



UNITS 101, 102 & 103

2660 Sherwood Heights Drive, Oakville, Ontario

Office Condo For Sale

Chris Burans*
Senior Vice President
+1 416 620 2866
Chris.Burans@colliers.com

Remi Nickel*
Vice President
+1 416 620 2807
Remi.Nickel@colliers.com

Adam Dauphinee**
Senior Vice President
+1 416 620 2872
Adam.Dauphinee@colliers.com

Noel Cardy
Sales Associate
+1 416 620 2364
Noel.Cardy@colliers.com

Colliers
401 The West Mall, Suite 800
Toronto, Ontario
M9C 5J5



Property type
Condo

Submarket
Sheridan-Winston

Rentable area
Unit 101+102: 6,206 SF
Unit 103: 4,499 SF
Total: 10,705 SF

Zoning
E1

Year Built
2003

PIN
Unit 101 & 102: 257550001,
257550002
Unit 103: 257550003

Condo Fees
\$10.03 PSF (est.)

Taxes
\$5.64 PSF (2026)

Asking Price
Unit 101+102: \$2,885,790
Unit 103: \$2,092,035
Units 101+102, 103: \$4,977,825

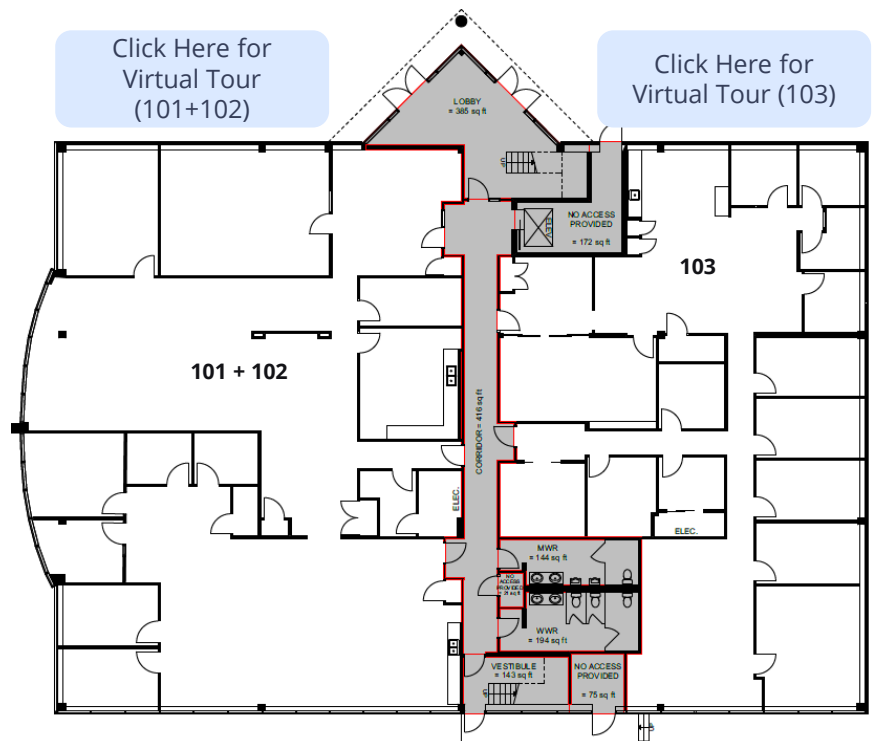
ABOUT THE PROPERTY

2660 Sherwood Heights Drive, Oakville, Ontario

Located in Oakville's Sherwood Heights corridor, this office condo delivers a polished corporate presence with immediate curb appeal. Positioned in an established business node with seamless highway connectivity, it offers a strategic edge for businesses that want presence, convenience, and impact.

The Offering

Exceptional opportunity for an owner-occupier to acquire a highly visible, ground-floor office condominium with prominent exposure to the QEW. The property offers abundant on-site parking, and the unit is move-in-ready with quality finishes throughout. The building is well-maintained with only a handful of professional tenants, creating a quiet and functional working environment.





ASKING PRICE

Unit 101 + 102

\$2,885,790

Unit 103

\$2,092,035

Unit 101 + 102, 103

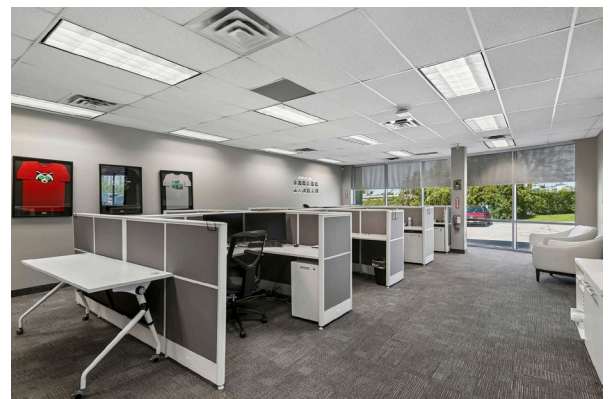
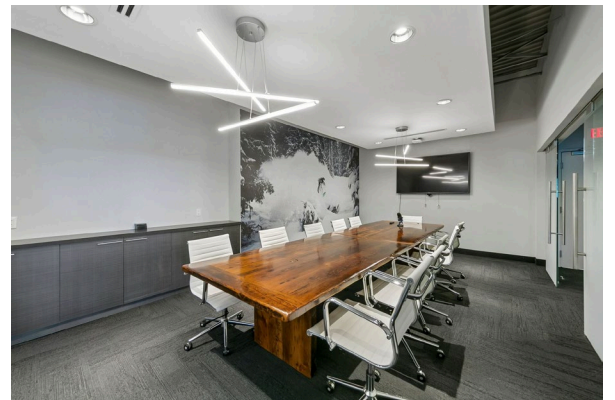
\$4,977,825

Prime Location

Anchored in Oakville's Sherwood Heights district, this location places businesses steps from everyday essentials. Nearby cafés, fitness studios, and service retailers support a convenient workday rhythm, while established corporate neighbours bring a sense of stability and professionalism to the area. With quick access to the QEW and surrounding amenities, it's a setting that balances practicality with a polished business presence.

Modern Design & Quality Finishes

The interiors showcase a clean, modern aesthetic with bright, open workspaces enhanced by expansive windows and abundant natural light. High-quality finishes include durable carpet tile flooring, contemporary ceilings with integrated lighting, and sleek, neutral-toned millwork throughout. Private offices and meeting areas offer a refined, professional feel with glass accents and efficient layouts. Well-appointed kitchenettes and collaborative breakout spaces further reflect the thoughtful design and strong overall build quality of the units.

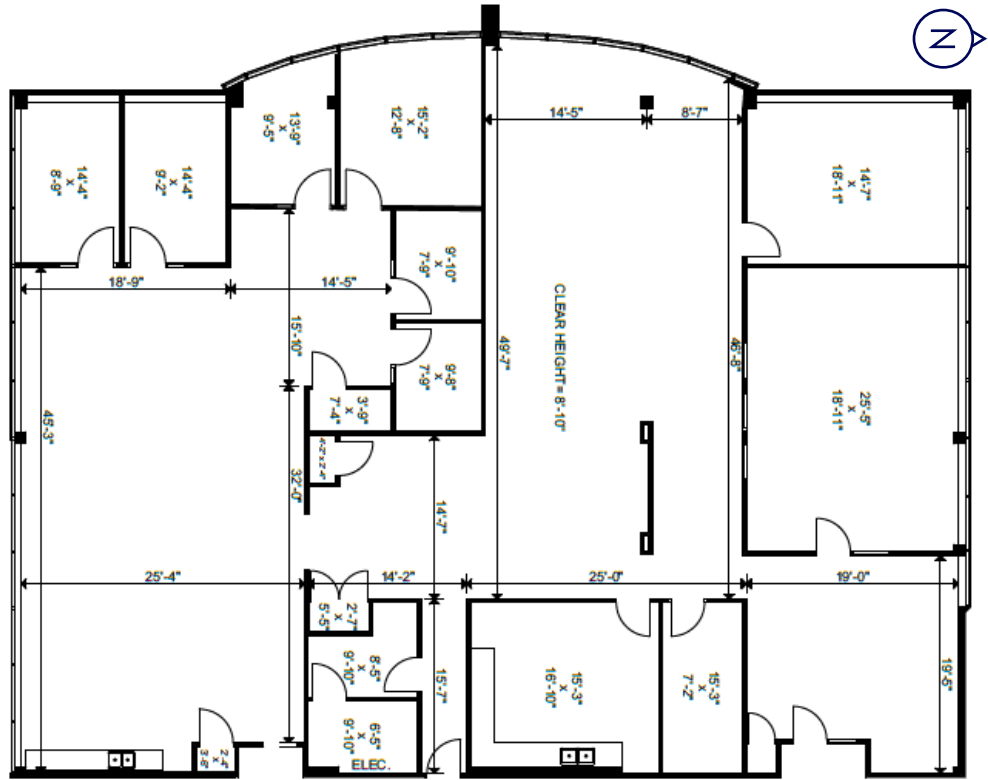


Unit 101 & 102

6,206 SF

- Several private offices and meeting rooms
- Plenty of open workspace
- Kitchenette

Virtual Tour



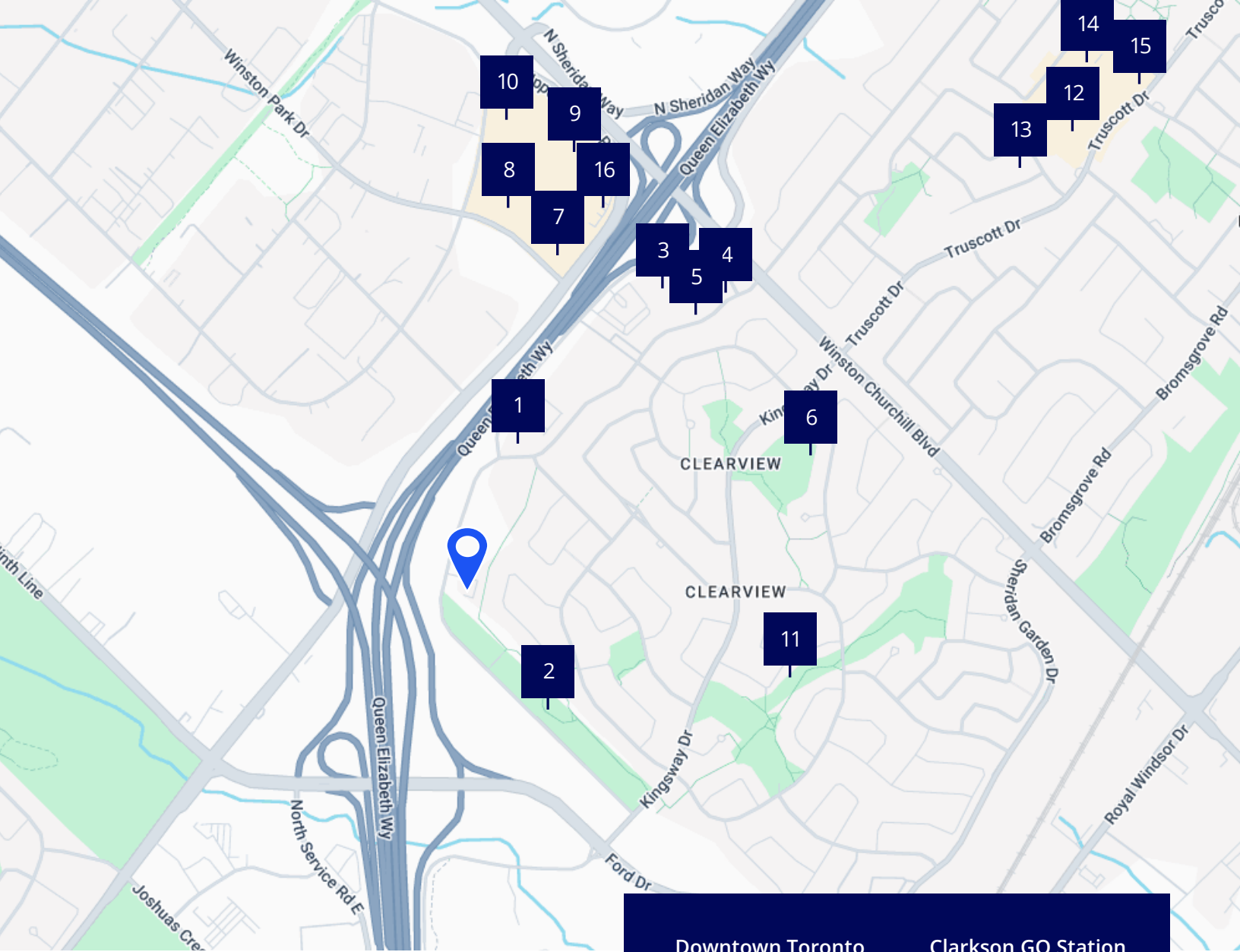
Unit 103

4,499 SF

- Plenty of private offices and meeting rooms
- Open workspaces
- One executive office

Virtual Tour



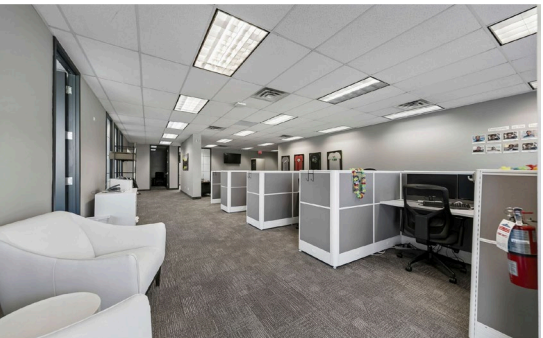
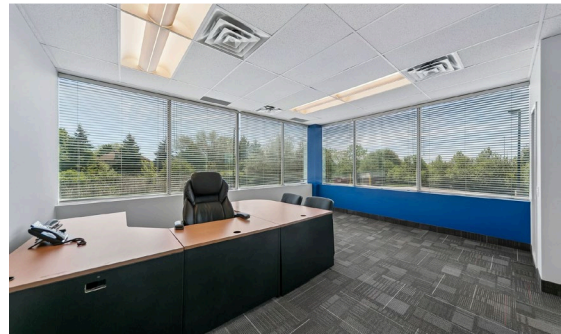
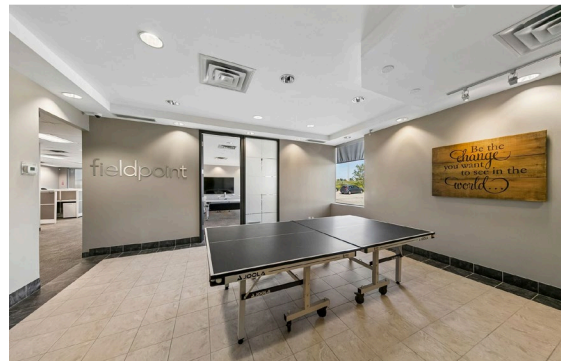


Location Map

2660 Sherwood Heights Drive is located within the Clearview neighbourhood of Oakville and benefits from its proximity to both the Queen Elizabeth Way as well as the Mississauga/ Oakville border.

Downtown Toronto 20 minutes	Clarkson GO Station 10 minutes
Toronto Pearson Airport 18 minutes	Sheridan College Trafalgar Campus 8 minutes
Oakville GO Station 10 minutes	Oakville Place 8 minutes

1 Hilton Garden Inn	5 Fairfield Inn	9 Scaddabush Italian	13 Clarkson Community Centre
2 Kingsford Gardens	6 Clearview Park	10 Trattoria Timone	14 Vive Fitness
3 Quality Inn & Suites	7 Boston Pizza	11 Avonhead Ridge Trail	15 Truscott Italian
4 Tim Hortons	8 Cineplex Cinemas	12 Food Basics	16 iFLY Oakville



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