



**CARDING  
HOUSE**

**CBRE**

3240-3450 Carding Mill Trail, Oakville

# Carding House

## Retail Collection



# Welcome to Carding House.

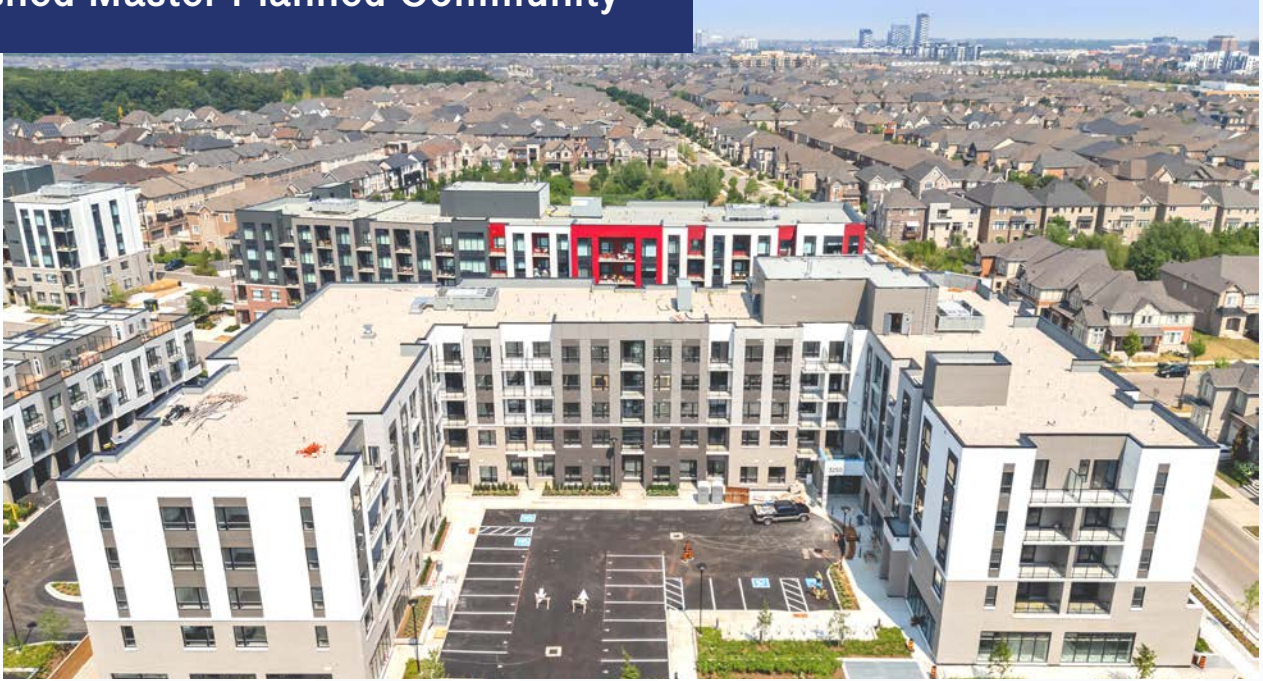
Nestled in Oakville's sought-after Preserve community, the Carding House Retail Collection is a boutique assembly of nine brand-new retail units set to serve as the vibrant Main Street for this affluent, master-planned community. Featuring ample vehicle and bicycle parking at grade, these retail units are thoughtfully designed with expansive windows that provide abundant natural light and strong storefront visibility. Modern architectural finishes, functional back-

of-house areas, and efficient loading access further enhance tenant operations. Delivered to shell-construction specifications, the units offer significant demising flexibility, allowing customization to suit a wide range of retail, dining, and service-oriented users. With a focus on careful tenant curation, the Carding House Retail Collection is positioned to become a thriving destination that complements the lifestyle of the surrounding Preserve neighbourhood.



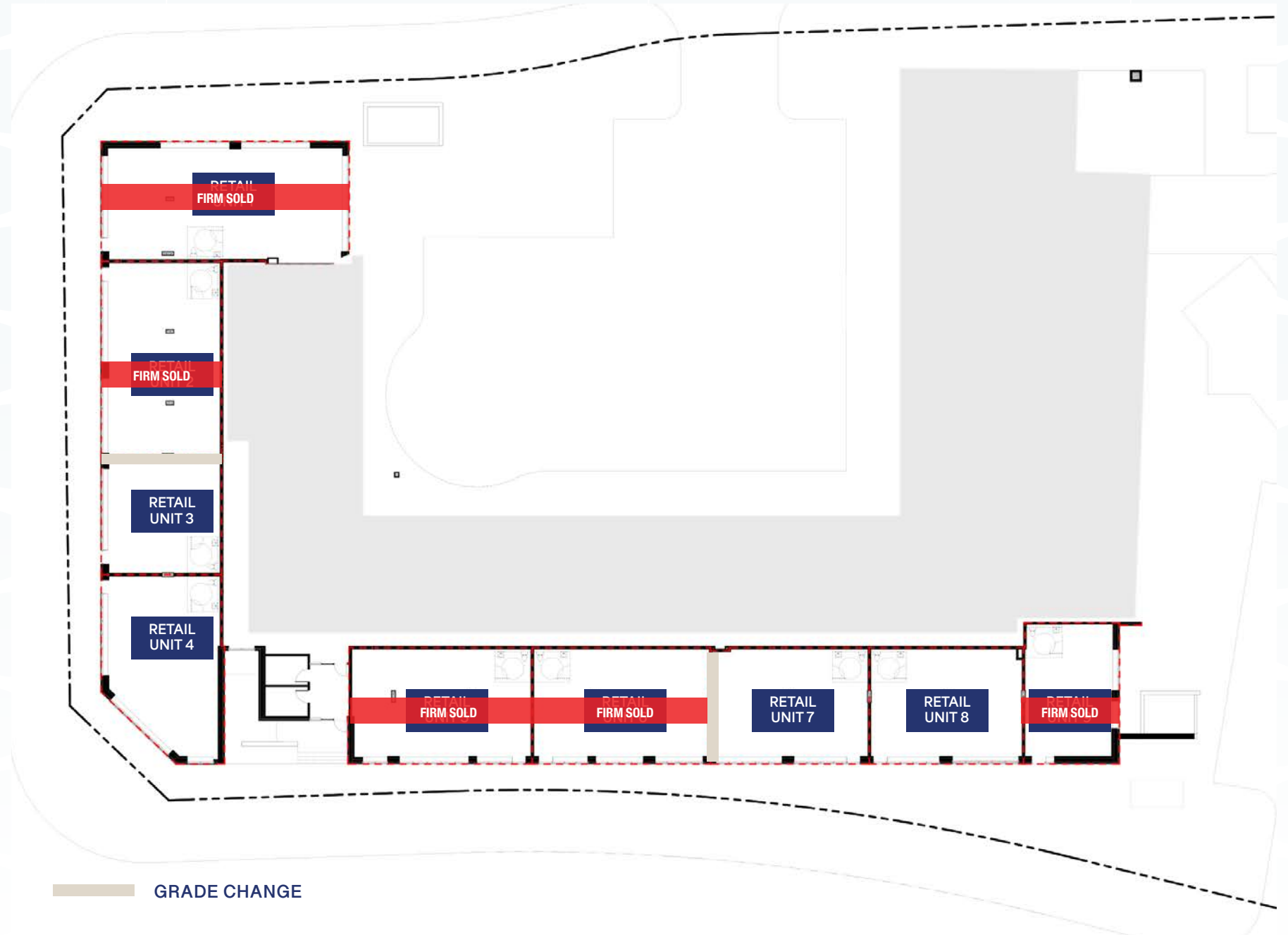


Located in the heart of an established Master Planned Community

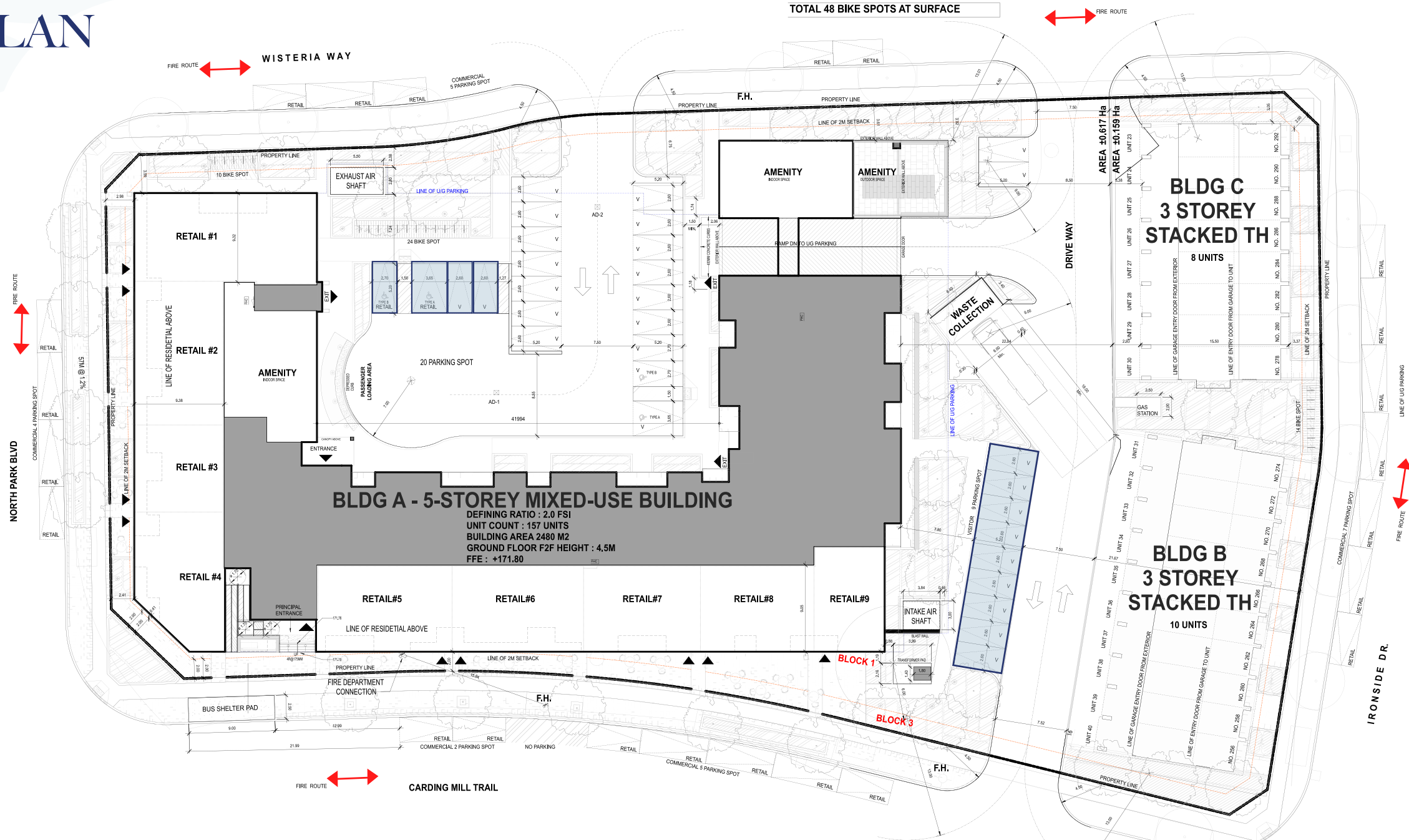


# SITE PLAN

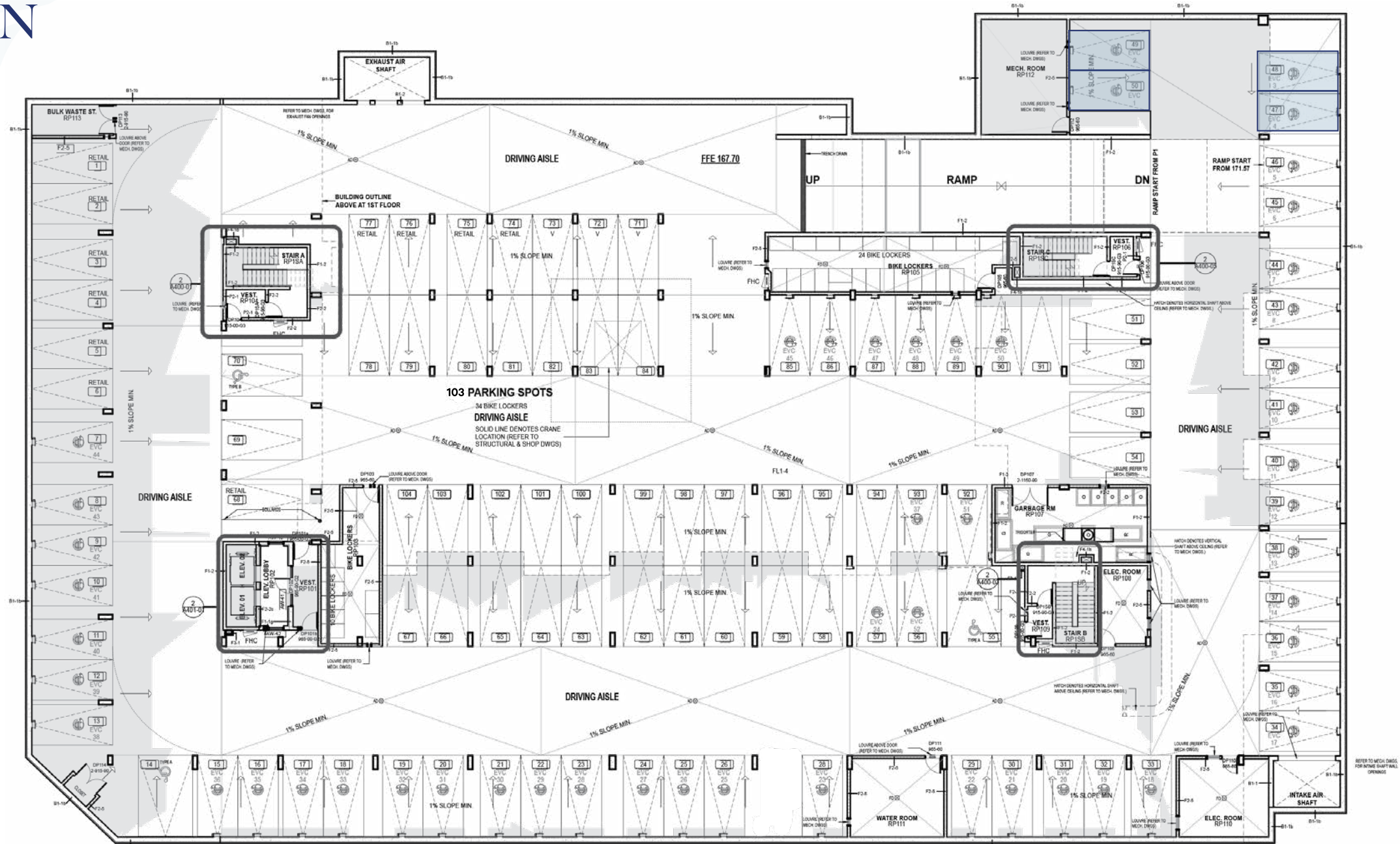
Unit Number	Unit Size	Total Sale Price
Retail #1	1,920	<b>FIRM SOLD</b> \$1,500,000
Retail #2	1,500	<b>FIRM SOLD</b> \$1,125,000
Retail #3	919 Sq. Ft.	\$700,000
Retail #4	1,305 Sq. Ft.	\$1,020,000
Retail #5	1,360	<b>FIRM SOLD</b> \$1,015,000
Retail #6	1,330	<b>FIRM SOLD</b> \$1,015,000
Retail #7	1,187 Sq. Ft.	\$900,000
Retail #8	1,144 Sq. Ft.	\$875,000
Retail #9	850	<b>FIRM SOLD</b> \$650,000
Parking Available for Sale	13 Surface Parking Spots 4 Underground Parking Spots \$30,000 per parking spot <i>*with the opportunity to be used as EV parking</i>	
General Parking	54 Surface Parking Spots 103 Underground Parking Spots	
Bicycle Parking	48 Surface Bike Spots 34 Underground Bike Lockers	
Locker Units For Sale	9 Regular on P2 level \$5,000 per regular locker 1 Large on P1 level - \$7,000 1 Large on P2 level - \$8,000	
Estimated Closing Date	November 1st, 2025	



# SURFACE PARKING FLOOR PLAN



# UNDERGROUND PARKING FLOOR PLAN



**COMMERCIAL PARKING FOR SALE**  
*\*with the opportunity to be used as EV parking*

# RETAIL UNIT LOCATION OVERVIEW

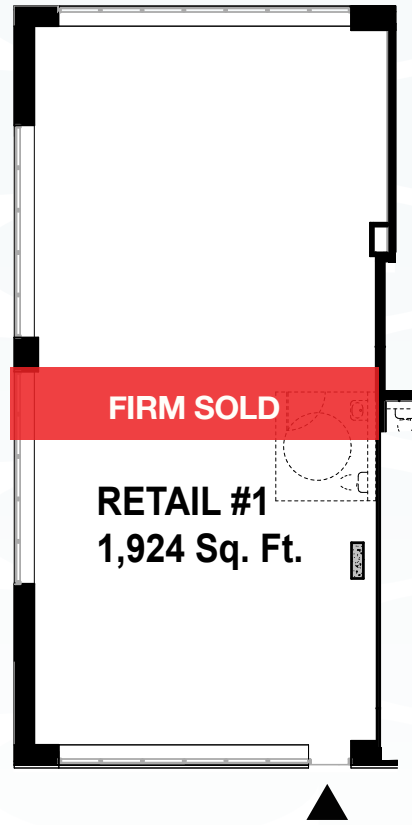


# RETAIL UNIT LOCATION OVERVIEW



# RETAIL FLOOR PLAN

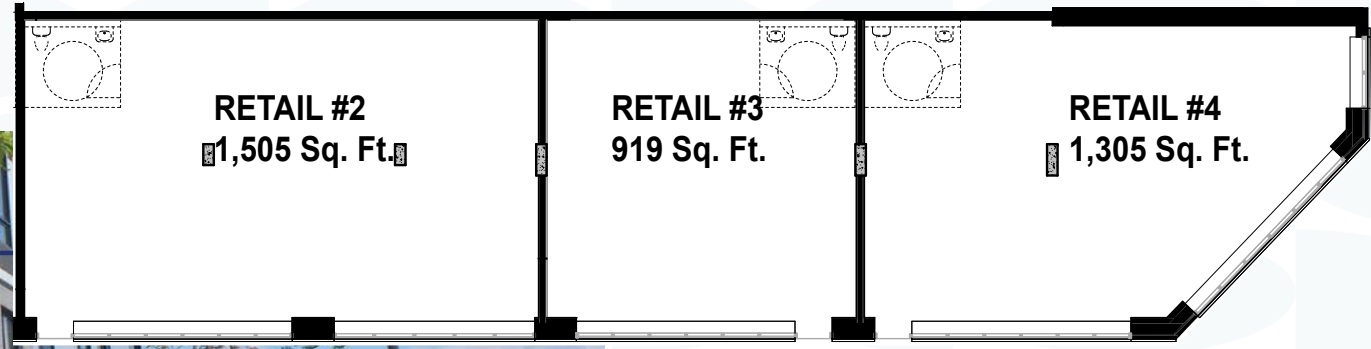
## RETAIL UNIT 1



\*Washrooms shown above represent rough in locations.

# RETAIL FLOOR PLAN

## RETAIL UNIT 2 - 4



\*Washrooms shown above represent rough in locations.

# RETAIL FLOOR PLAN

## RETAIL UNIT 2 INTERIOR



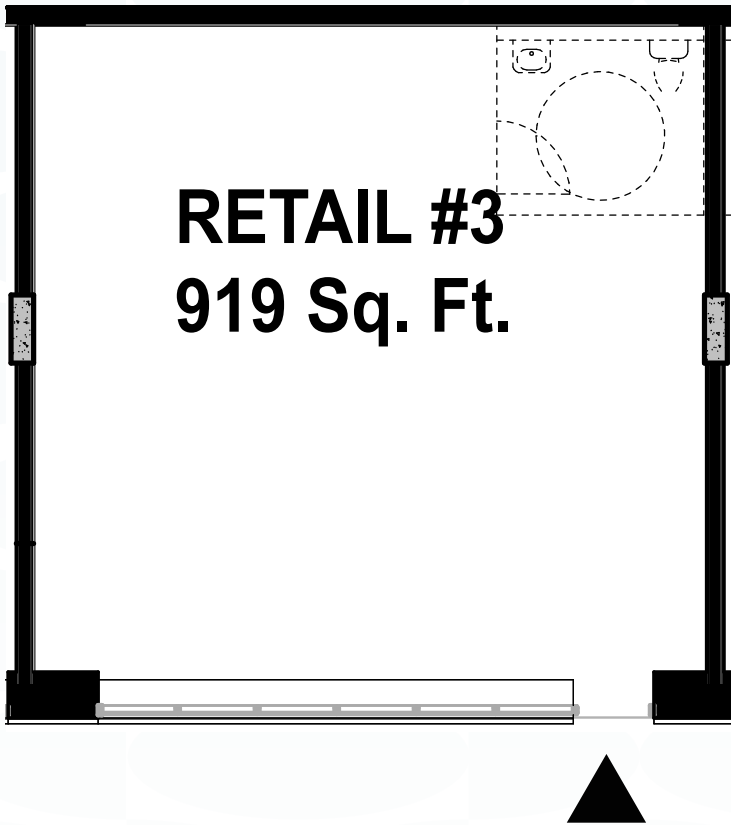
RETAIL UNIT 2



\*Washrooms shown above represent rough in locations.

# RETAIL FLOOR PLAN

## RETAIL UNIT 3 INTERIOR



RETAIL UNIT 3

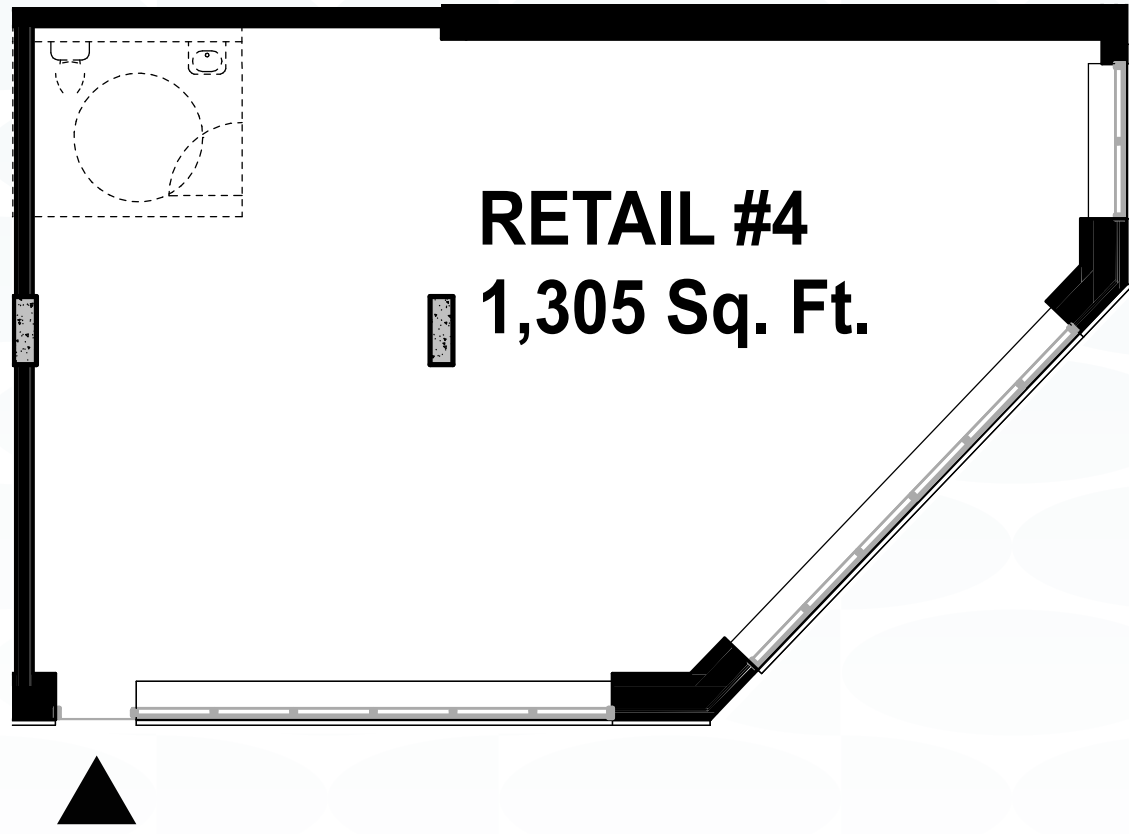


Subject Unit Space

\*Washrooms shown above represent rough in locations.

# RETAIL FLOOR PLAN

## RETAIL UNIT 4 INTERIOR



RETAIL UNIT 4



\*Washrooms shown above represent rough in locations.

# RETAIL FLOOR PLAN

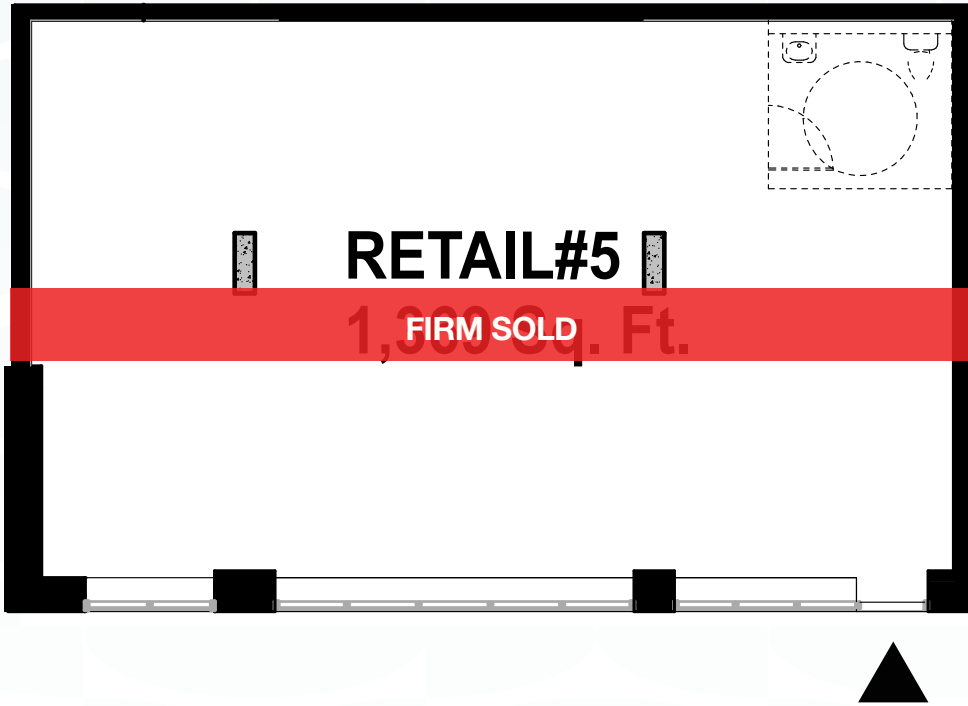
## RETAIL UNIT 5 - 9



\*Washrooms shown above represent rough in locations.

# RETAIL FLOOR PLAN RETAIL UNIT 5 INTERIOR

RETAIL UNIT 5

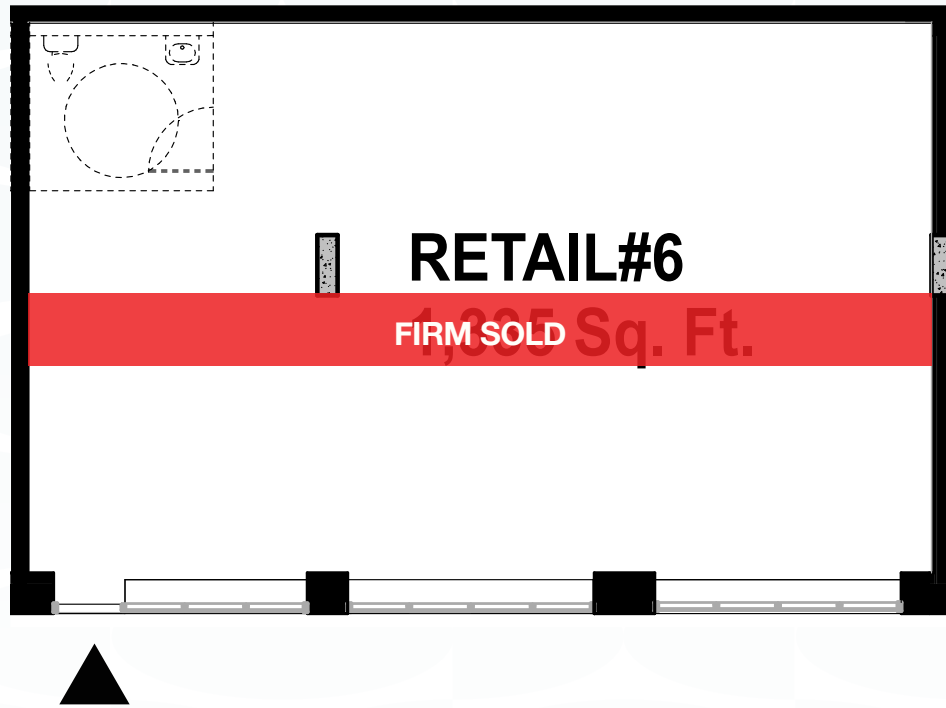


UNIT PHOTO COMING SOON

\*Washrooms shown above represent rough in locations.

# RETAIL FLOOR PLAN

## RETAIL UNIT 6 INTERIOR



RETAIL UNIT 6

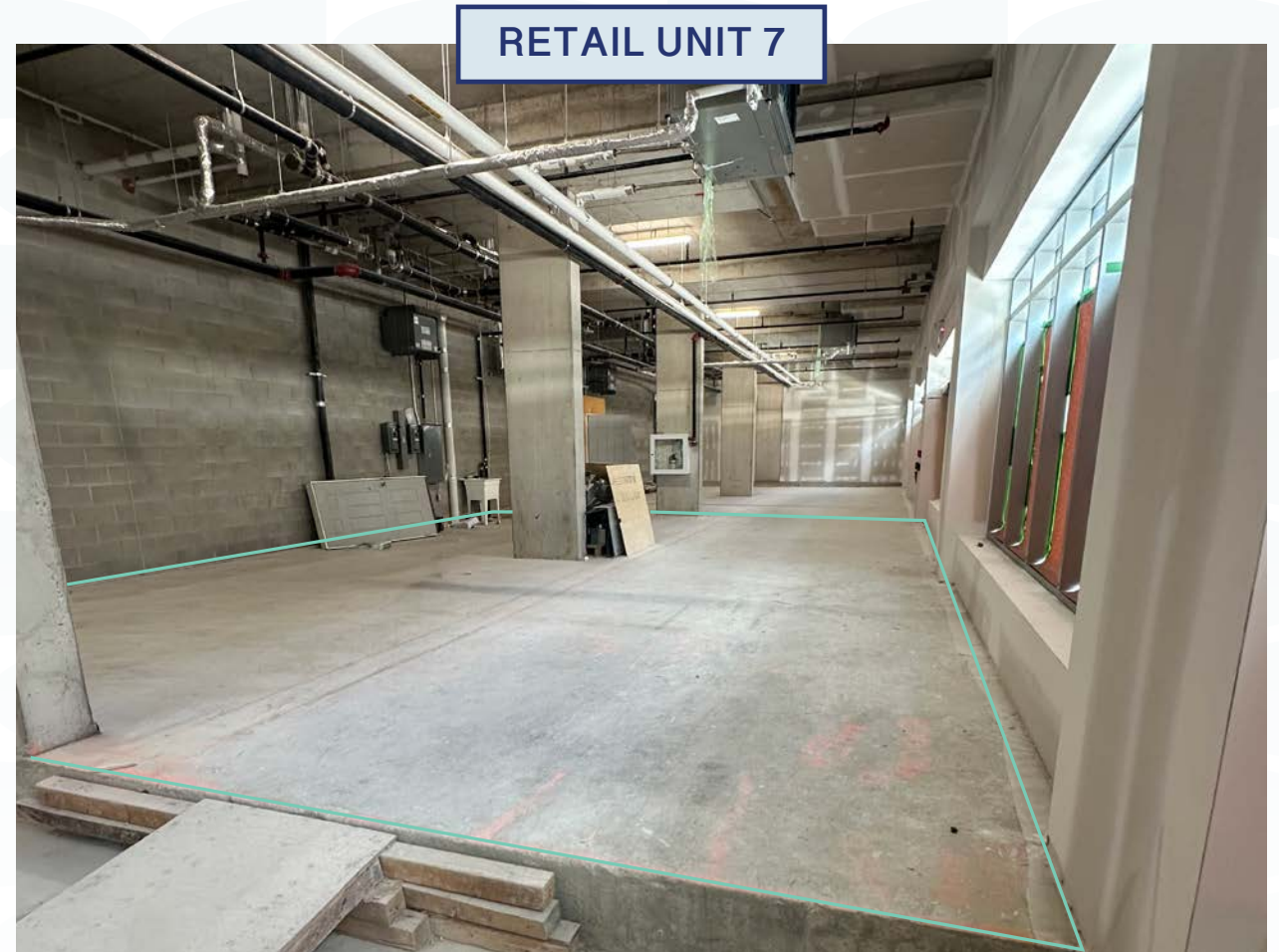
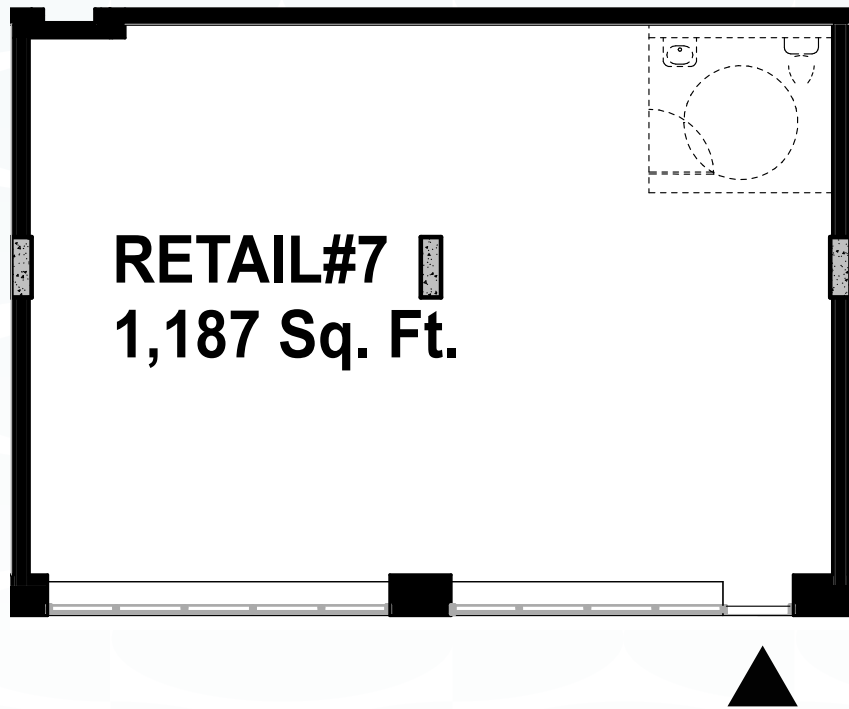


Subject Unit Space

\*Washrooms shown above represent rough in locations.

# RETAIL FLOOR PLAN

## RETAIL UNIT 7 INTERIOR

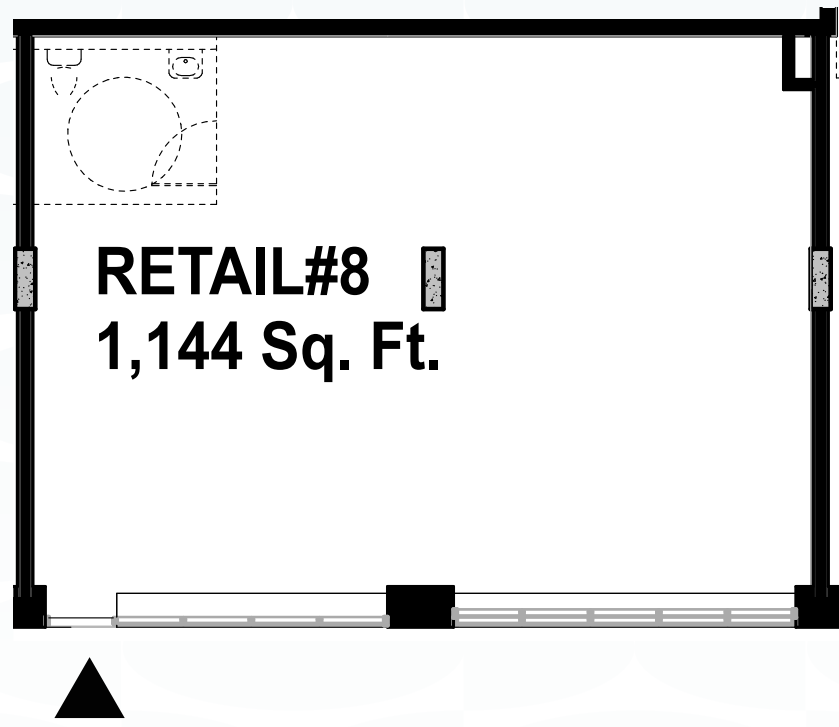


— Subject Unit Space

\*Washrooms shown above represent rough in locations.

# RETAIL FLOOR PLAN

## RETAIL UNIT 8 INTERIOR



— Subject Unit Space

\*Washrooms shown above represent rough in locations.

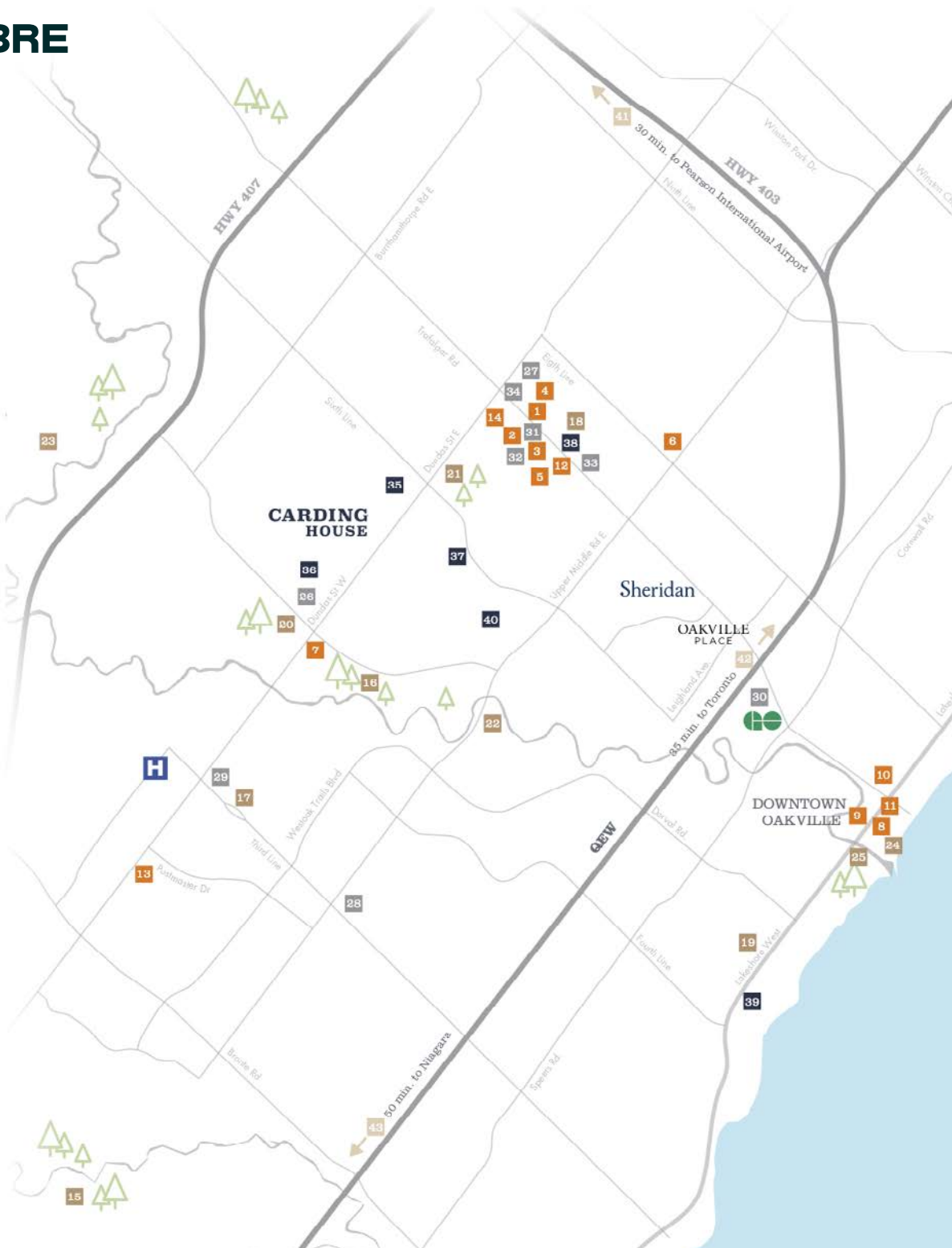
# RETAIL FLOOR PLAN

## RETAIL UNIT 9 INTERIOR

RETAIL UNIT 9



\*Washrooms shown above represent rough in locations.



# AMENITIES & TRANSIT

From its picturesque harbours, lush parks and trails to its acclaimed dining scene, lively shopping districts, top-rated schools and recreational amenities, everything the town is famous for is just minutes from Carding House. The community's proximity to highways 403, 407, and QEW, allows for easy connectivity to Mississauga, Toronto, and Niagara Region.

## DINING + SHOPPING

1. Winners & HomeSense
2. LCBO
3. The Beer Store
4. Canadian Tire
5. Walmart Supercentre
6. Upper Oakville Shopping Centre
7. Starbucks
8. Tribeca Coffee Co.
9. Piano Piano Restaurant
10. Ristorante Sotto Sotto
11. Hexagon Restaurant
12. The Keg Steakhouse + Bar
13. The Olive Press
14. Ritorno

## PARKS + RECREATION

15. Bronte Creek Provincial Park
16. Lions Valley Park
17. Oakville Soccer Club
18. GoodLife Fitness
19. YMCA of Oakville
20. Sixteen Mile Sports Complex
21. Memorial Park
22. Glen Abbey Golf Club
23. RattleSnake Point Golf Club
24. Lakeside Park
25. Tannery Park

## SERVICES

26. Fortinos
27. Longo's
28. Sobeys
29. FreshCo
30. Oakville GO Station
31. RBC Royal Bank
32. CIBC
33. TD Canada Trust
34. BMO Bank of Montreal

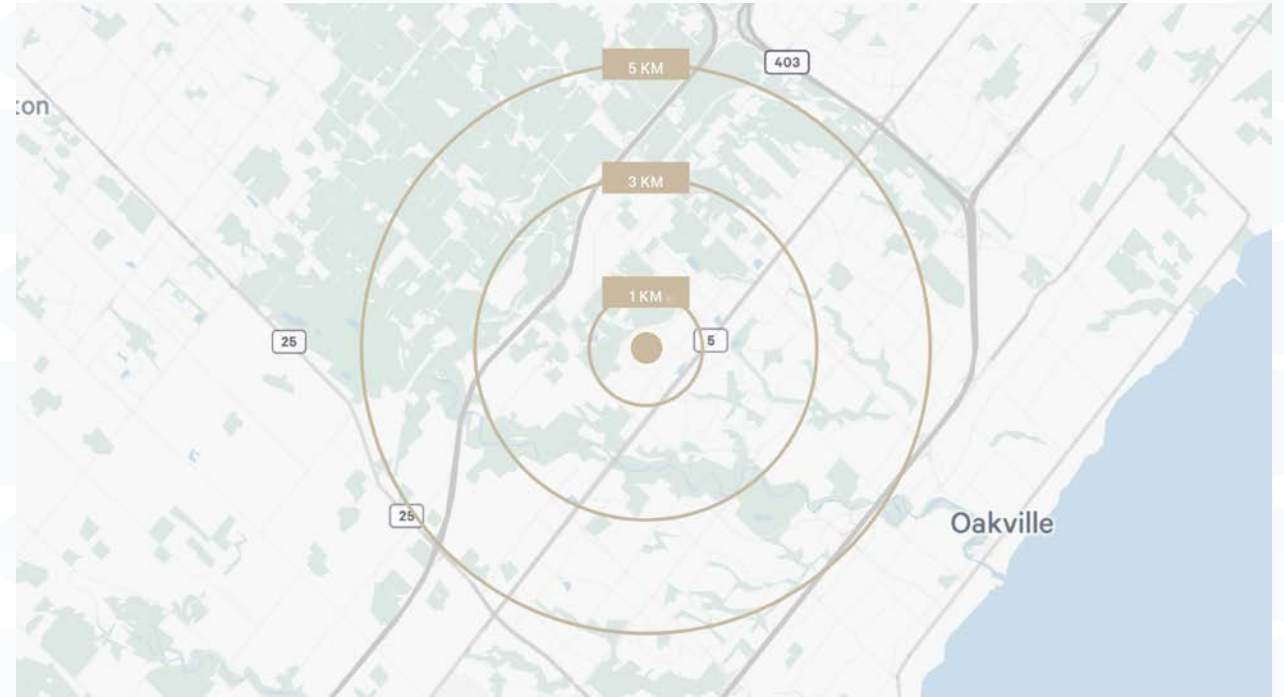
## EDUCATION

35. St. Gregory the Great Catholic Elementary School
36. Oodenawi Public School
37. Holy Trinity Catholic Secondary School
38. Trafalgar Ridge Montessori School
39. Appleby College
40. River Oaks Public School

## CONNECTIVITY

41. Pearson International Airport
42. Union Station/Downtown Toronto
43. Niagara Wine Country/U.S. Border

# ZONING & PERMITTED USES & DEMOGRAPHICS







[CLICK TO VIEW ZONE NC-2 SP:51 PERMITTED USES](#)

[CLICK TO VIEW EXCEPTION 51](#)

[CLICK FOR TOWN OF OAKVILLE ZONING DEFINITIONS](#)

**Permitted commercial uses including, but not limited to:**

- Art Gallery
- Artist Studio
- Museum
- Bed & Breakfast Establishment
- Business Office
- Fitness Centre, Studio
- Fitness Centre, Recreational
- Financial Institution
- Hotel
- Commercial School
- Personal Service Establishment
- Medical Office
- Restaurant (VENTLESS SYSTEM CAN ONLY BE CONSIDERED FOR FOOD USERS)
- Cafe
- Retail Store
- Service & Repair Establishment
- Day Care

	 TOTAL POPULATION 2024	 POPULATION GROWTH 2024-2029	 DAYTIME POPULATION 2024	 HOUSEHOLD INCOME 2024
1KM	12,814	15.3%	9,116	\$202,633
3KM	57,635	13.6%	41,559	\$193,239
5KM	131,308	8.9%	100,284	\$198,659

\*BUYERS/TENANTS ARE RESPONSIBLE FOR CONFIRMING ZONING AND PERMITTED USES.  
BUYER/TENANT ARE RESPONSIBLE FOR CONFIRMING ITS USE WITH CONDO BOARD

# EXPLORING THE AREA



# VENDOR'S FINISHES

## EXTERIOR

1. Mattamy's Carding House is part of a master planned neighborhood inspired by the sense of urban community. Exterior colours for the building will be architecturally coordinated.
2. Steel and concrete building construction includes brick, cement board system and an exterior insulation and finish system as exterior cladding type.
3. All exterior entry doors to have a locking system.
4. All aluminum windows are low E argon gas filled.
5. Site Plan to be professionally landscaped.

## ELECTRICAL

1. 200 Amp tenant panel per unit.
2. Linear LED surface mounted light fixture.
3. All wiring in accordance with Electrical Safety Authority standards and Ontario Electrical Safety Code for a vacant unit.
4. Smoke Alarm with visual signaling component installed as per Ontario Building Code for a vacant unit.
5. Builder to provide (1) empty conduit to each retail unit. Tenant to coordinate with telecom provider of choice based on availability.
6. Electrical conduits for signage connections on exterior

## MECHANICAL

1. Geothermal Heat Pump heating and cooling system with individual unit temperature control thermostat.
2. Capped connection for future plumbing, as per plan.
3. 4" Sanitary drain
4. 3" Toilet flange
5. 1.25" Lavatory drain
6. 1" Water service

## FLOORING

1. Existing trowel finish concrete slab.
2. Floor slab has been designed to meet commercial requirements as per the Ontario Building Code.

## ALSO INCLUDED

1. Commercial units to have exposed concrete ceilings.
2. 2-hour fire rating will be provided on demising walls between commercial units.
3. Fire Sprinkler system as per Ontario Building Code for vacant possession.

## FOR MORE INFORMATION PLEASE CONTACT:

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