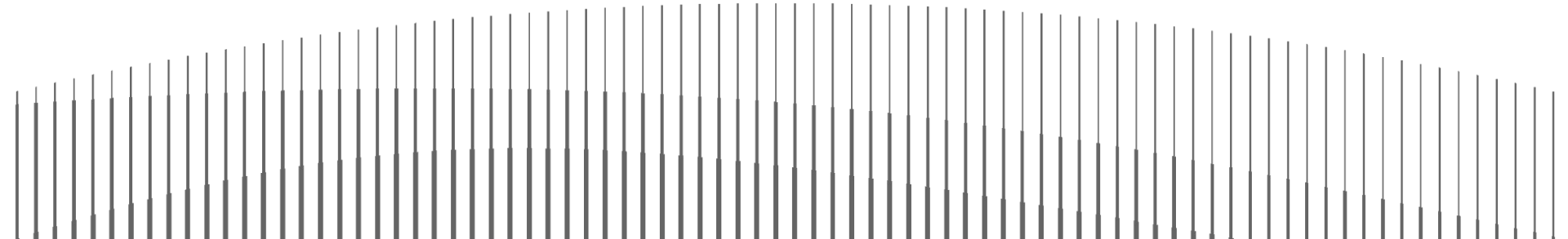


Prime Free Standing Retail Downtown Oakville, ON



Property Overview



- **Type: Commercial Retail / Free Standing Building**
- **Total Area: 4,323 Square Feet**
- **Lease Rate: \$50 Sq Ft Net**
- **TMI (2026): \$10.00**
- **Term: Min 36 Months // Max 60 Months**
- **Possession: Speak to Listing Agent(s)**

Location Highlights

Prime Location

Nestled in the prestigious Old Oakville community, this space offers premium brand positioning among the area's upscale shopping and dining establishments.

High Visibility

Ideally situated on Lakeshore Rd E, right between Navy St and Thomas St, ensuring excellent foot and vehicle traffic.

Zoning

CBD (Central Business District), offering a wide range of versatile commercial uses.

Pedestrian Hub

Bustling commercial artery that guarantees strong year-round foot traffic from local residents and visitors to the downtown core.

Building & Lot Details

Lot Dimensions

29 feet of frontage with a depth of 106 feet.

Climate Control

Fully equipped with Air Conditioning and Gas Forced Air Closed heating to ensure year-round comfort.

Safety & Utilities

Property features a built-in sprinkler system and utilizes municipal water.

Square Feet

**Main Level: 2,339 Sq. Ft.
Lower Level: 1,984 Sq. Ft.**

145 Lakeshore Rd E Oakville ON L6J 1H3

Prime downtown Oakville leasing opportunity. This freestanding commercial retail property offers excellent exposure and is ready for your business.



Property Insights: Zoning, Functional Use & Interactive Tour

Zoning

Central Business District

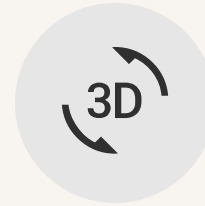
Zoning By Law 2014-014

Functional Use

- Retail Store
- Spa/Salon



Floor Plan



Virtual Tour

Why Downtown Oakville?



Vibrant Waterfront Lifestyle & Tourism

Nestled against Lake Ontario and surrounded by picturesque harbours and trails, it serves as a major destination hub



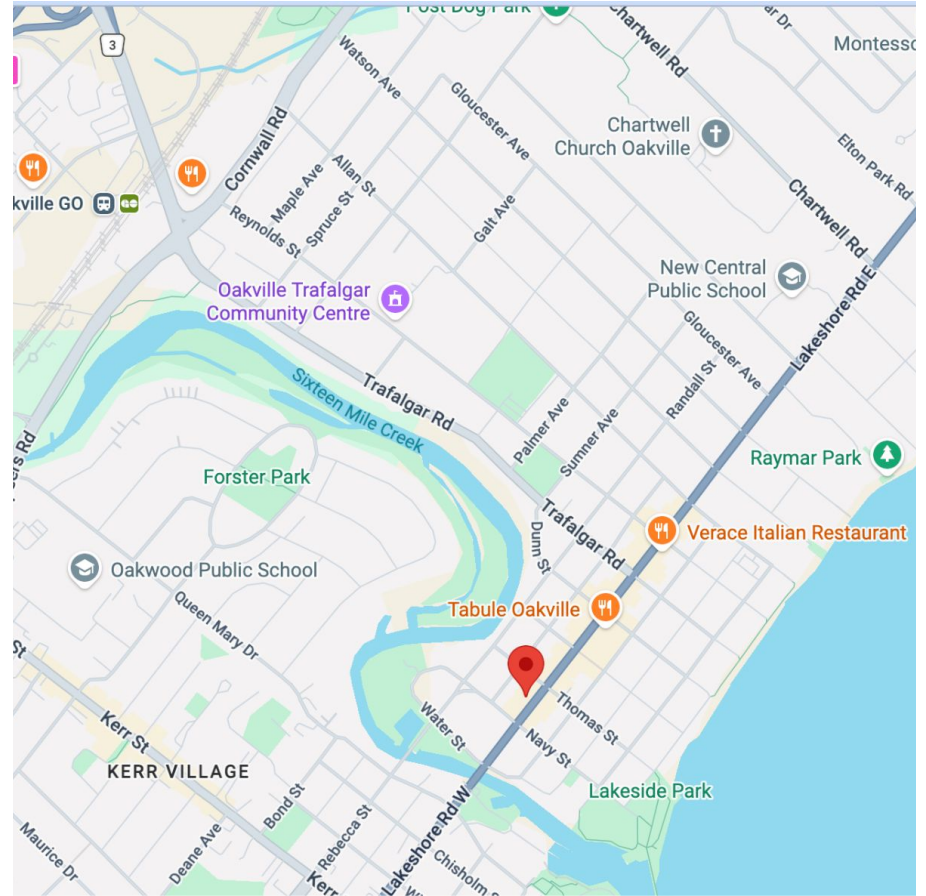
Affluent Consumer Base

With nearly 40% of households earning over \$200,000 annually, retailers have direct access to a demographic with immense discretionary spending power.



Business Friendly

Recognized for its stability and steady population growth with a active Business Improvement Areas (BIAs) dedicated to streetscape beautification, events, and strategic marketing.



OUR REFERENCES - YOUR TEAM

We are here for you!



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