

**AVISON
YOUNG**

740 Weller Court

Oakville, ON

INDUSTRIAL PROPERTY FOR SALE

740

Weller Court
Oakville, ON

403

Wycroft Road

Weller Court



THE OPPORTUNITY

740

Weller Court
Oakville, ON

Avison Young has been retained to offer for sale 740 Weller Court, Oakville, ON (the "Property"). This offering represents a rare opportunity for investors or end-users to acquire a 12,387 sf light industrial building on a 2.69-acre site.

740 Weller Court is comprised of one L-shaped multi-tenanted light industrial building. The building is currently split into five (5) units with the bulk of tenancies being month-to-month. The building's low site coverage of approximately 9% and position on the lot provides a large excess area suitable for building expansion or outside storage requirements. Flexible E3 sp:3-Industrial zoning permits a wide range of uses including outside storage and motor vehicle.

The Property is serviced by Highway 403 and the Queen Elizabeth Way, both of which are within a 3-minute drive. A short drive west to Speers Road and Kerr Street unlocks access to numerous amenities and quick serve restaurants.

Highlights



Less than 1KM to QEW Hwy and Dorval interchange



Multi-unit building with four separate units



Low site coverage of ~9%



Excess land of 2.00 acres



Zoning permits outside storage



Lot has a rectangular shape with generally flat topography

Property summary

TOTAL AREA

12,387 sf

SITE AREA

2.685 acres

FRONTAGE

89.47 ft (Weller)

DEPTH

547.08 ft (avg.)

CLEAR HEIGHT

18'10"

SHIPPING

6 D/I

ZONING

E3 sp:3

POSSESSION

Speak with listing agent

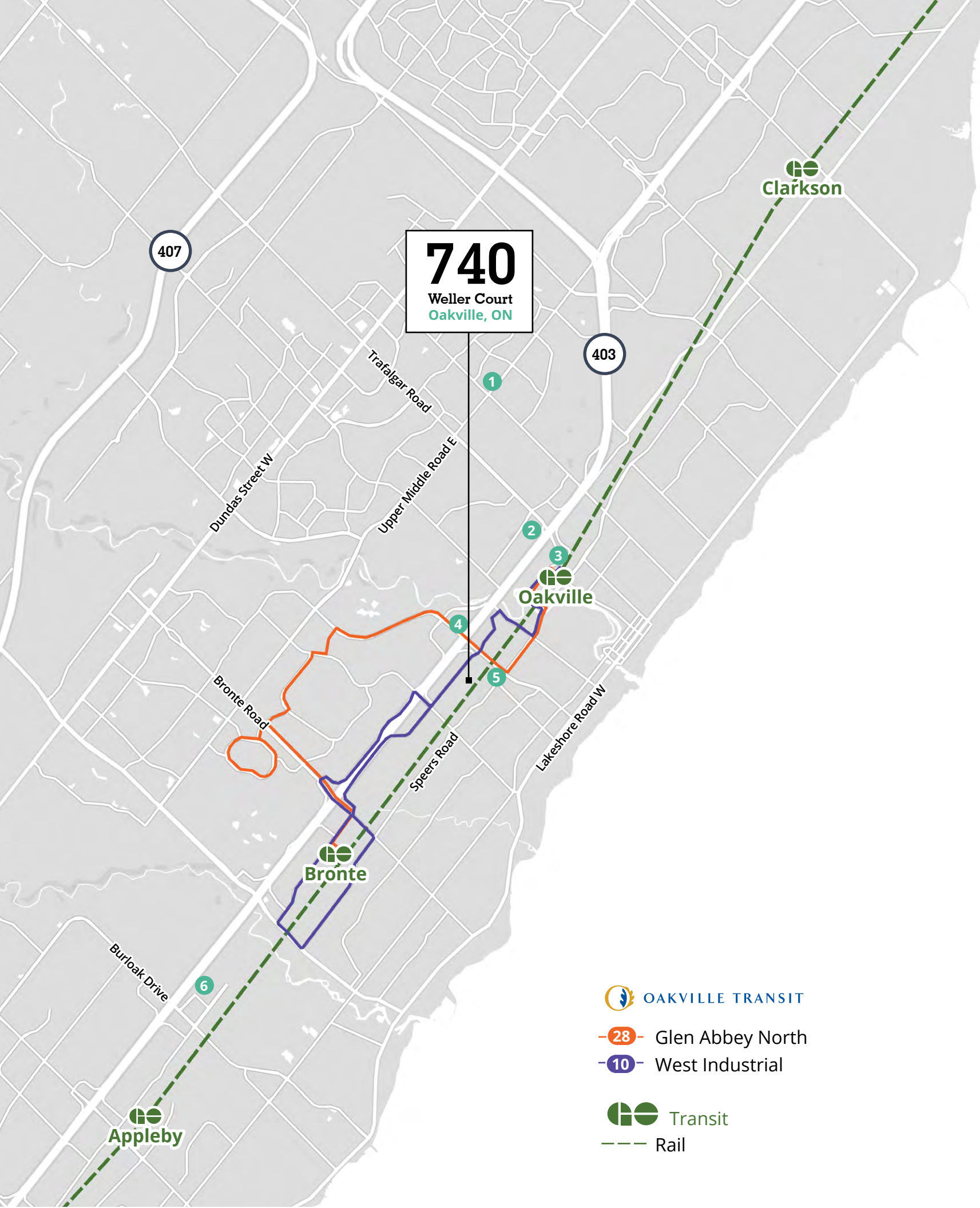
ASKING PRICE

\$10,750,000

TAXES (2026)

\$43,113.88





740
Weller Court
Oakville, ON

AMENITIES & TRANSIT

740

Weller Court
Oakville, ON

Amenities within 5 km

161
RESTAURANTS

488
RETAIL

4
HOTELS

15
FITNESS CENTRES

34
BANKS

14
GAS STATIONS

1 Upper Oakville Shopping Centre

- Baskin
- Robbins
- Dollarama
- Cobs
- Harvey's
- Swiss Chalet
- LCBO
- Beer Store
- M&M
- Metro
- Petro
- Pizza Pizza
- Shoppers Drug Mart

2 Oakville Place

- A&W
- BMO
- Dollarama
- Popeyes
- Sephora
- Tim Hortons

3 McDonald's

- Esso
- Holiday Inn
- Home Depot
- Tim Hortons
- Harvey's
- Swiss Chalet
- Whole Foods
- LCBO
- Starbucks
- Indigo
- Beertown
- Shoppers Drug Mart

4 Dorval Crossing

- Metro
- Hockey Life
- Dollarama
- Homesense
- Michaels
- Marshalls
- Winners
- Gamestop
- Healthy Planet
- LCBO
- McDonald's
- Burrito Boyz
- Firehouse Subs
- Service Ontario
- RBC
- BMO

5

- Esso
- Chuck's
- Roadhouse
- Bar & Grill
- A&W
- Tim Horton's
- RONA

6 RioCan Centre Burloak

- Longo's
- Winners
- Dollarama
- Osmow's
- Booster Juice
- Milestones
- Kelseys
- Swiss Chalet
- Home Depot
- Denny's
- Chop

OAKVILLE TRANSIT

28 Glen Abbey North

10 West Industrial

Transit

Rail

STRATEGIC LOCATION

740

Weller Court
Oakville, ON

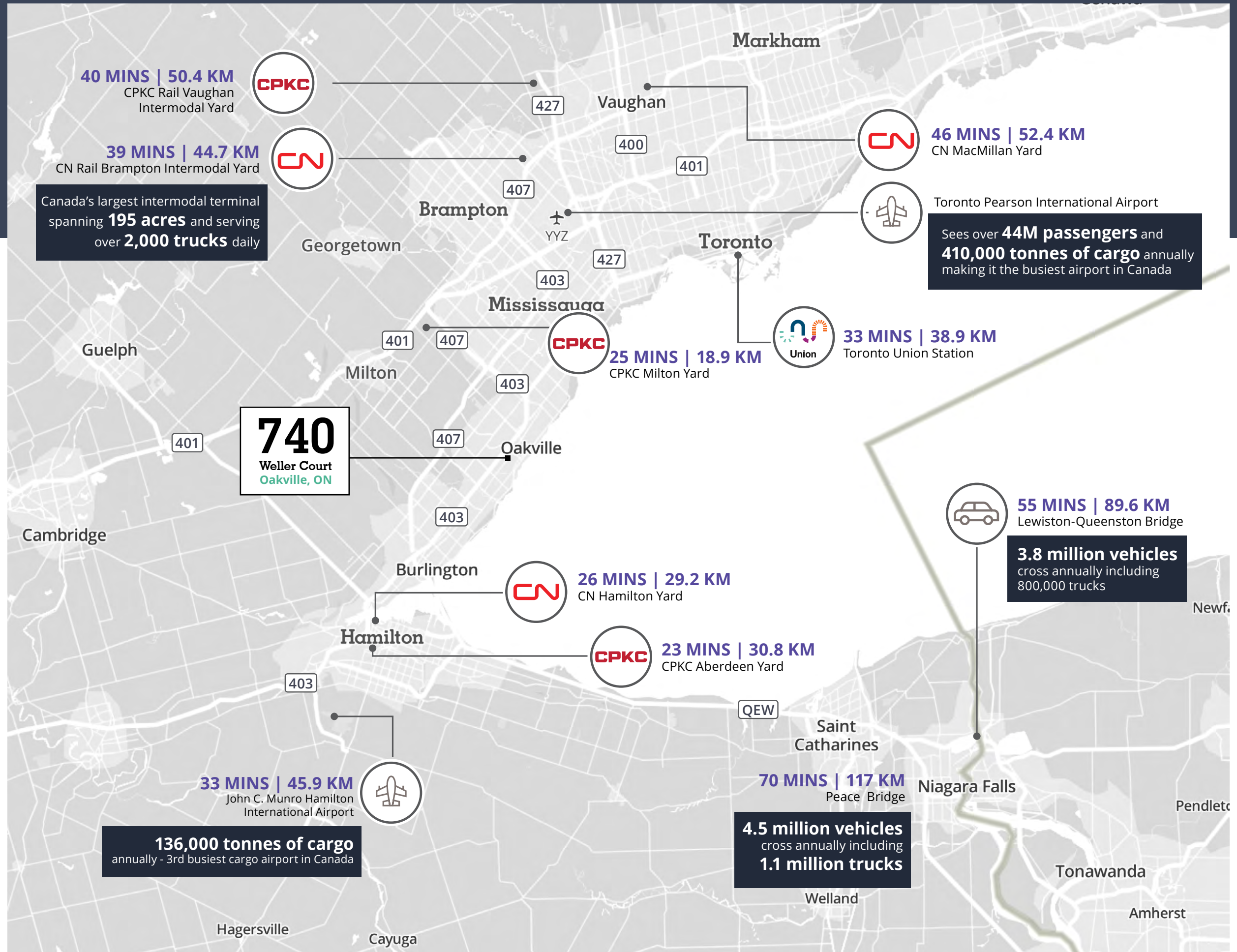
Drive times

8 MINS | 7.0 KM
Highway 403/QEW

8 MINS | 3.3 KM
Oakville Go Station

29 MINS | 34 KM
Pearson Airport

32 MINS | 35 KM
Downtown Toronto



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Oakville, ON

INDUSTRIAL PROPERTY FOR SALE

Get more information

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