



FOR SALE/LEASE

Standalone building with extra land/yard space

2078 Upper Middle Road East
Oakville, ON

Harrison Livermore

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**AVISON
YOUNG**



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2078

Upper Middle Road E
Oakville, ON

Property details

TOTAL AVAILABLE AREA

3,279 sf

LOT SIZE

1.88 acres

ZONING

E4

POSSESSION

Immediate

ASKING NET RENT

\$7,500 per month

ASKING PRICE

\$3,900,000

REALTY TAXES

\$40,052.70

Features



Major renovation in 2020, including new roof, windows, electrical, furnace, kitchen, and bathroom



On site parking



Excellent signage/exposure



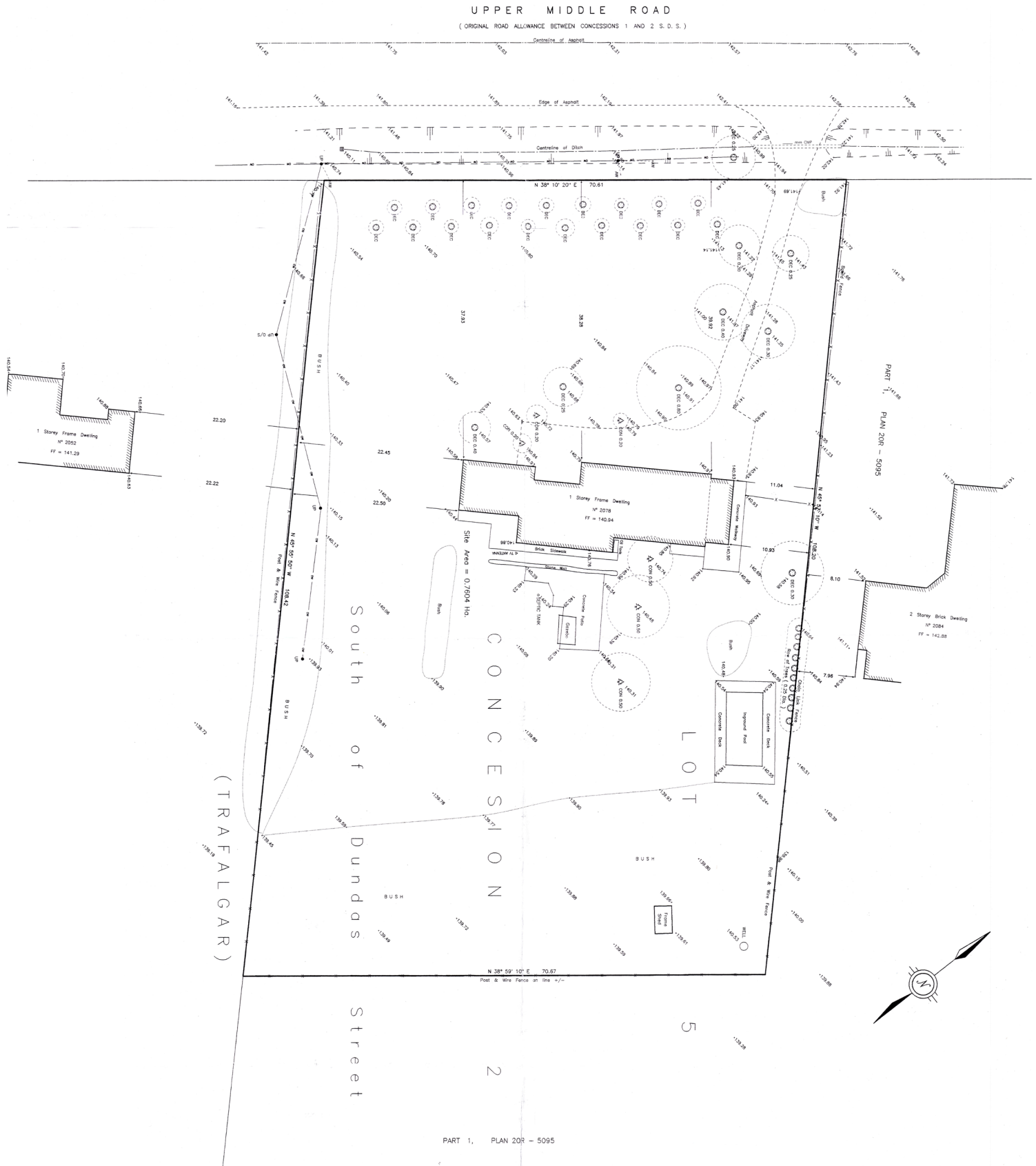
Flexible zoning permits a wide variety of uses

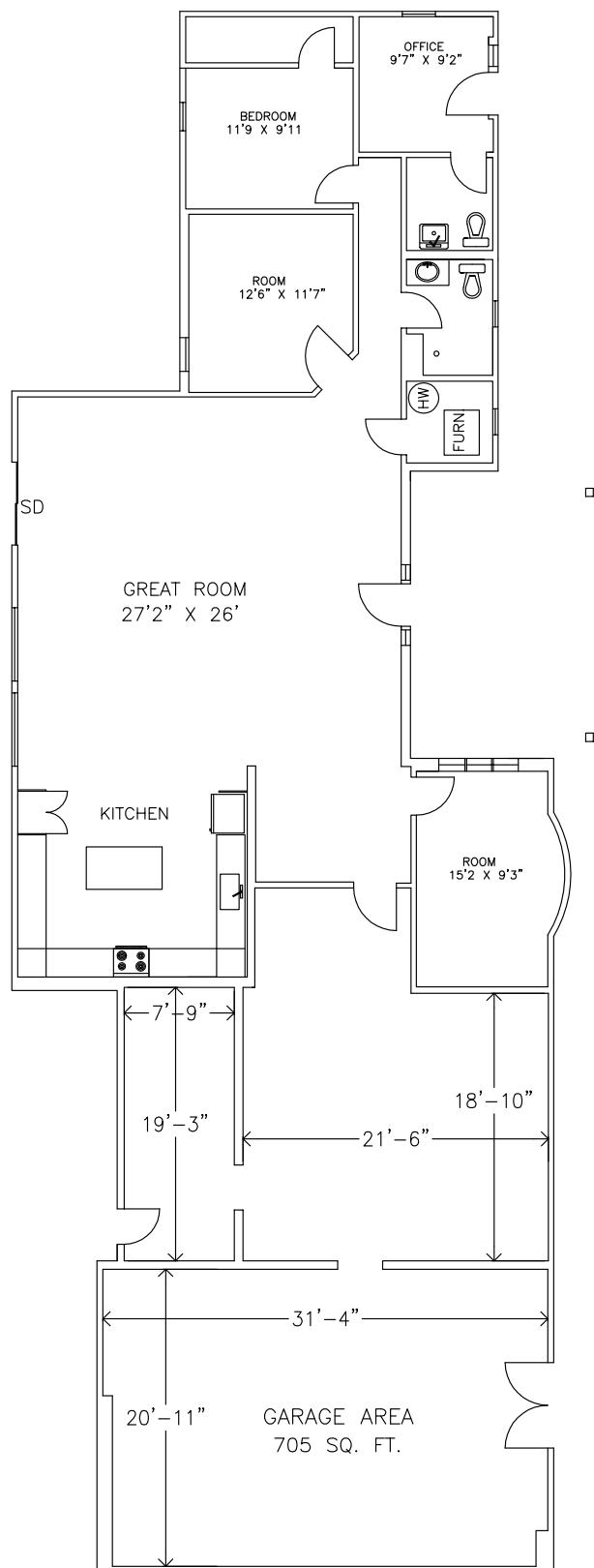


Immediate access to the QEW/403/407



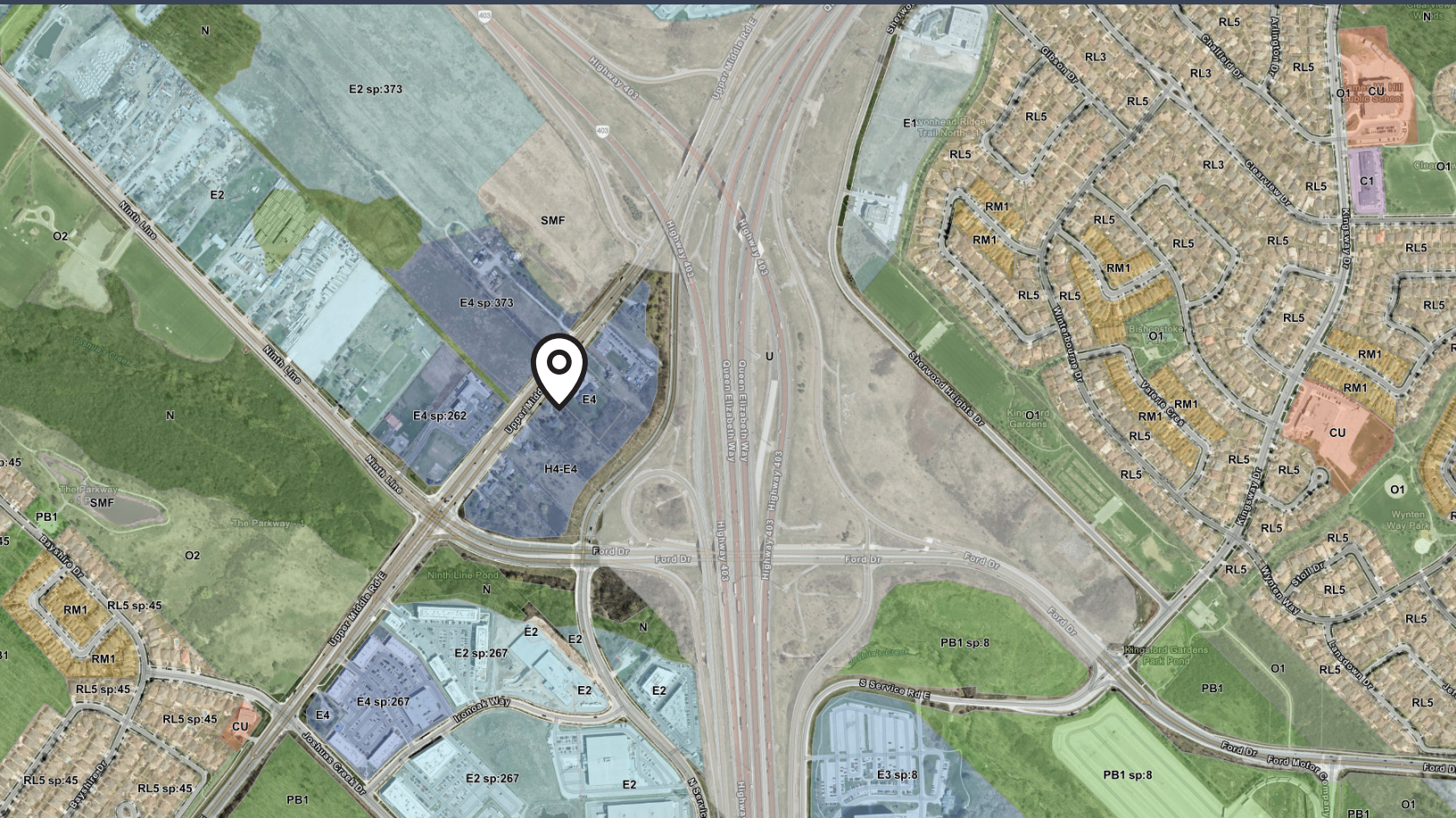
Proximity to numerous retail amenities including Farm Boy, Starbucks and many others





All measurements and calculations are based on the principles of measurements as set out in B.O.M.A. Standard ANSI/BOMA Z65.1-2010 Published by Building Owners and Managers Association (B.O.M.A.)

AREAS: SQ. FT.	
GROUND	2,574
GARAGE	705
TOTAL:	3,279



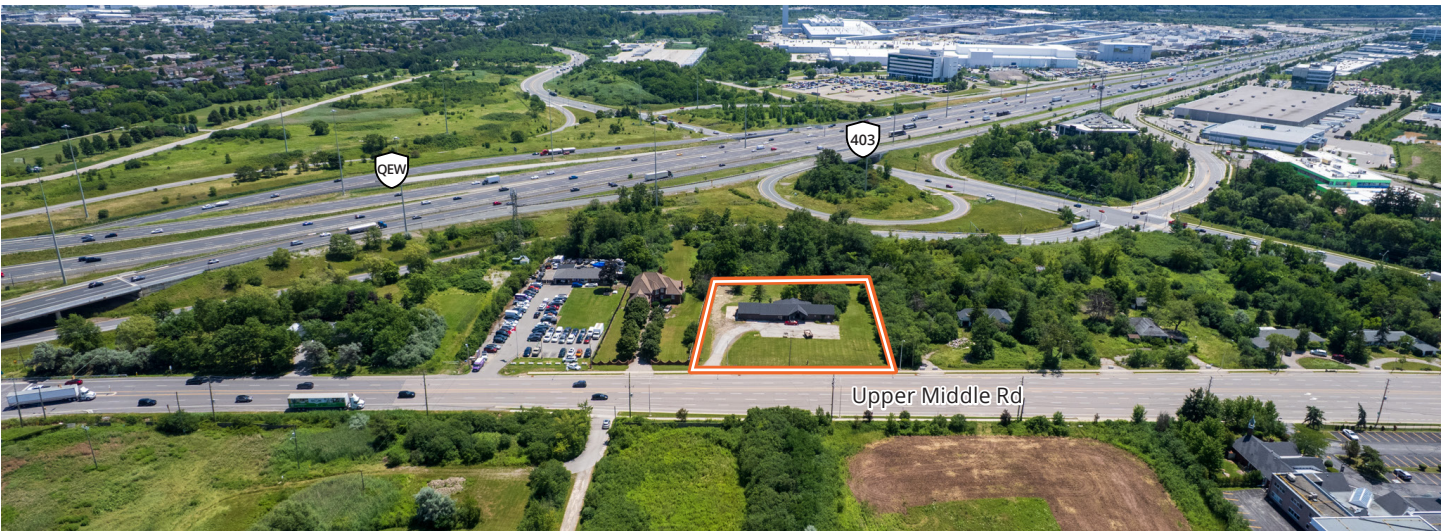
E4 - PERMITTED USES

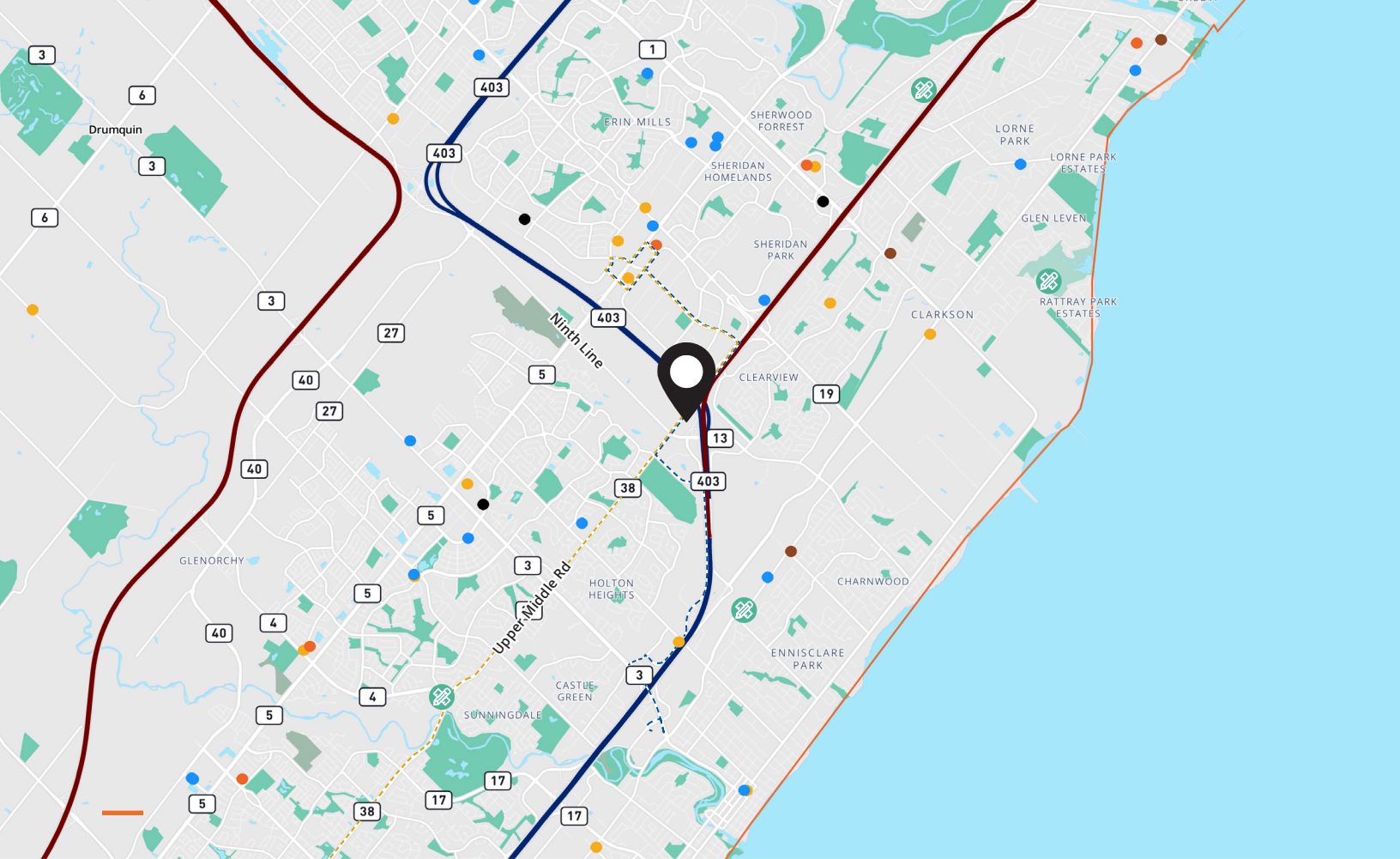
Art gallery	Motor vehicle service station
Business office	Motor vehicle washing facility
Commercial school	Outside display and sales area
Commercial self-storage	Park, public
Community centre	Pet care establishment
Conservation use	Place of entertainment
Contractors establishment	Place of worship
Day care	Public hall
Drive-through facility	Rental establishment
Dry cleaning depot	Repair shop
Emergency service facility	Restaurant
Financial institution	Retail propane and transfer facility
Food bank	Retail store
Food production	School, private
Funeral home	Service commercial establishment
Hotel	Sports facility
Medical office	Stormwater management facility
Motor vehicle body shop	Taxi dispatch
Motor vehicle dealership	Training facility
Motor vehicle rental facility	Veterinary clinic
Motor vehicle repair facility	

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Oakville, ON

PHOTOS





TRANSIT LEGEND

— Route 120 East Industrial

— Route 6 Upper Middle

- Grocery stores
- Restaurants / take-out
- Pharmacies
- Healthcare
- Fitness centres
- ⌘ Elementary & secondary schools

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