

CBRE

1 2475
OLD BRONTE
OAKVILLE



2475
Old Bronte Road
Oakville

RETAIL FOR LEASE



Property Details

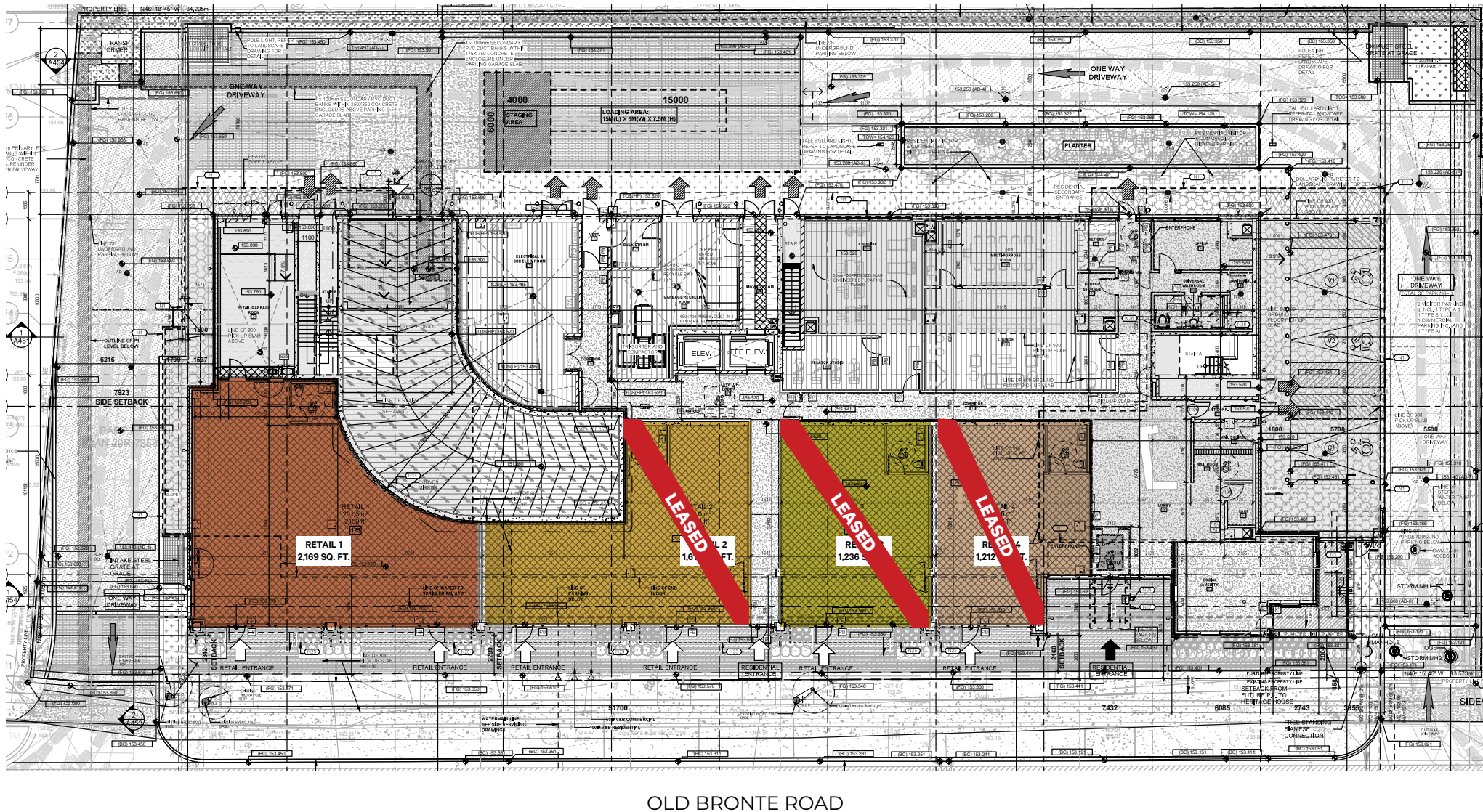
Address	2475 Old Bronte Rd, Oakville			
Unit	1	2	3	4
Size	2,169 Sq. Ft.	1,114 Sq. Ft.	1,176 Sq. Ft.	1,112 Sq. Ft.
Net Rent	\$34.00 Per Sq. Ft.	\$36.00 Per Sq. Ft.	\$38.00 Per Sq. Ft.	\$38.00 Per Sq. Ft.
TMI	\$21.50 *subject to adjustment			
Parking	- Layby parking on the road - 27 commercial designated parking spaces in P1			
Possession	Unit 1 & 4 - July 2024 Unit 2 - September 2024			

One Urban offers a purpose-built rental community with 131 residential units coming soon to Oakville.

We are pleased to offer the retail component ranging from 1,212 Sq. Ft. to 2,169 Sq. Ft. with the ability to combine units (unit 1 and unit 2).

The building is nestled onto a lot just southeast of Bronte Road and Dundas Street West with new development across the street.

Site Plan



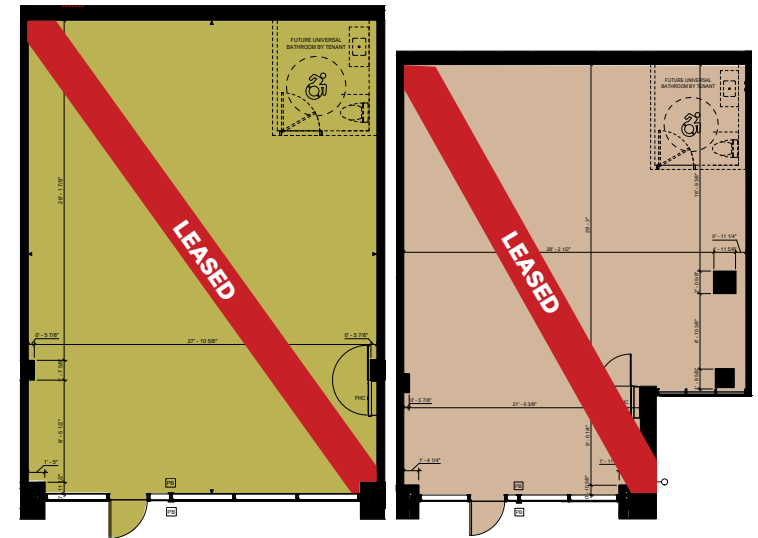
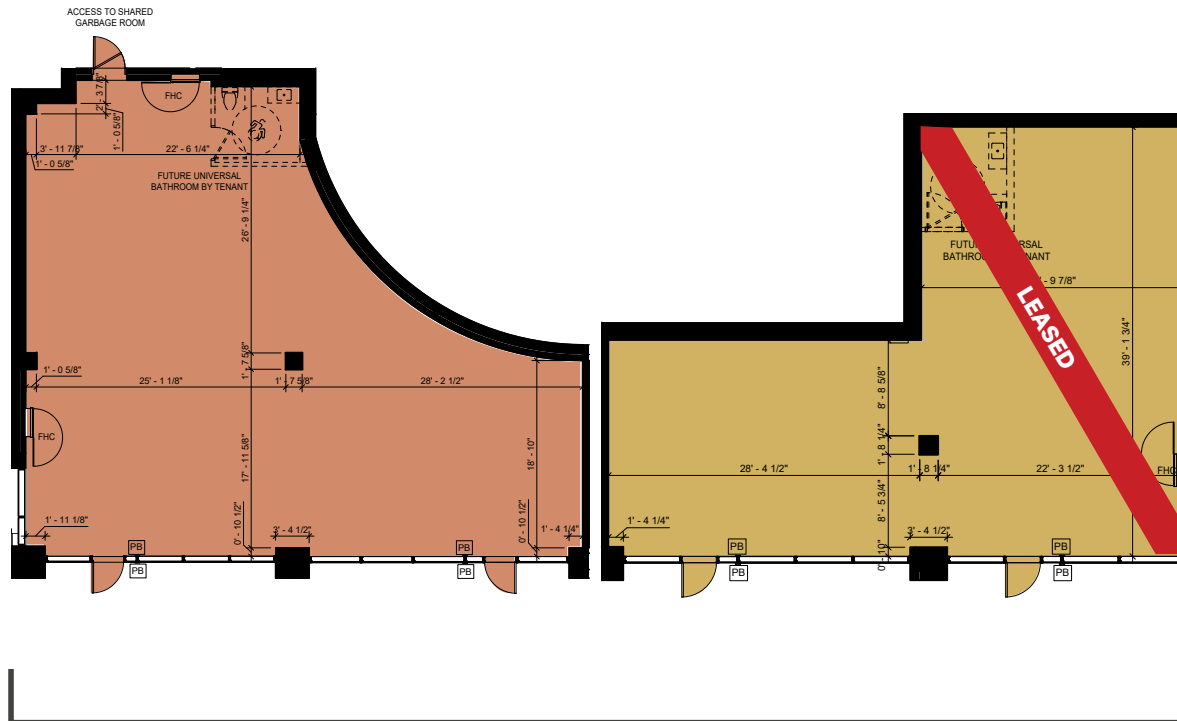
Unit Plan

RETAIL UNIT 1
2,169 SQ. FT.
\$34.00 PER SQ. FT.

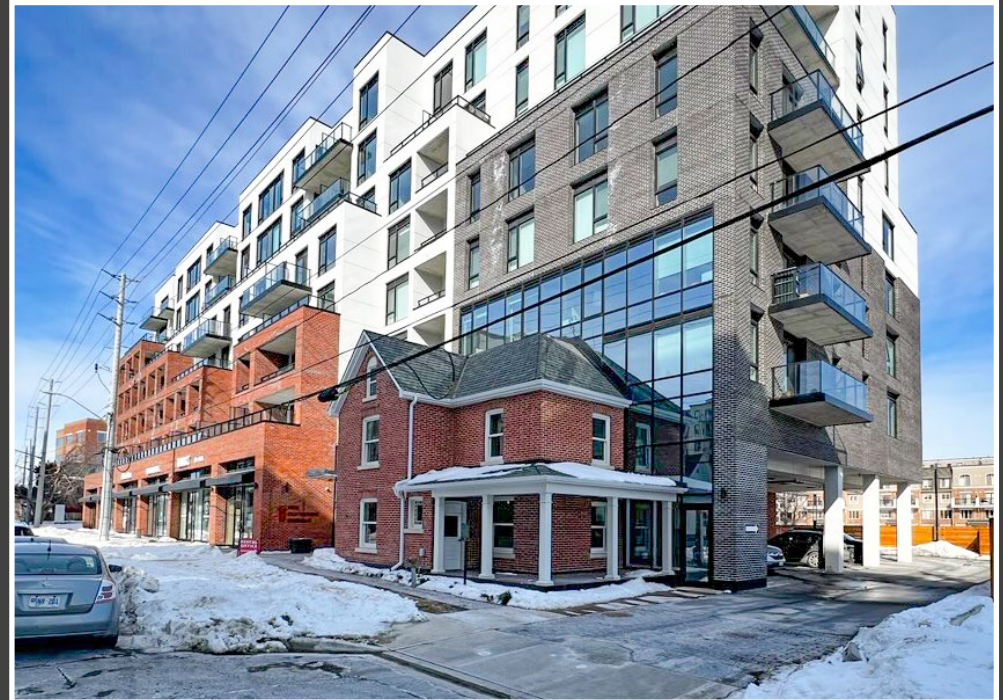
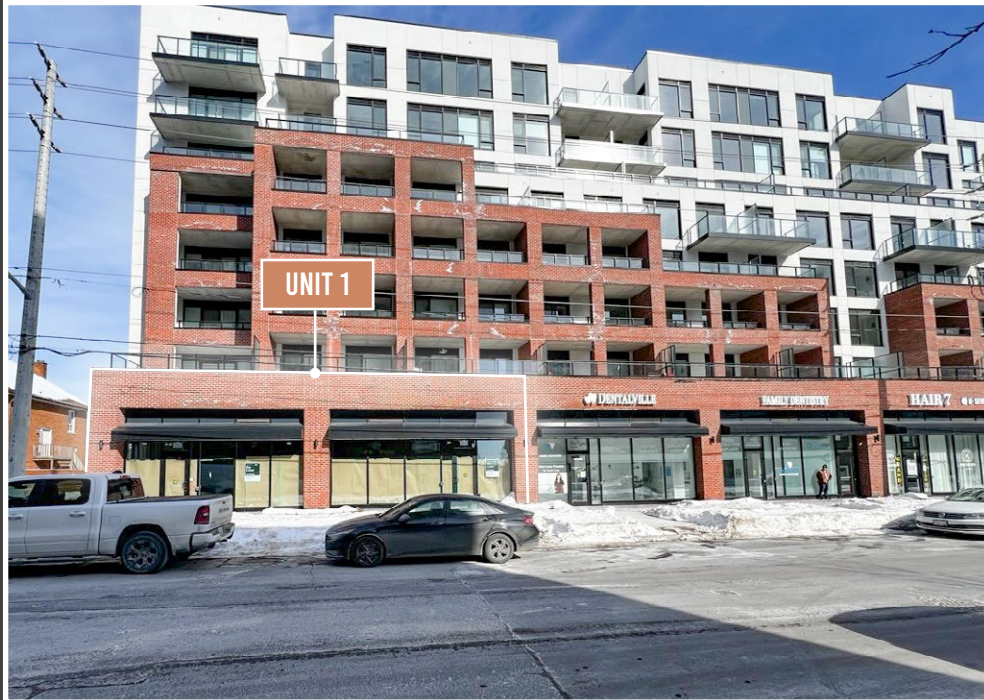
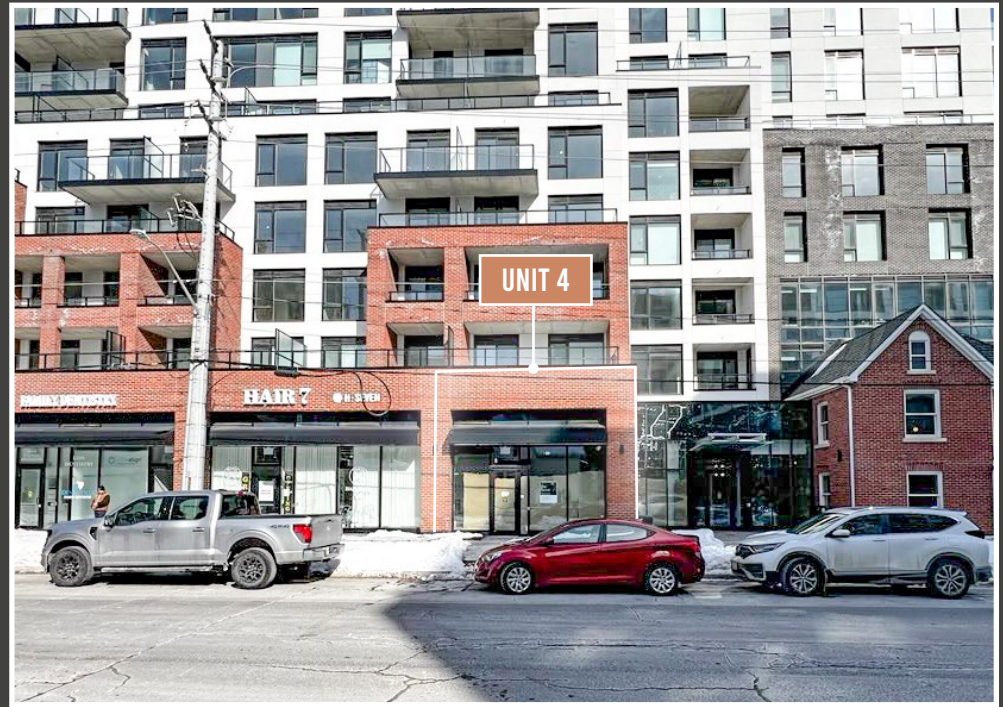
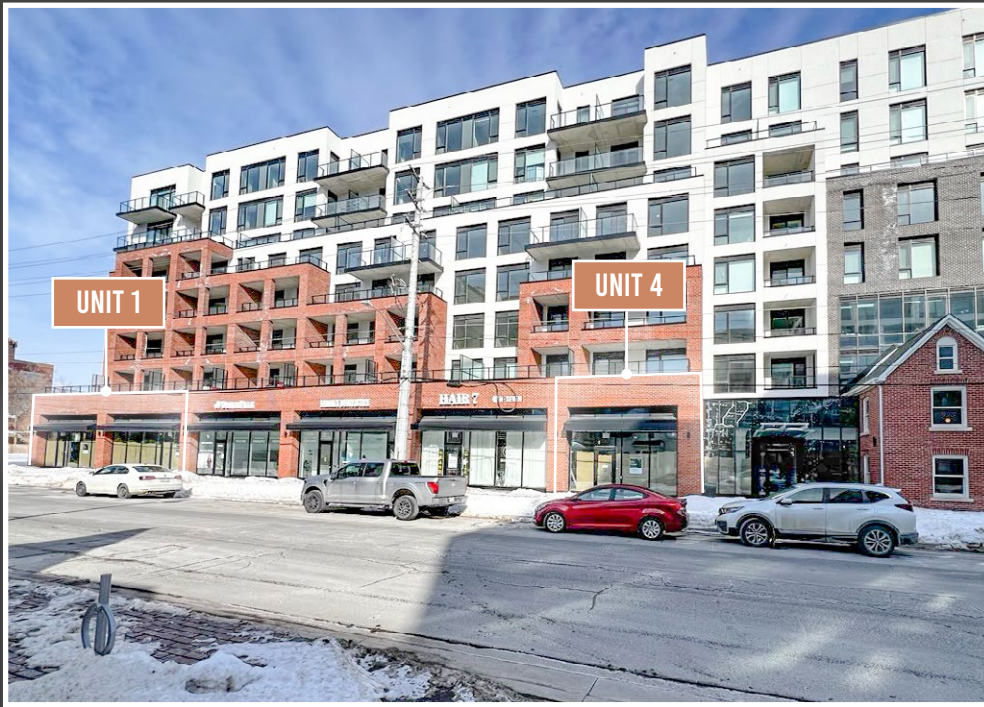
RETAIL UNIT 2
1,614 SQ. FT.
\$36.00 PER SQ. FT.

RETAIL UNIT 3
1,236 SQ. FT.
\$38.00 PER SQ. FT.

RETAIL UNIT 4
1,212 SQ. FT.
\$38.00 PER SQ. FT.









Zoning & Permitted Uses

Oakville Zoning By-Law Mixed Use Zone (MU3):

- Apartment dwelling
- Art gallery
- Business office
- Commercial parking area
- Commercial school
- Community centre
- Conservation use
- Day care
- Dormitory
- Dry cleaning depot
- Dry cleaning/laundry establishment
- Emergency service facility
- Emergency shelter
- Financial institution
- Food bank
- Food production
- Hotel
- Library
- Long term care facility
- Medical office
- Motor vehicle rental facility
- Museum
- Outside display and sales area
- Pet care establishment
- Place of entertainment
- Place of worship
- Public hall
- Rental establishment
- Restaurant
- Retail store
- Retirement home
- Semi-detached dwelling
- Service commercial establishment
- Sports facility
- Veterinary clinic

[CLICK TO VIEW
MU3
ZONING BY-LAW](#)

Demographics

	1 KM	3 KM	5 KM
 Total Population 2025	12,193	45,545	103,215
 Daytime Population 2025	8,007	33,531	96,787
 Population Growth 2025 - 2030	16.8%	8.3%	5.2%
 Household Income 2025	\$204,628	\$237,469	\$235,564



Location & Amenities

OAKVILLE TRANSIT ROUTE:

- 5 - DUNDAS
- 34 - PINE GLEN
- 33 - PALERMO

OAKVILLE TRAFALGAR
MEMORIAL HOSPITAL

BMO

CIBC

LIONS VALLEY
PARK

Domino's

2475 OLD BRONTE RD

FRESH CO.

SHOPPERS
DRUG MART

RBC

STARBUCKS
COFFEE

DUNDAS ST W

BRONTE RD

TD

STARBUCKS
COFFEE

Sobeys

McDonald's

Esso

Tim Hortons

TD

food
Basics

PETRO-CANADA

TD

CIBC

SHOPPERS
DRUG MART

Esso

DOLLARAMA

Tim Hortons

POPEYES

LOUISIANA KITCHEN

BP

NOFRILLS

PETRO-CANADA

Wendy's

SUBWAY

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Oakville

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