

94 George Street  
**FOR SALE**



EST. 1857

**OAKVILLE**  
DOWNTOWN



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# THE Opportunity

## PROMINENT **Building**

STANDOUT, HIGHLY RECOGNIZABLE 5,600SF RETAIL AND RESTAURANT BUILDING ANCHORING DOWNTOWN OAKVILLE'S TOWN SQUARE.

## FLEXIBLE **Floor Plan**

BUILDING CONFIGURATION, ACCESS POINTS AND SERVICE DISTRIBUTION ARE CONDUCTIVE TO A FLEXIBLE FLOOR PLAN FOR 1-6 UNITS.

## DOWNTOWN **Oakville**

EXCEPTIONAL OPPORTUNITY INVESTORS AND END USERS, COMBINING STRONG DEMOGRAPHICS WITH LAKESIDE CHARM THAT DRIVES CONSISTENT TRAFFIC TO ITS SOPHISTICATED BOUTIQUES AND DIVERSE DINING.

## THE HEART OF **Towne Square**

OAKVILLE'S TOWN SQUARE OFFERS A POLISHED, INVITING SCENE: WELL-MAINTAINED GREENERY AND CLASSIC ARCHITECTURE CREATE A LIVELY CENTRAL GATHERING POINT.



# THE Building

PROMINENT BUILDING IN CENTRAL DOWNTOWN OAKVILLE, FRONTING TOWNE SQUARE.

**Address:** 94 George St., Oakville ON

**Property Type:** Two-Level Retail / Commercial

**Frontage:** 62 Feet onto Towne Square

**Building Size:** 5,606 Square Feet

**Zoning:** Central Business District (CBD)

which offers a wide range of Permitted Uses.

**Taxes:** \$28,809 (2024 final)

**Asking Price:** Contact Brokerage







LAKESHORE RD. EAST

GEORGE ST.

BURROWS

TOWNE SQUARE  
GALLERY

PIAZZA  
METRO

CIBC



# THE Floor Plan

**BUILDING CONFIGURATION, ACCESS POINTS AND SERVICE DISTRIBUTION ARE CONDUCTIVE TO A FLEXIBLE FLOOR PLAN FOR 1-6 UNITS.**

**CURRENTLY, UNITS 1,4,5, ARE RETAIL USES AND UNITS 2,3,6 ARE DESIGNED FOR RESTAURANT USE WITH EXISTING KITCHEN(S) SEATING, AND PATIO(S)\***

**VARIOUS OPTIONS TO EXPAND RESTAURANT OR RETAIL AREAS.**

**UNIT 1:** 1,093 Square Feet

**UNIT 2/3:** 1,946 Square Feet

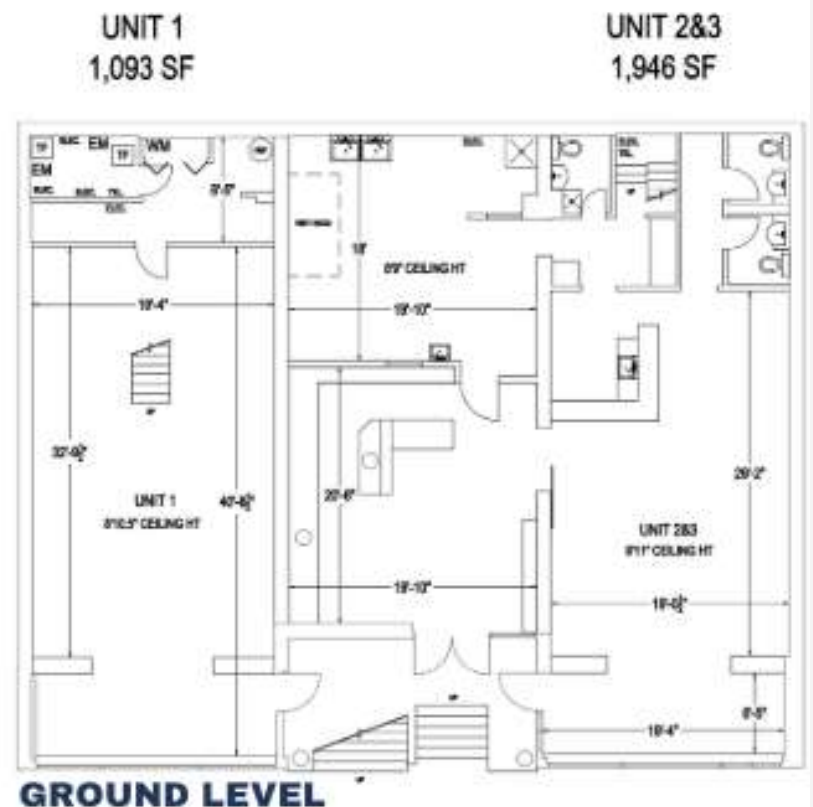
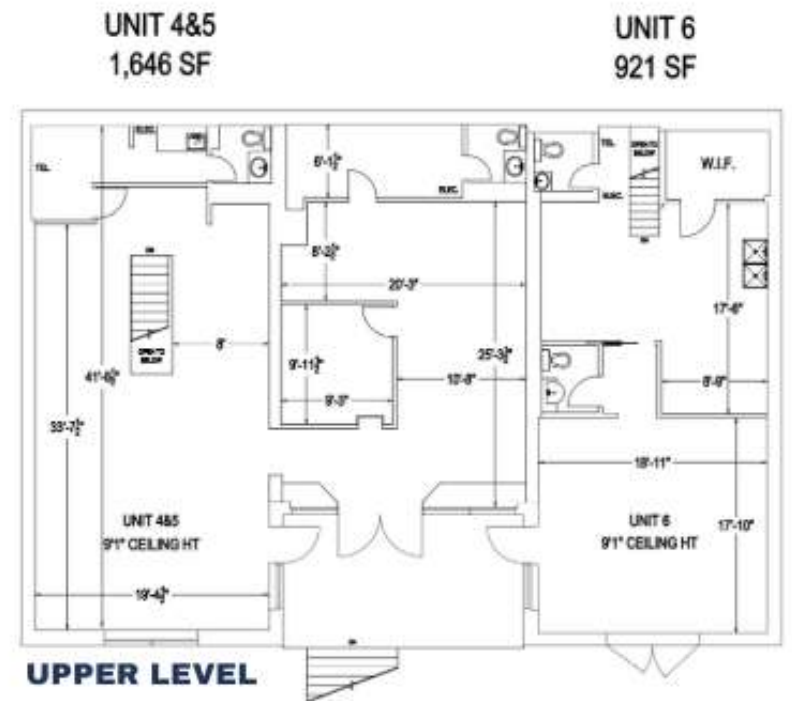
**UNIT 4/5:** 1,646 Square Feet

**UNIT 6:** 921 Square Feet

**BUILDING TOTAL:** 5,606 Square Feet

**[FOR PDF FLOOR PLAN CLICK HERE](#)**

**\*PURCHASER TO CONFIRM ALL MEASUREMENTS AND PATIO POTENTIAL.**



# INTERIOR (UNITS 2/3/6)





# INTERIOR (UNITS 1/4/5)





# THE Towne Square

**OAKVILLE'S PLANNED TOWN SQUARE REVITALIZATION WILL QUICKLY ENHANCE ITS ALREADY INVITING ATMOSPHERE BY INTRODUCING IMPROVED SEATING, LUSH GREENERY, AND A WATER FEATURE. THIS UPGRADE, PLANNED FOR EFFICIENT COMPLETION, WILL SEAMLESSLY INTEGRATE WITH THE BELOVED LAKESHORE ROAD STREETScape, WHILE ALSO PROVIDING A MORE ADAPTABLE SPACE FOR THE COMMUNITY'S VIBRANT EVENTS.**





# OAKVILLE TOWNE SQUARE



**RENDERINGS OF PROPOSED TOWNE SQUARE REVITALIZATION (NAK DESIGN STRATEGIES)**



# THE Downtown

- 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.
- Recently completed revitalization of the downtown includes new wide sidewalks, patios, lighting, and landscaping.







## Surrounded by Top Retailers and Restaurants in 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

# 94 George St., Oakville, ON

**FOR FURTHER INFORMATION PLEASE CONTACT:**



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