



# 1464

## CORNWALL ROAD

OAKVILLE

OFFICE CONDO  
**FOR SALE / LEASE**  
4,152 SF

# 1464

## CORNWALL ROAD

OAKVILLE

### DETAILS

	FOR SALE	FOR LEASE
Area	4,152 sf	4,152 sf
Sale Price/Net Rent	\$2,400,000	\$16.50 psf
Taxes/ Additional Rent	\$22,888 (est. 2025)	\$10.15 psf (est. 2025) <small>Gas &amp; hydro metered separately</small>
Condo Fees	\$1,765.04 / month	Included in additional rent
Availability	Immediate	Immediate
Zoning	E2 sp:165	E2 sp:165

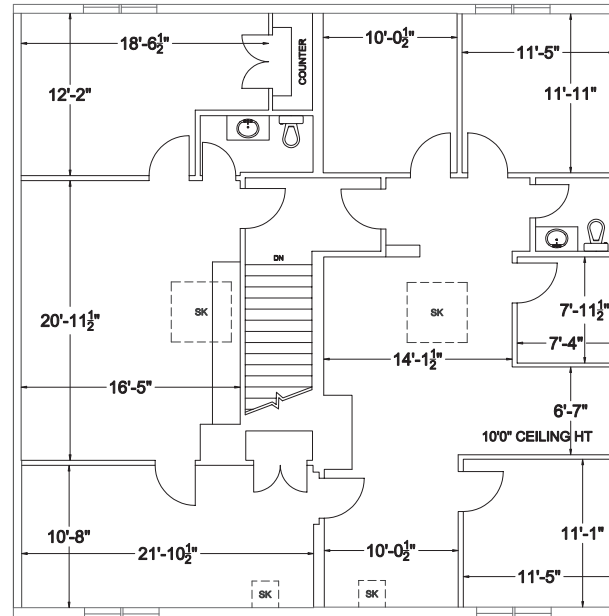
### HIGHLIGHTS

- Located Over 2 Floors.
- Existing Build-out.
- Suitable For A Variety Of Uses.
- Pet Friendly.
- Ample Surface Parking.
- Excellent Highway Access Via Trafalgar Road & Ford Drive.
- Within Close Proximity To Amenities And Transit.

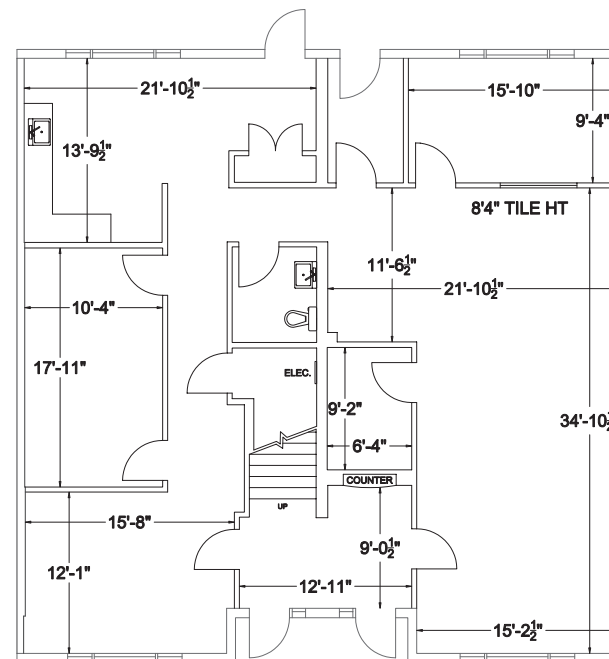
# FLOOR PLAN

Unit  
9-10

4,152 SF

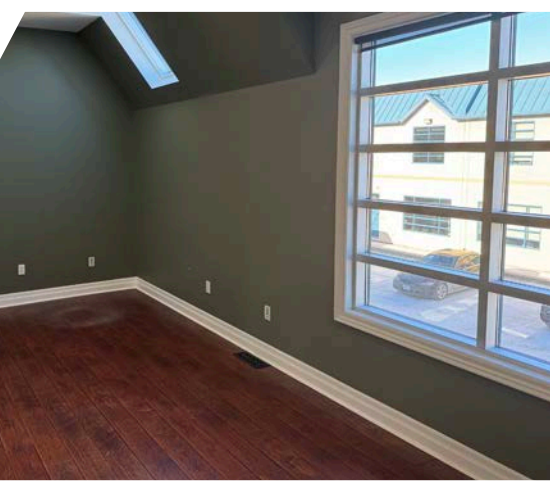
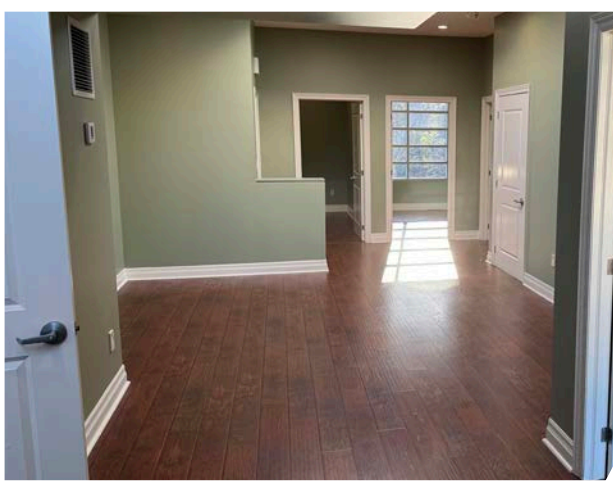
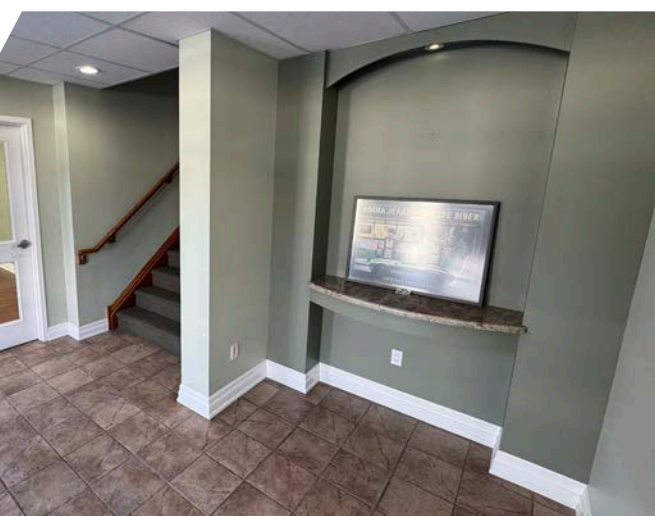
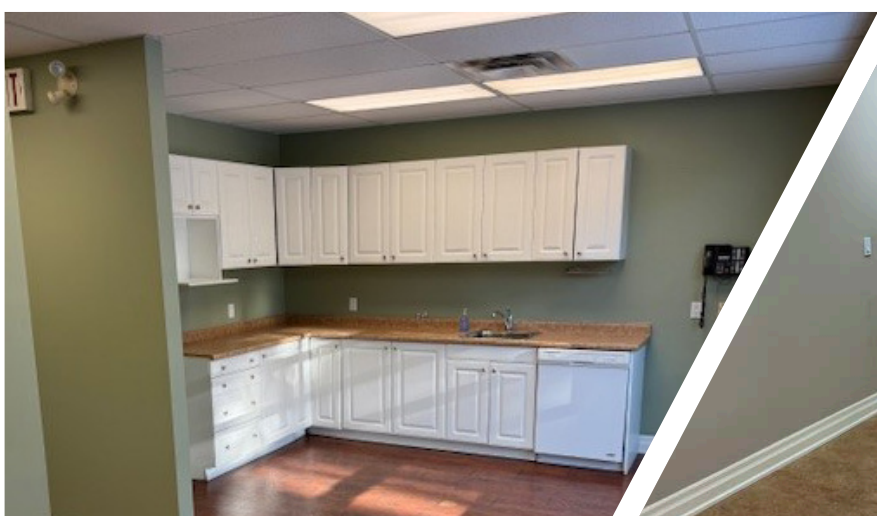


2ND FLOOR



MAIN FLOOR

MAIN FLOOR: 2,076 SF  
2ND FLOOR: 2,076 SF  
TOTAL: 4,152 SF



# AMENITIES MAP

## Oakville Place

- Tim Hortons
- Stack BBQ Smokehouse
- The Art of Pho
- Popeyes
- A&W
- BarBurrito
- Jimmy The Greek
- Pita Lite Shawarma
- Shoppers Drug Mart
- Dollarama
- Hudson's Bay
- H&M
- Sephora
- Bath & Body Works
- Sport Chek
- ShoeMedic
- Beauty First Spa
- Oakville Place Dental
- Eyeconcept
- LensCrafters
- Pearl Oakville Chinese Cuisine
- Goodfellas Wood Oven Pizza
- Real Fruit Bubble Tea
- Freedom Mobile
- Bell
- Telus
- Best But Mobile
- Mariani Jewellers & Watch The Source
- GoodLife Fitness



## Trafalgar Village

- Hibachi Teppanyaki & Bar
- Tim Hortons
- Wasabi & Teriyaki
- Chef's Door Premium Shawarma
- Red Swan Pizza
- CoCo Fresh Tea & Juice
- Dollarama
- Value Village
- The Home Depot
- Service Canada
- Service Ontario
- ColorDash Nails & Spa
- First Stop Hair Salon
- Trafalgar Village Dental
- Space Optical
- S.D. Medical Spa
- Famijoy Supermarket
- David Daniels Fine Jewellery Inc.



## Maple Grove Village

- Tim Hortons
- Papa Johns Pizza
- Quesada Burritos & Tacos
- Freshii
- Cluck Clucks Chicken
- Burger Factory
- Ramen Houzz
- Chatime
- Sobeyes
- Hand & Stone Spa
- Legends Room
- Barbershop
- Maplegrove Home Hardware
- Oakville Florist Shop
- Canada Post
- Nails For You
- Spartan Fitness
- Maple Grove Dental
- CIBC
- BMO
- Mac's
- The Wine Shop



1464  
CORNWALL  
ROAD



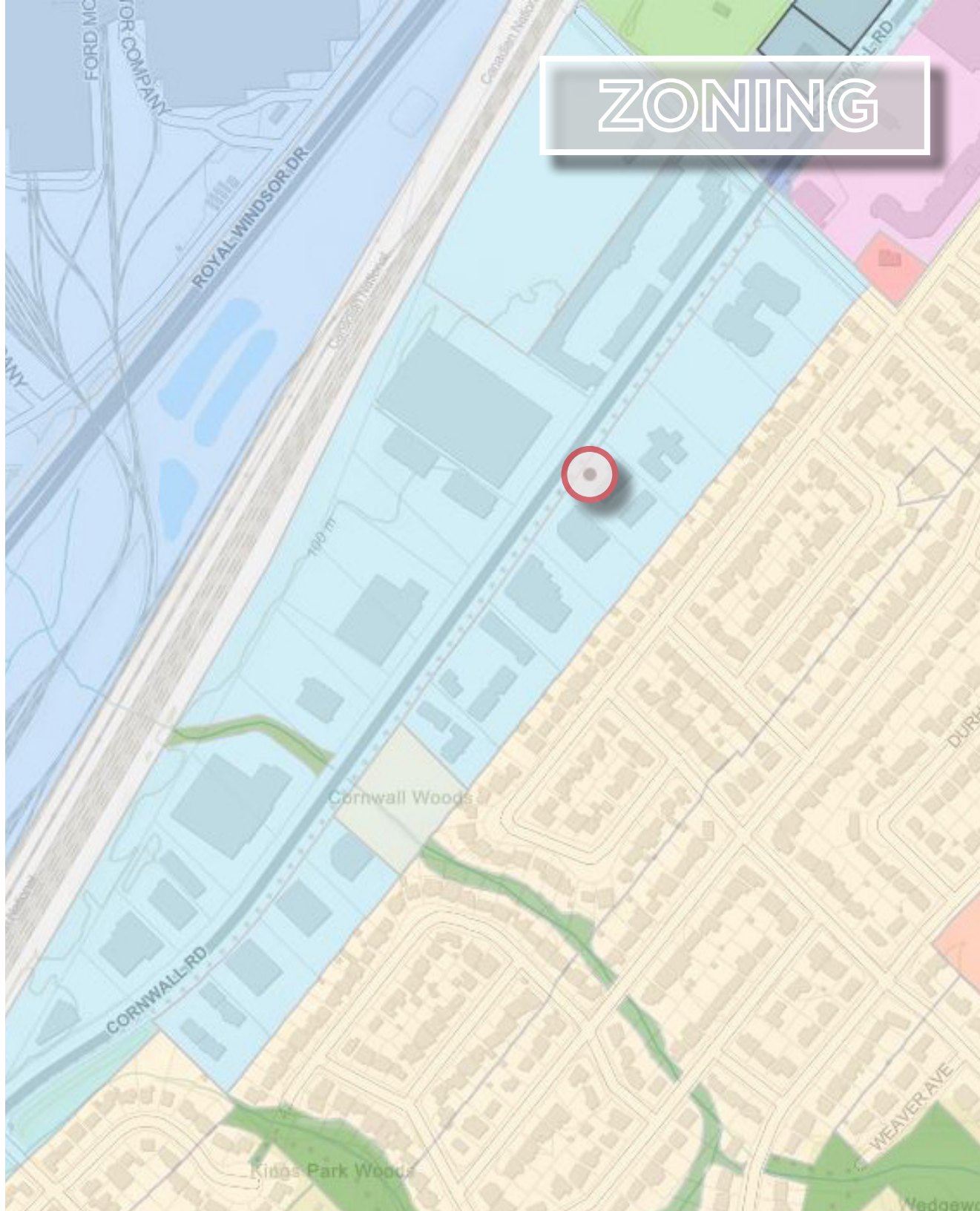
# ZONING

## Business Employment (E2 sp:165)

### Permitted Uses:

- Adult entertainment establishment (4)(10)
- Art gallery (2016-023) (6)(7)
- Business office
- Commercial school (PL140317)
- Commercial self-storage
- Conservation use
- Contractors establishment
- Day care (PL140317) (17)
- Drive-through facility (6)(7)(8)
- Dry cleaning/laundry establishment (PL140317)
- Emergency service facility
- Financial institution (6)(7)
- Food bank
- Food production
- Hotel
- Manufacturing
- Medical office
- Outside display and sales area
- Outside storage (2021-068) (18)
- Park, public
- Parking area, heavy vehicle (2021-068) (18)
- Place of worship (PL140317) (6)(7)(12)
- Public hall
- Public works yard
- Rental establishment
- Repair shop (2017-025)
- Restaurant (6)(7)
- Retail store, accessory and showroom (3)
- School, private (PL140317) (17)
- Sports facility (9)
- Stormwater management facility
- Taxi dispatch
- Training facility
- Veterinary clinic (PL140317)
- Warehousing

[Additional Regulations for Permitted Uses](#)





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