

# 2460

## Old Bronte Road | Oakville

Freestanding Heritage Building For Sale



**CBRE**

**Z**ANCOR



# Retail For Sale

|                     |                                                                                             |               |              |
|---------------------|---------------------------------------------------------------------------------------------|---------------|--------------|
| Total Building Size | 5,277 Sq. Ft.                                                                               |               |              |
| Unit Floors         | Basement                                                                                    | First Floor   | Second Floor |
| Unit Floor Size     | 2,369 Sq. Ft.                                                                               | 2,167 Sq. Ft. | 741 Sq. Ft.  |
| Asking Price        | CONTACT LISTING AGENT                                                                       |               |              |
| Parking             | 39 total underground parking spaces<br>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**

[CLICK TO COMPLETE  
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



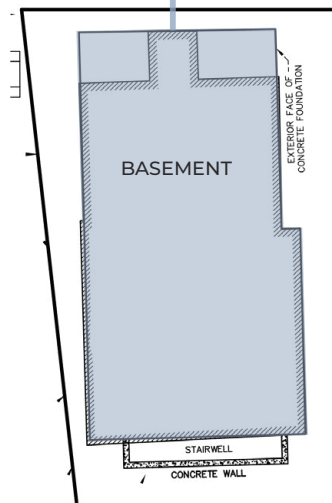


# Interior Pictures

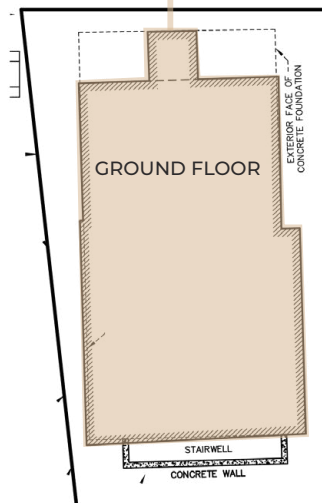


# Floor Plan

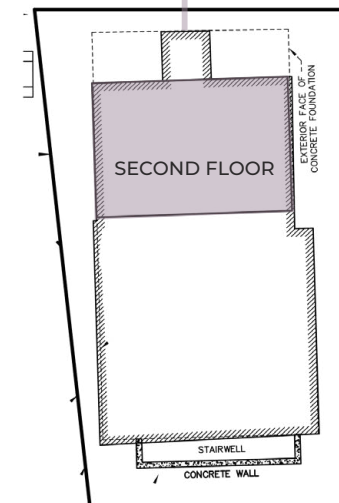
**BASEMENT UNIT SIZE:  
2,369 SQ. FT.**



**GROUND FLOOR UNIT SIZE:  
2,167 SQ. FT.**



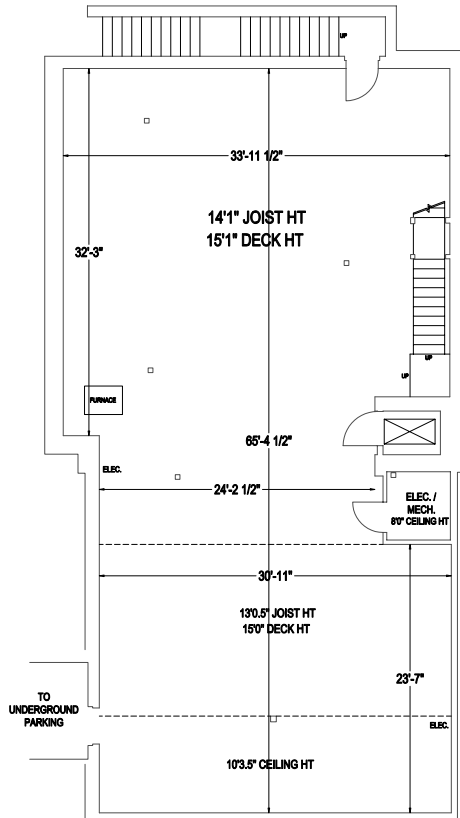
**SECOND FLOOR UNIT SIZE:  
741 SQ. FT.**



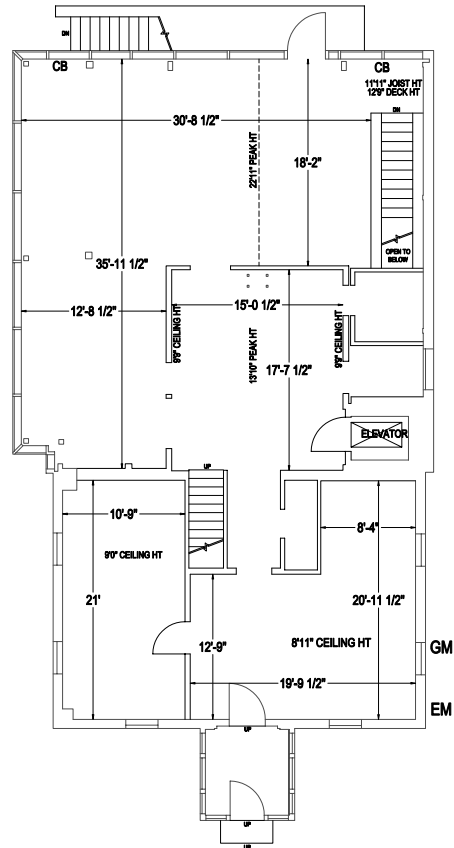
OLD BRONTE ROAD



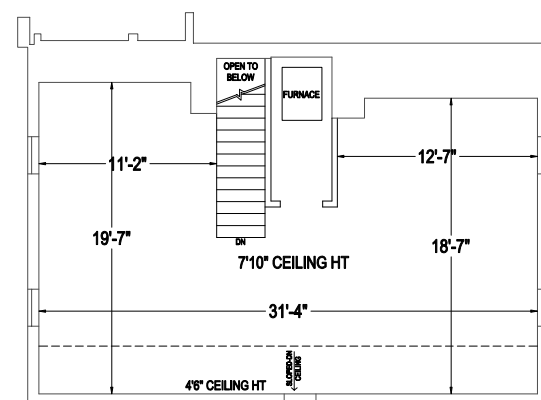
# Measurements



**BASEMENT**  
2,369 SF



**MAIN FLOOR**  
2,167 SF



**2ND FLOOR**  
741 SF



# Parking Plan

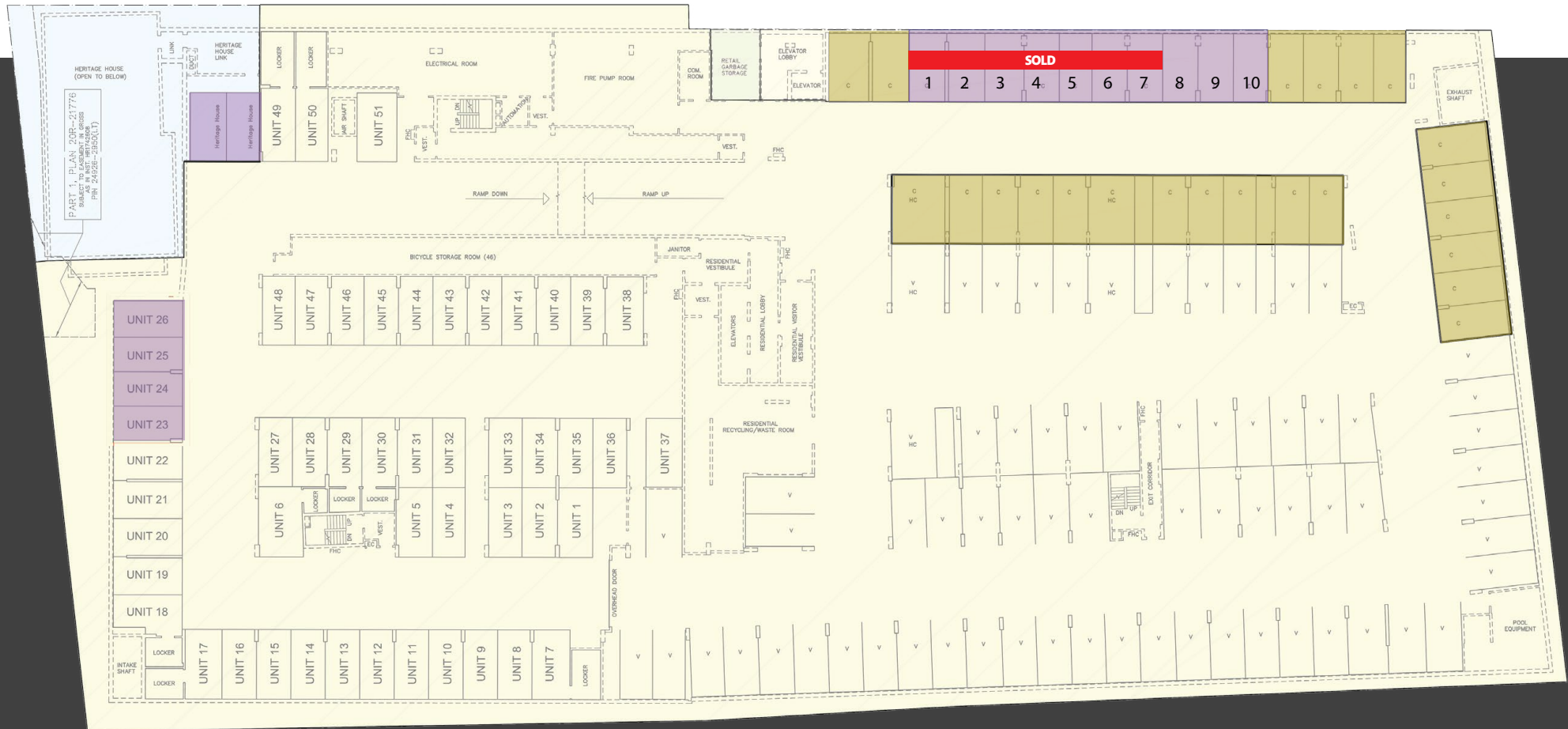


Commercial Parking



23 Commercial Visitor Parking

OLD BRONTE ROAD





# Location & Amenities





# Demographics

|                                                                                                                       | 1 KM      | 3 KM      | 5 KM      |
|-----------------------------------------------------------------------------------------------------------------------|-----------|-----------|-----------|
| <br>Total Population<br>2023          | 11,084    | 43,914    | 98,350    |
| <br>Daytime Population<br>2023        | 6,353     | 31,152    | 94,084    |
| <br>Population Growth<br>2023 - 2028 | 20.5%     | 14.5%     | 14.4%     |
| <br>Household Income<br>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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