

# For Sale

# 217 Lakeshore Rd. E., Oakville, ON

## \$3,950,000



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# PROMINENT BUILDING LOCATED IN THE HEART OF DOWNTOWN OAKVILLE



## THE OPPORTUNITY

- 217 LAKESHORE RD. EAST IS A TWO-LEVEL BUILDING WITH A FINISHED BASEMENT LOCATED IN THE HEART OF DOWNTOWN OAKVILLE. IT IS SURROUNDED BY DISTINGUISHED RETAILERS AND DIRECTLY ADJACENT TO THE TOWN SQUARE.
- THE PROPERTY IS SITUATED ON THE NORTH (SUNNY) SIDE OF LAKESHORE ROAD EAST.
- APPROXIMATELY 25 FEET OF PROMINENT FRONTAGE.
- WELL SUITED FOR END-USERS AND INVESTORS.
- BENEFITS FROM DOWNTOWN OAKVILLE'S ABUNDANT PEDESTRIAN AND VEHICLE TRAFFIC.



**217 LAKESHORE ROAD EAST OAKVILLE, ON**

**BUILDING SIZE: 5,648 SQUARE FEET + BASEMENT\***

**(2,837 MAIN FLOOR + 2,811 SECOND FLOOR + BASEMENT)**

**FRONTAGE: APPROXIMATELY 25 FEET**

**ZONING: CENTRAL BUSINESS DISTRICT**

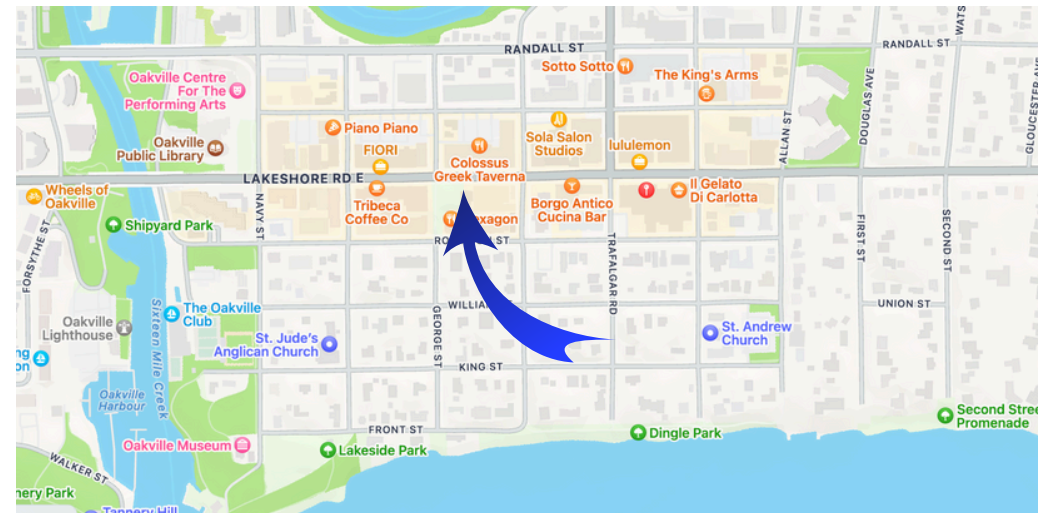
**PROPERTY TAXES: EST. \$35,862 (2024)**

**ASKING PRICE: \$3,950,000**

• MEASURED PER BOMA STANDARDS

## **RARE OPPORTUNITY WITH OVER 5,600 SQUARE FEET OF PRIME RETAIL SPACE + FINISHED BASEMENT**

- Flagship Opportunity for a retail store or service business.
- Rear entrance easily accessible from municipal parking lot.
- Flexible floor plan to suit a variety of uses.
- Large dry, finished basement ideal for inventory storage or clearance level.
- Generous CBD zoning permits wide variety of uses.

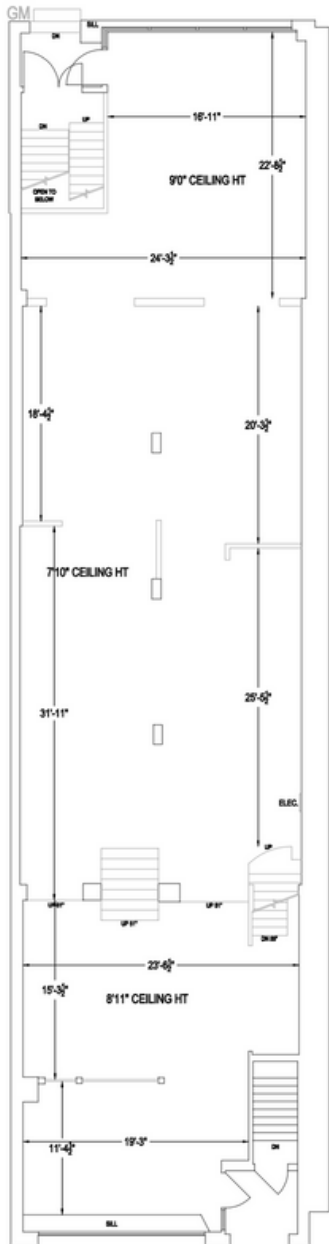




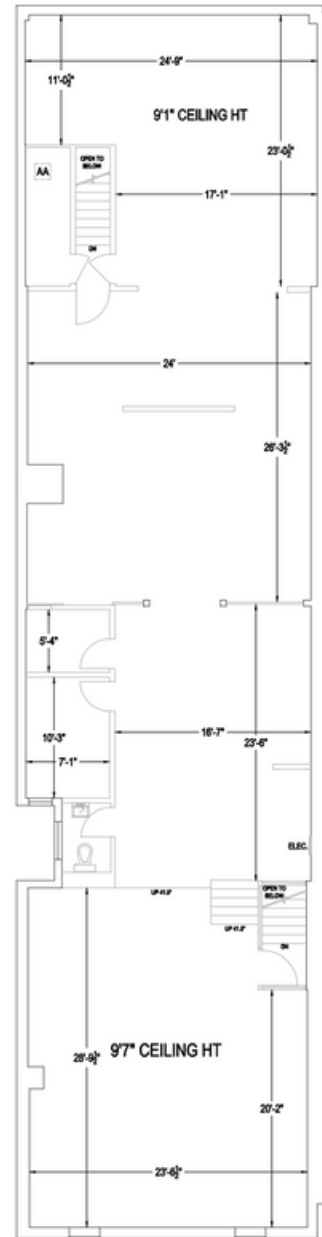
## THE LOCATION

- Recognizable storefront centrally located in the heart of vibrant and active Downtown Oakville, on the north side of Lakeshore Rd. E, between George St. and Dunn St.
- Directly adjacent to Downtown Oakville Town Square which hosts multiple year-round events.
- The unit is positioned among other top tier retailers, and set amongst pedestrian friendly double width sidewalks.
- Ample municipal and street and parking surrounding the building.

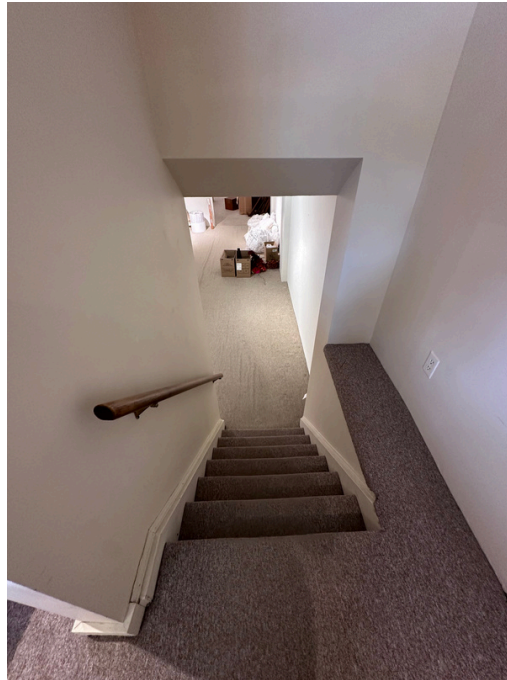
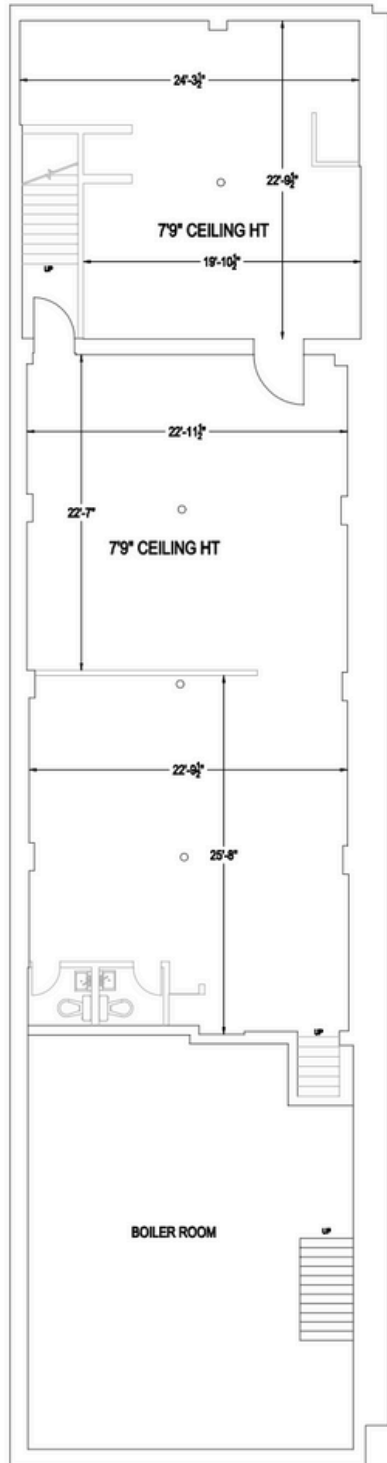
# FLOOR PLANS



**Main Floor: 2,837 Sq. Ft.**



**Second Floor: 2,811 Sq. Ft.**



**Lower Level: 2,008 Sq. Ft.**

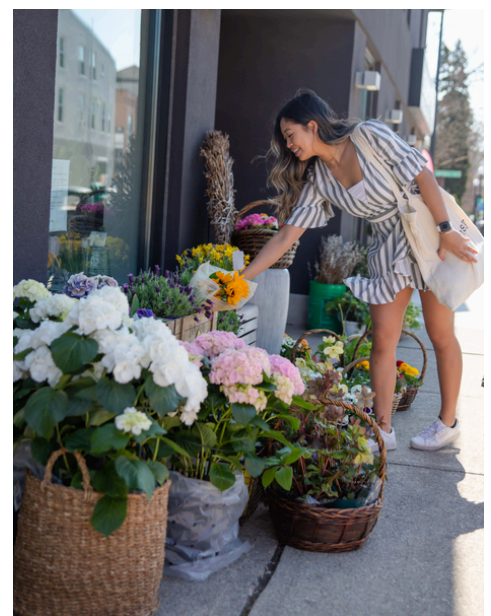
**Boiler Area: 824 Sq. Ft.**



EST. 1857

# OAKVILLE

DOWNTOWN



# Join Oakville's Upscale Lakeside Shopping District

- Downtown Oakville is a charming community rich in historical character.
- Includes 6 blocks of sought after shops, restaurants, specialty boutiques and services, as well as luxury fashion brands.
- Enhanced beautification and signature events like Hometown Holiday, Fall Fest, and Taste of Oakville, along with street sales, foster a charming neighbourhood to expand your brand's physical footprint.
- Recently completed revitalization of the downtown includes new wide sidewalks, patios, lighting, and landscaping.



## Surrounded by Canada's Most Envable and Completely Renewed Downtown

- Lakeshore Road East benefits from pedestrian traffic due to an intensifying residential base, strong tourism appeal, co-tenancy, and a quickly growing employment and residential base.
- Trade area growth is led by a critically important demographic of high income households.
- Located in one of Canada's most affluent communities and referred to as Canada's "most liveable community"
- Business-friendly Town of Oakville with a dedicated and market savvy Business Improvement Area employing the latest digital services and technologies  
[www.oakvilledowntown.com](http://www.oakvilledowntown.com)



## Demographics (3KM)



Population

27,376



Daytime Population

49,042



Total Households

11,222



Household Income

\$207,319

From July 1, 2020 to June 30th, 2021 there were 3.8M + visits to Downtown Oakville.  
42% of visitors travelled from a distance of 30 minutes or more.

**FOR SALE**  
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**FOR FURTHER INFORMATION PLEASE CONTACT:**



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