

CBRE

U 2475  
OLD BRONTE  
OAKVILLE



2475  
Old Bronte Road  
*Oakville*

RETAIL FOR LEASE



# Property Details

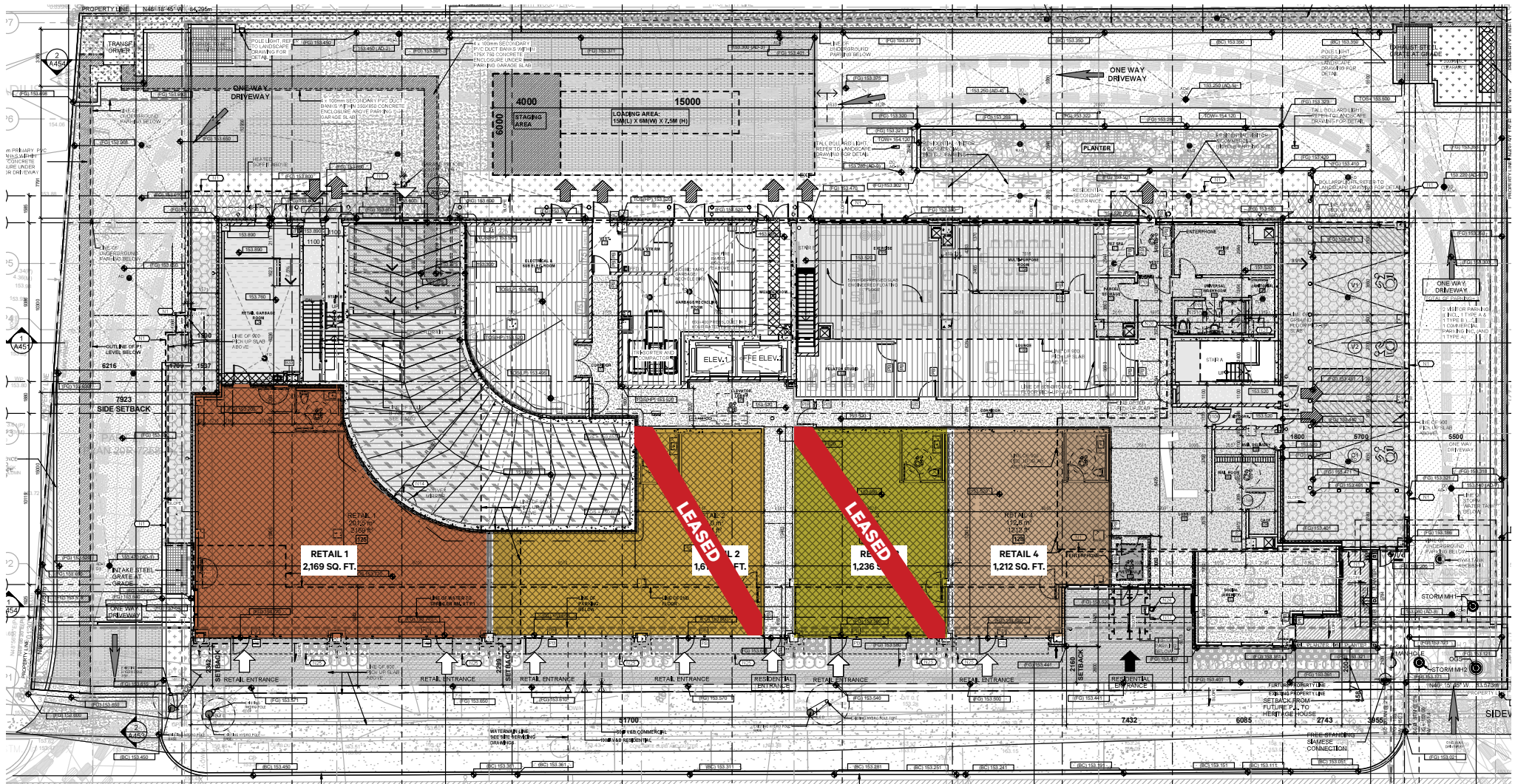
Address	2475 Old Bronte Rd, Oakville			
Unit	1	2	3	4
Size	2,169 Sq. Ft.	1,114 Sq. Ft.	1,176 Sq. Ft.	1,212 Sq. Ft.
Net Rent	\$34.00 Per Sq. Ft.	\$36.00 Per Sq. Ft.	\$38.00 Per Sq. Ft.	\$38.00 Per Sq. Ft.
TMI	\$21.50 *subject to adjustment			
Parking	- Layby parking on the road - 27 commercial designated parking spaces in P1			
Possession	Unit 1 & 4 - July 2024 Unit 2 - September 2024			

**One Urban offers a purpose-built rental community with 131 residential units coming soon to Oakville.**

**We are pleased to offer the retail component ranging from 1,212 Sq. Ft. to 2,169 Sq. Ft. with the ability to combine units (unit 1 and unit 2).**

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

# Site Plan



OLD BRONTE ROAD











# Zoning & Permitted Uses

## Oakville Zoning By-Law Mixed Use Zone (MU3):

- 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\*\*](#)

# Demographics

	1 KM	3 KM	5 KM
 Total Population 2022	8,170	41,094	99,224
 Daytime Population 2022	5,140	26,210	86,656
 Population Growth 2022 - 2027	9.2%	7.2%	9.9%
 Household Income 2022	\$188,974	\$193,112	\$191,439



# Location & Amenities

## OAKVILLE TRANSIT ROUTE:

- 5 - DUNDAS
- 34 - PINE GLEN
- 33 - PALERMO

OAKVILLE TRAFALGAR  
MEMORIAL HOSPITAL



LIONS VALLEY  
PARK

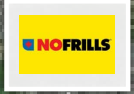


2475 OLD BRONTE RD



HIGHWAY 407

DUNDAS ST W



BRONTE RD



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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

**Nicholas Regan\***

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

**Karlyn Knafo\***

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

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

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