

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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Sales Support Associate

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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.

WELL-CONFIGURED
OFFICE SPACE

BEAUTIFUL
INTERIOR FINISHES

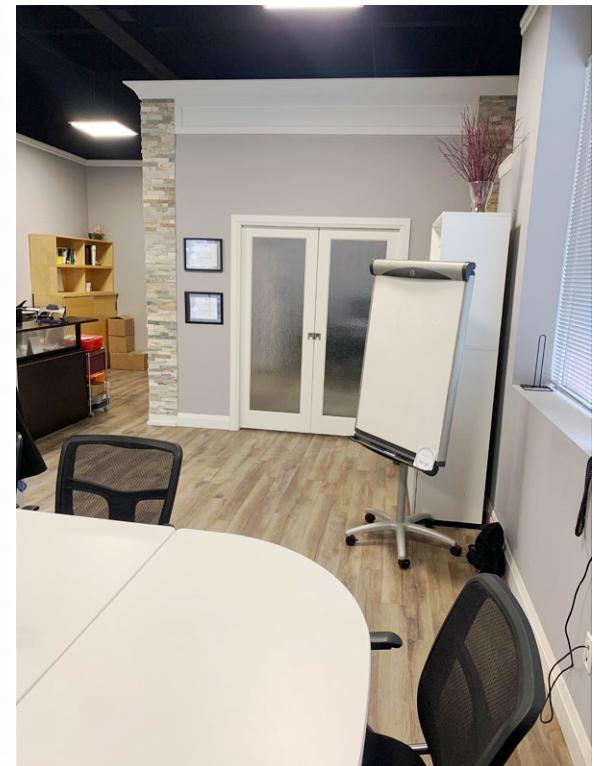
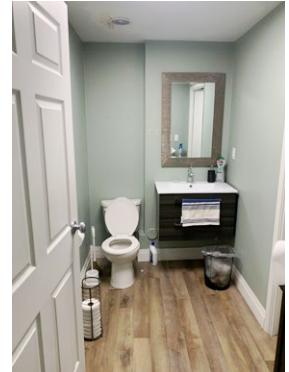
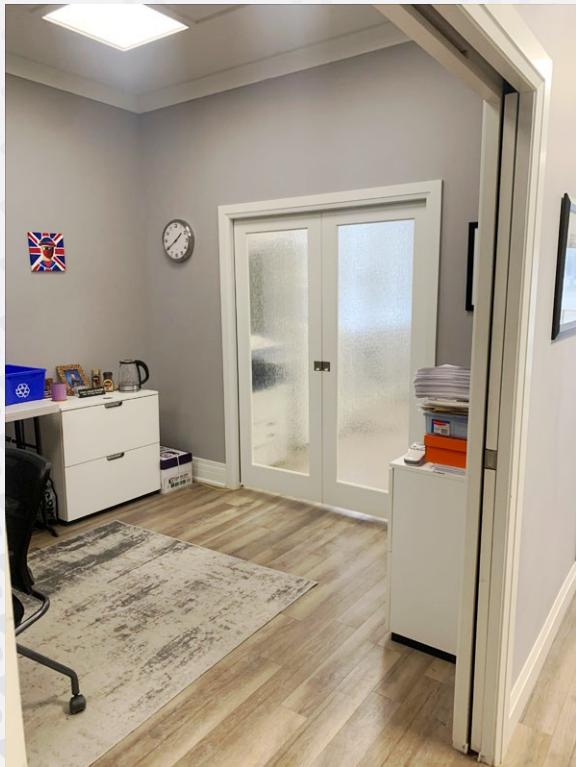
LOCATED IN
THE HEART OF
OAKVILLE!

EXTERIOR PHOTOS



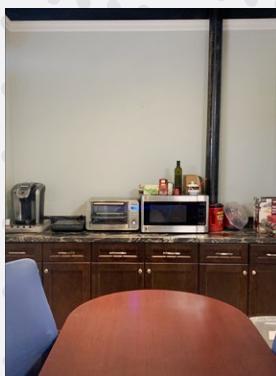
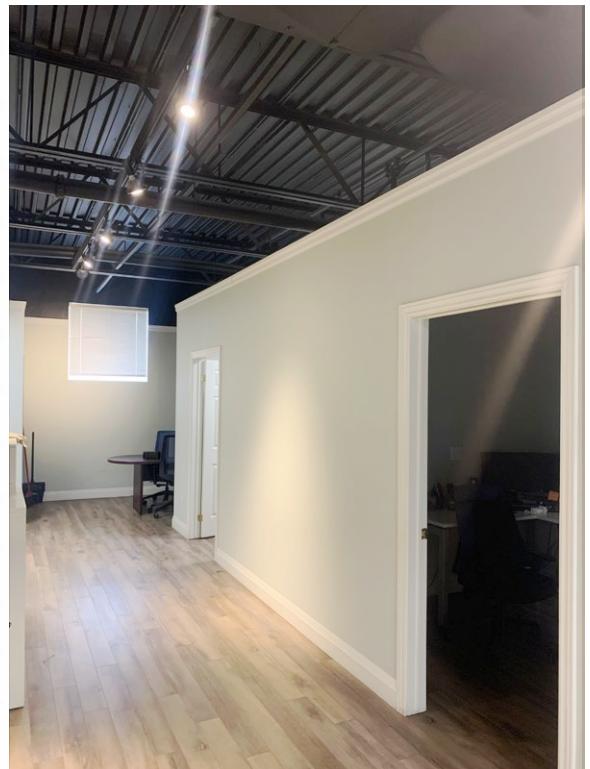
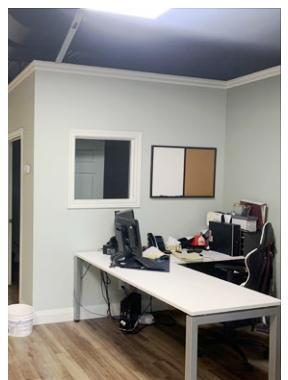
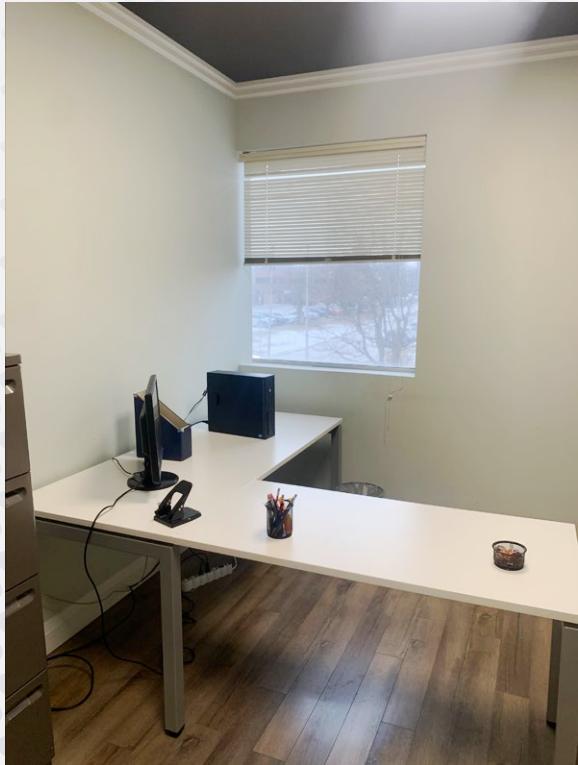
INTERIOR PHOTOS

FIRST FLOOR



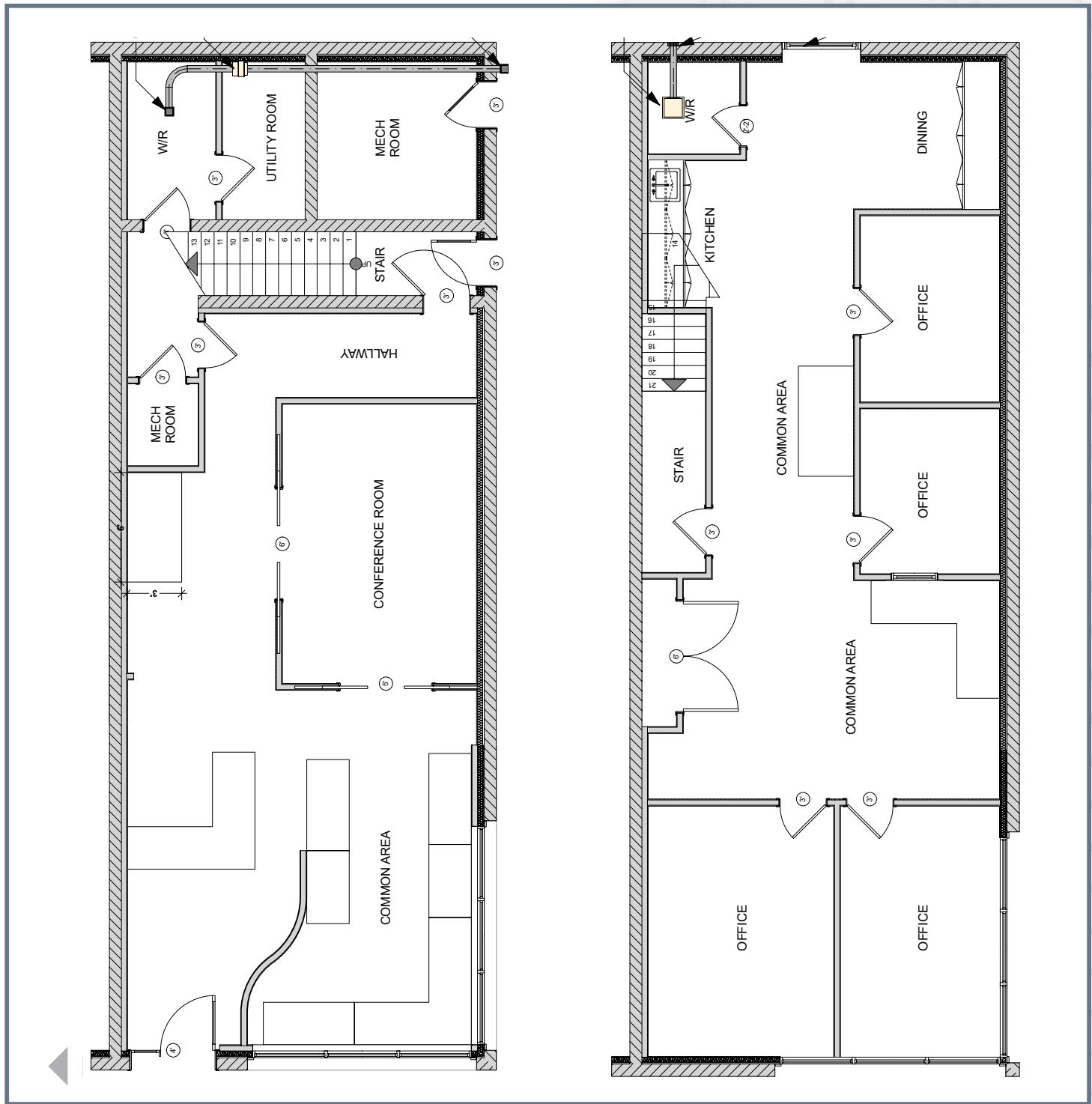
INTERIOR PHOTOS

SECOND FLOOR

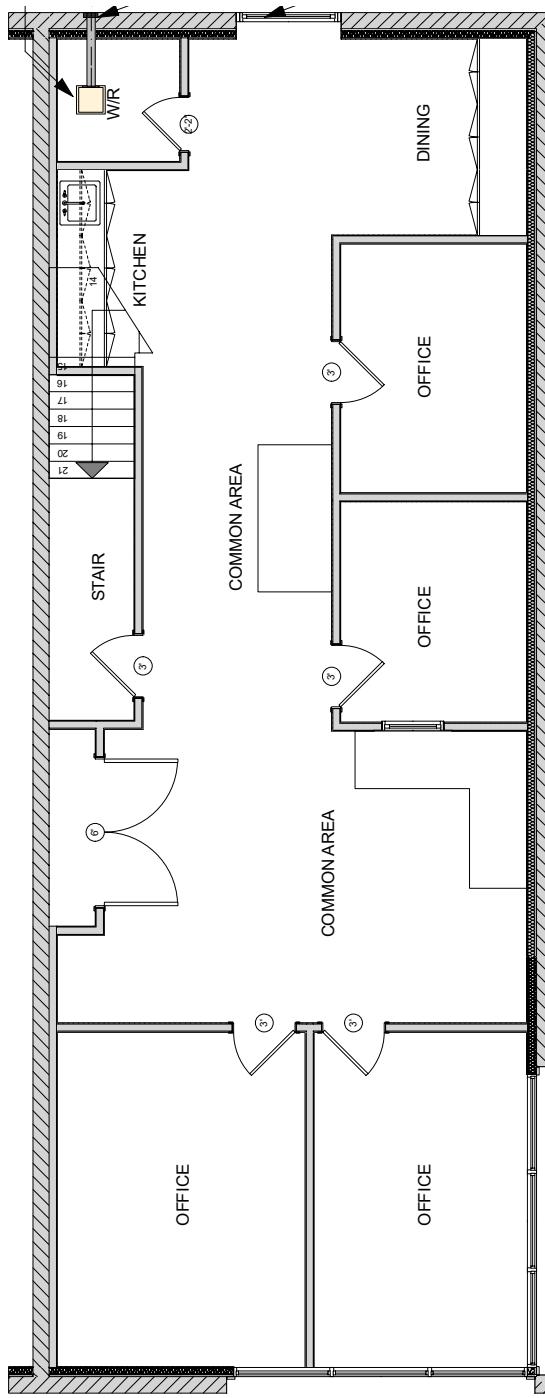


FLOOR PLANS

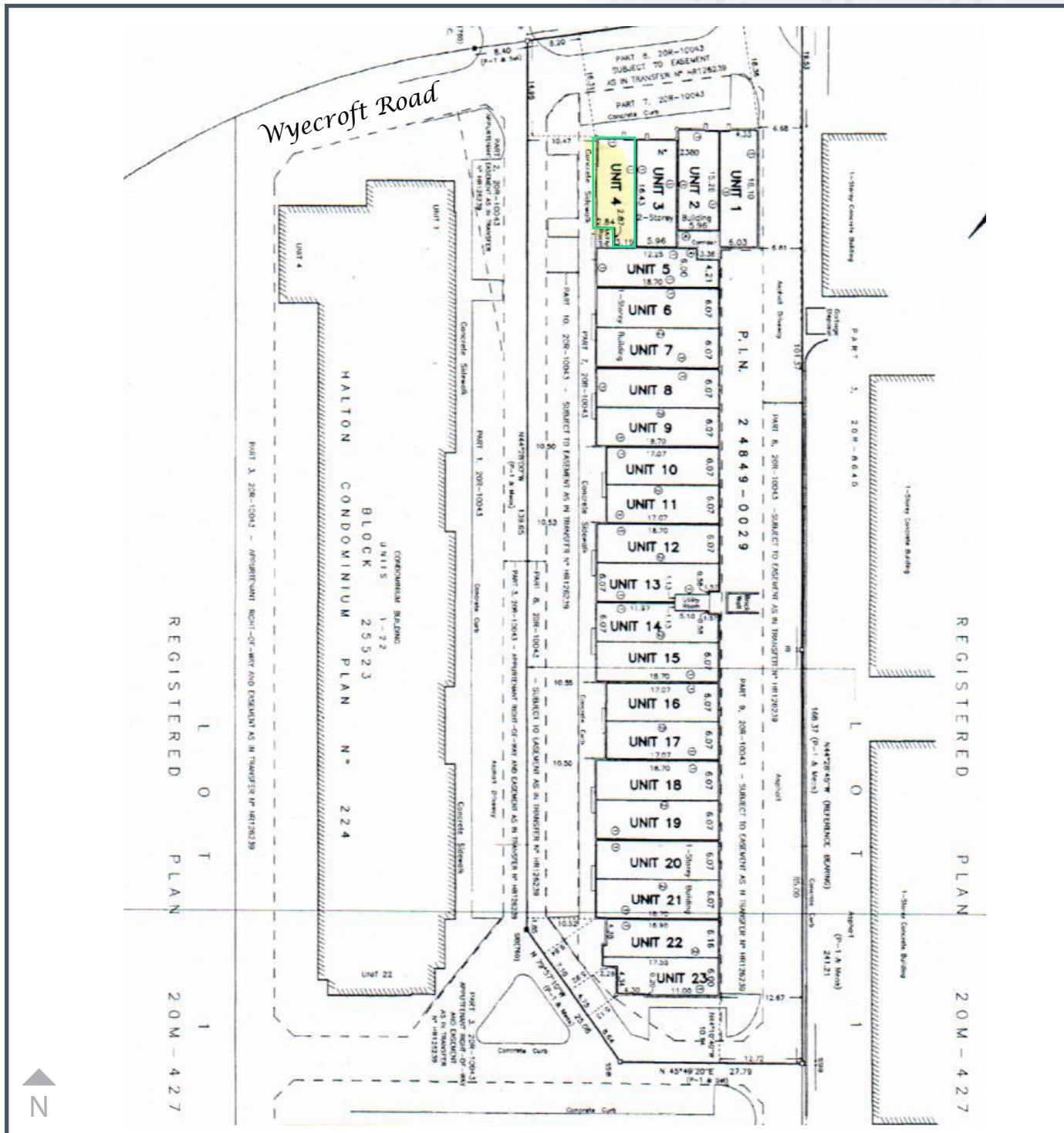
FIRST FLOOR



SECOND FLOOR



SITE PLAN



REGISTERED

PLAN

20M-427

L 0 T 1
REGISTERED PLAN 20M-427

AMENITIES & TRANSIT



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

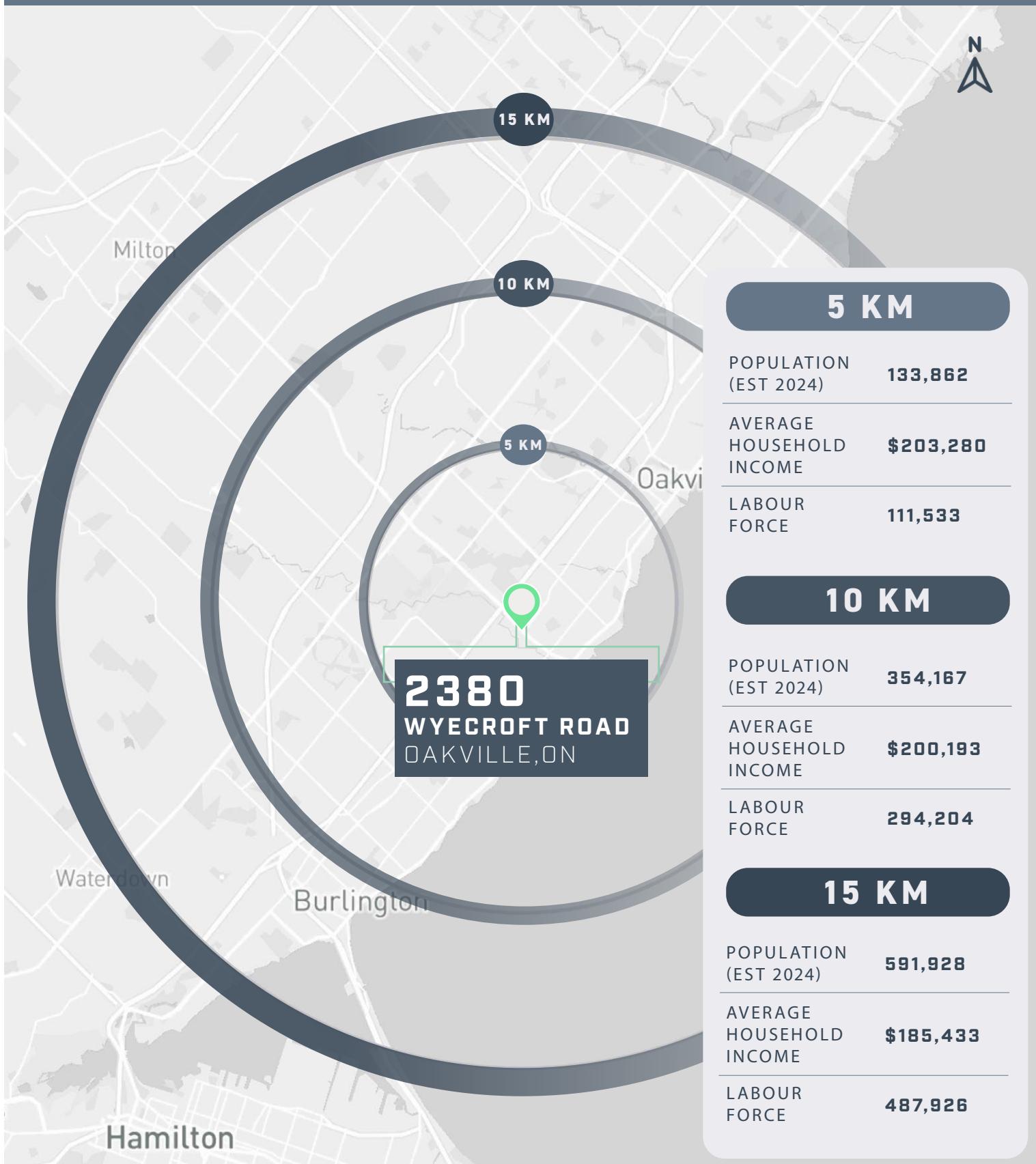


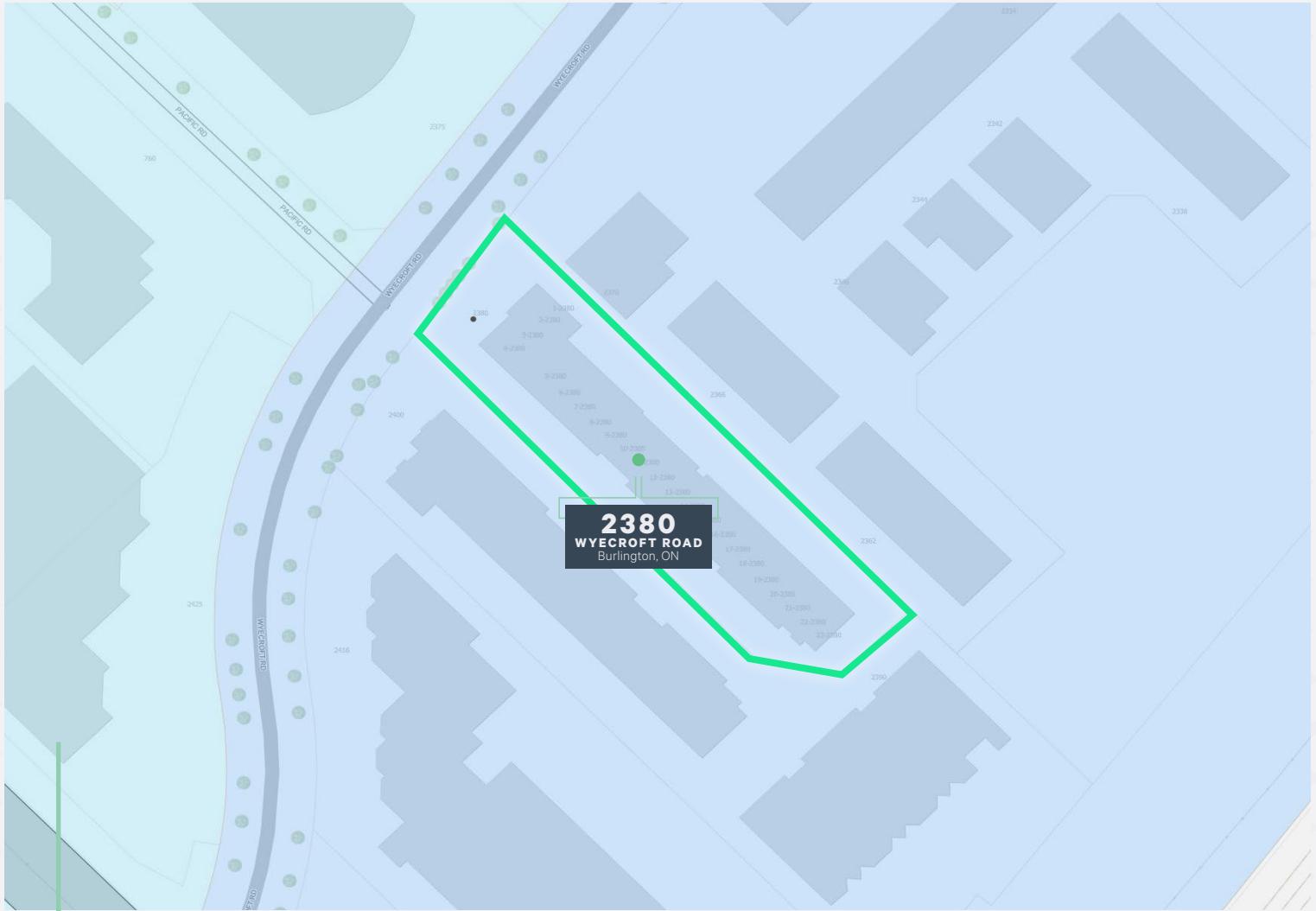
BRONTE GO



QEW

DEMOGRAPHICS





E3 SP:3 ZONING

PERMITTED USES

[CLICK HERE FOR ADDITIONAL INFORMATION](#)

GENERAL PERMITTED USES

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

SPECIAL PROVISIONS

[CLICK HERE FOR SPECIAL PROVISIONS](#)

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CBRE

*Sales Representative | All Information To Be Verified By Purchaser

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