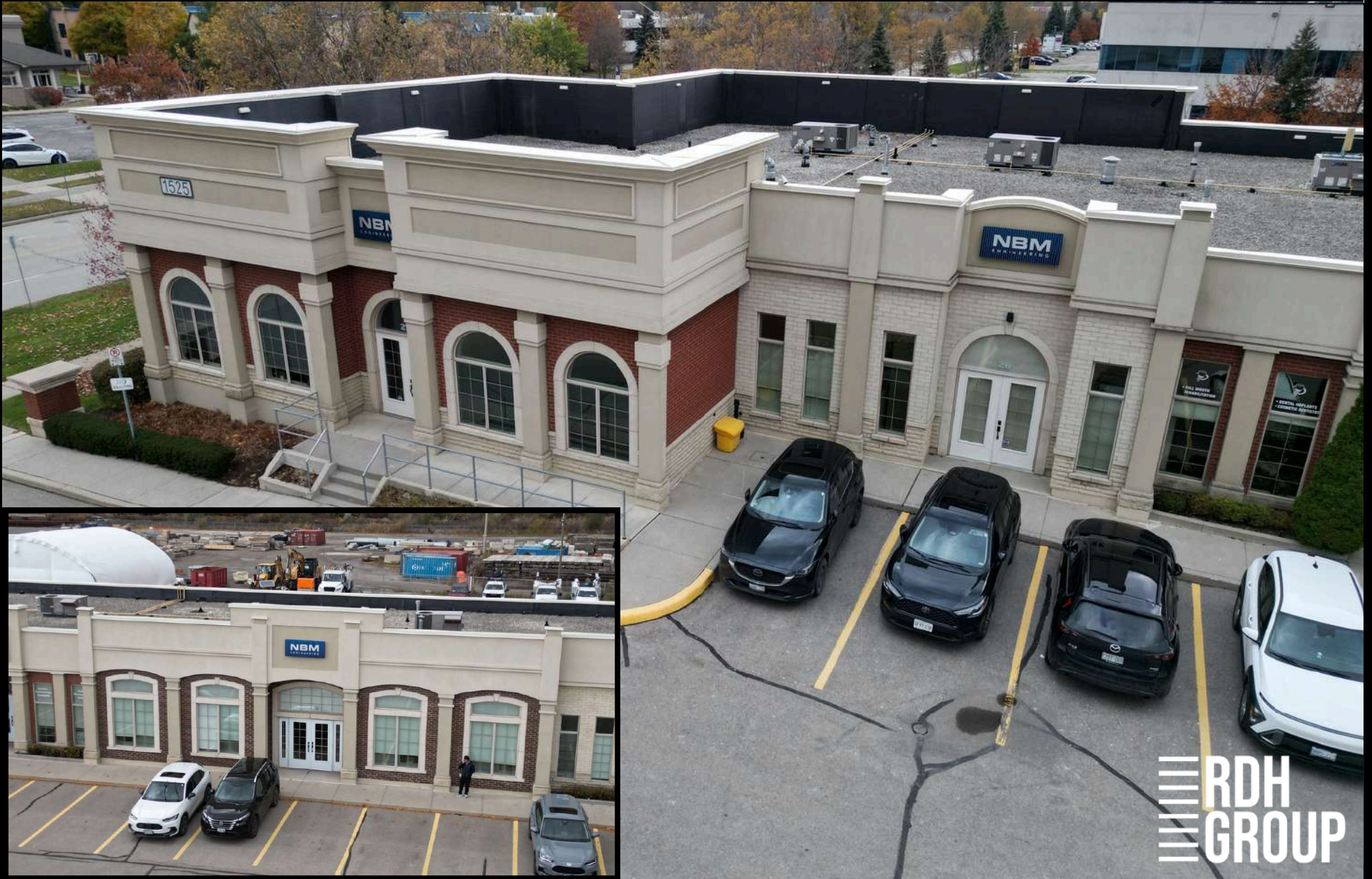


**FOR SALE & LEASE - OFFICE/RETAIL CONDOS**  
**1525 CORNWALL RD, OAKVILLE, ON**



THE RDH GROUP . COM



**UNIT 5: 2,916 SF | UNIT 26: 2,010 SF | UNIT 27: 3,453 SF | UNIT 26-27: 5,463 SF**

# 1525 CORNWALL DRIVE OAKVILLE, ON

## 1525 CORNWALL DRIVE, OAKVILLE, ON

Zoning: E2

Use: Office/Retail

### FOR SALE:



### Unit 5: 2916 SF

Price: \$2,549,000

Property Taxes: \$15,446.93

Condo Fees: \$932.23 per month



### Unit 26: 2,010 SF

Price: \$1,759,000

Property Taxes: \$11,832.06

Condo Fees: \$642.53 per month



### Unit 27: 3,453 SF

Price: \$3,020,000

Property Taxes: \$18,532.78

Condo Fees: \$1,103.81 per month



### Unit 26-27: 5,463 SF

Price: \$4,779,000

Property Taxes: \$30,364.84

Condo Fees: \$1,746.34 per month

### FOR LEASE:

Unit 27: 3,453 SF

Net: \$23.80 PSF + TMI: \$9.20 PSF = \$33.00 PSF

## UNIT FEATURES

- Located in the sought after Maple Grove Corporate Centre
- Sizes range between 2,010 SF and 5,463 SF
- Zoning permits a variety of office uses, including retail and medical
- Ample parking
- Easy access to highways 403, 407 and QEW
- Close to public transit, restaurants and other amenities



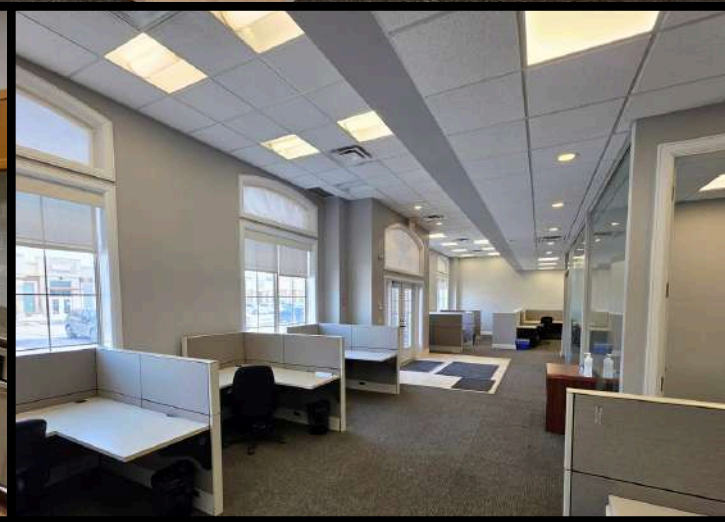
# UNIT 27 – 3,453 SF



# UNIT 26 – 2,010 SF

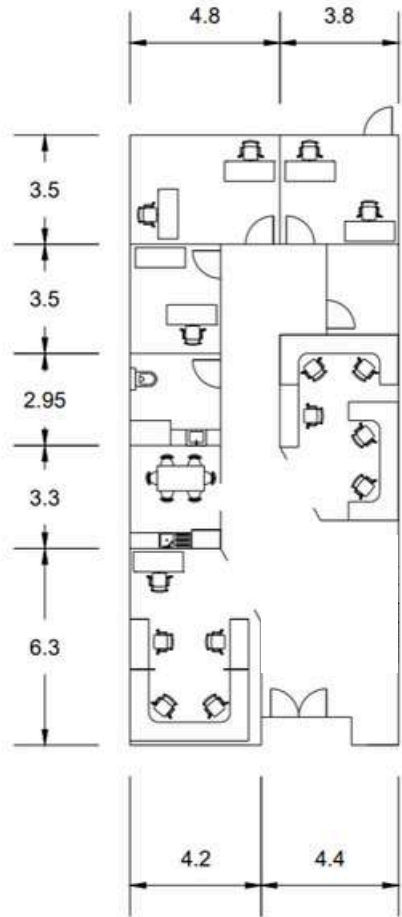


# UNIT 5 – 2,916 SF

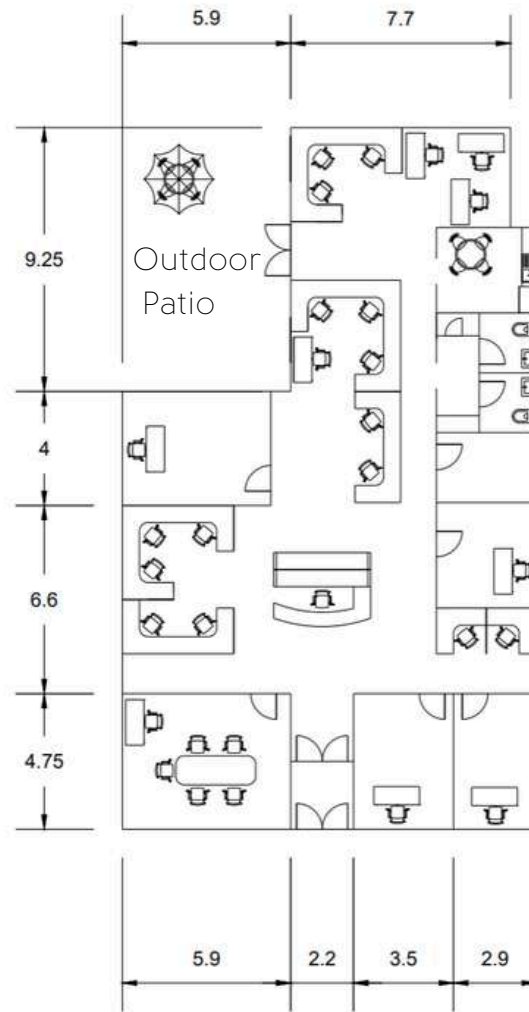


# FLOOR PLANS

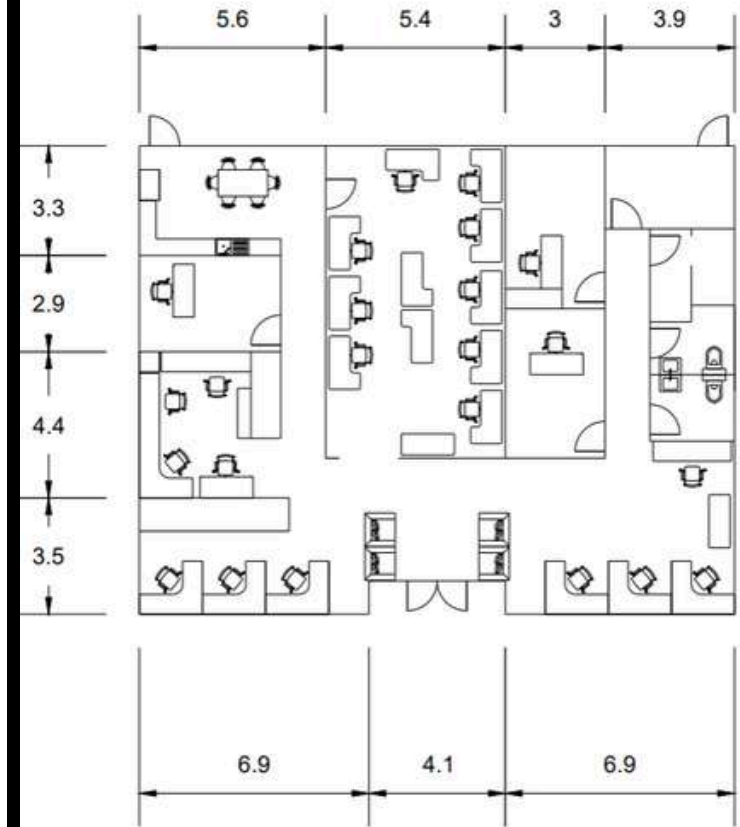
UNIT 26: 2,010 SF



UNIT 27: 3,453 SF



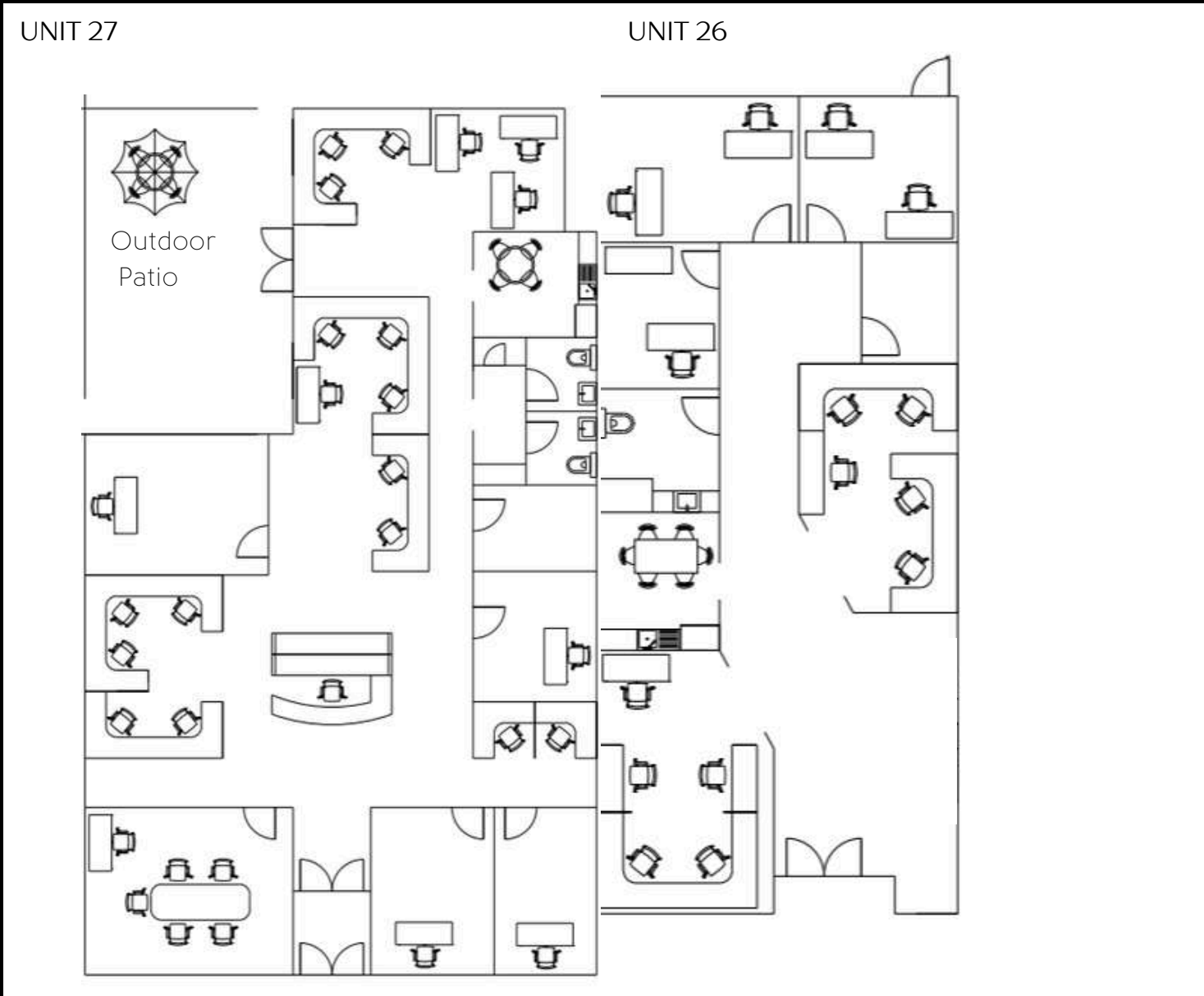
UNIT 5: 2,916 SF



\*Floor plans not to scale

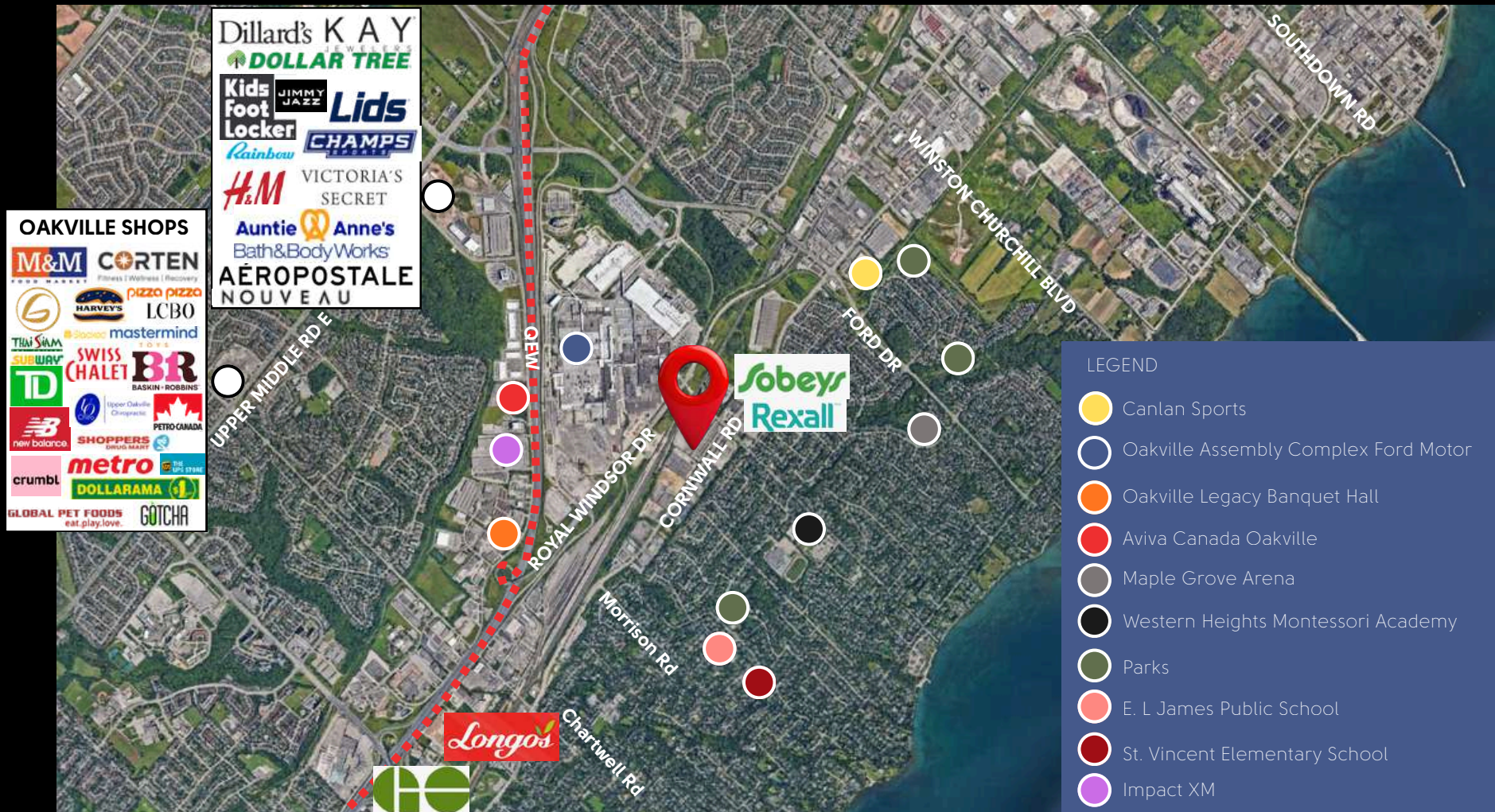
# FLOOR PLANS

UNIT 26-27: 5,463 SF



\*Floor plans not to scale

# AMENITY MAP – CORNWALL RD



## LOCATION HIGHLIGHTS

- Located in Oakville's established commercial district with a professional business environment
- Situated within the Maple Grove Corporate Centre, known for professional offices and corporate tenants
- Quick access to major highways including the QEW and Highway 403 for easy commuting
- Close proximity to the Oakville GO
- Surrounded by affluent residential communities that support service-based businesses
- Ample on-site parking for staff and visitors
- Flexible office/retail layouts suitable for medical, professional, or corporate uses
- Close to retail, restaurants, and everyday amenities



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