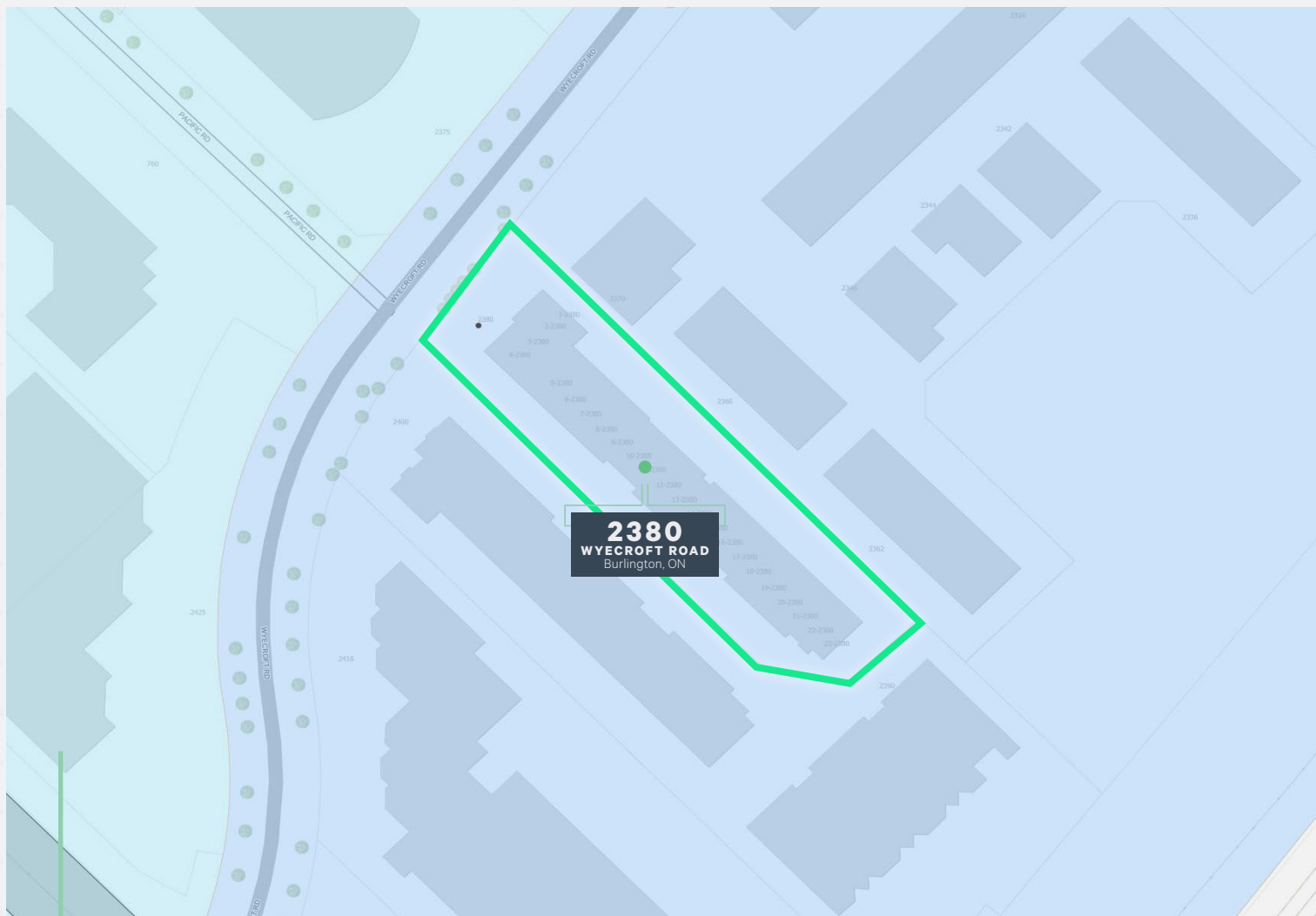
BRONTE GO



QEW

DEMOGRAPHICS





E3 SP:3 ZONING

PERMITTED USES

[CLICK HERE FOR ADDITIONAL INFORMATION](#)

GENERAL PERMITTED USES

- | | | |
|--|--|--------------------------------|
| » Adult Entertainment Establishment (4,10) | » Outside Processing | » Taxi Dispatch |
| » Business Office (1) | » Outside Storage (18) | » Training, Facility |
| » Bulk Storage Facility | » Park, Public | » Transportation Terminal |
| » Commercial Self-Storage | » Parking Area, Heavy Vehicle (18) | » Warehousing |
| » Conservation Use | » Public Works Yard | » Waste Processing Station (4) |
| » Contractor's Establishment | » Rental Establishment | » Waste Transfer Station (4) |
| » Dry Cleaning/Laundry Establishment | » Repair Shop | » Wholesaling |
| » Emergency Service Facility | » Retail Store, Accessory and (3) Showroom | |
| » Manufacturing | » Sports Facility (2) | |
| » Motor Vehicles Storage Compound | » Stormwater Management Facility | |

SPECIAL PROVISIONS

[CLICK HERE FOR SPECIAL PROVISIONS](#)

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CBRE

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