



FOR LEASE

2371 Lakeshore Rd W.
Oakville, ON

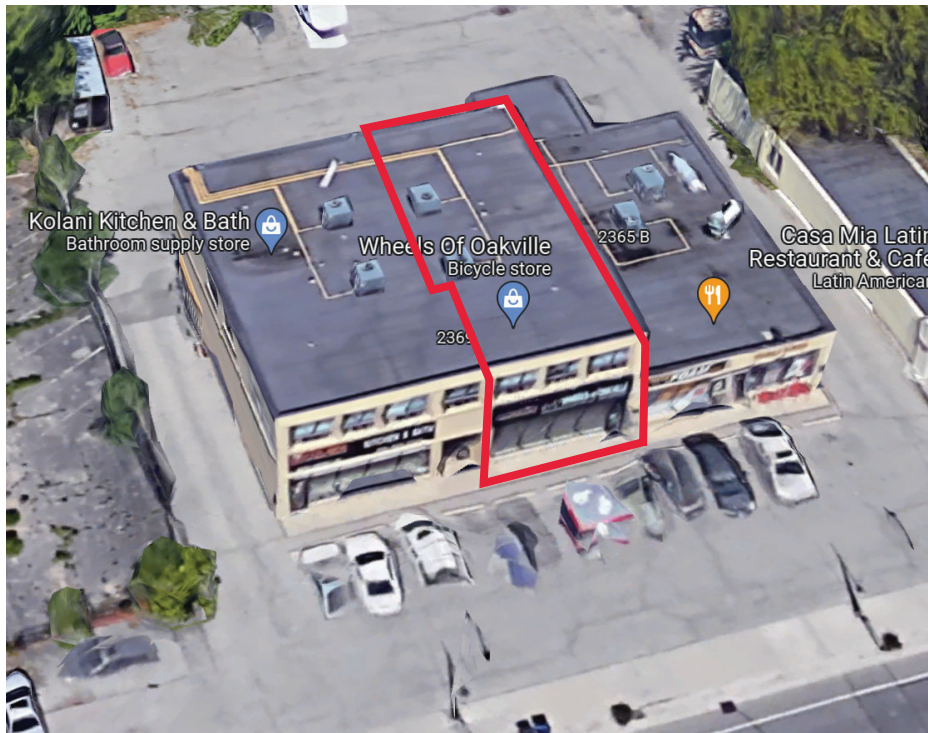


Property Highlights

This unit provides 2,480 sq ft of functional space for a short-term retail opportunity. It is located in the heart of the thriving Bronte Village neighbourhood and is steps away from the waterfront, Farm Boy grocery store, local shops, cafes, and restaurants. Parking spaces are available in the front and loading spaces are available in the back of the building.

Offering Summary

Owner:	Graywood Bronte Village Limited
Lease Rate:	\$5,000
Available SF:	2,480 sf
Term:	2 years starting Q4 2022 (60 day termination at 1 year)
Zoning:	H1-MU1 (main street 1)
Timing:	Q4 2022
Landlord Expenses:	Property Tax and Maintenance
Tenant Expenses:	Gas, Electricity, Water, Insurance



Right to Use
Shared Parking
Spaces at
Front of
Property



Central Location in the
Heart of Bronte Village



Competitive
Rents



Permitted Uses

The following is a list of permitted uses on this site taken from Zoning By-law 2014-014:

	CBD	MU1	MU2	MU3	MU4
<i>Accessory dwelling</i> (5)	✓				
<i>Apartment dwelling</i>	✓ (1)	✓ (3)	✓ (3)	✓ (3)	✓ (3)
<i>Art gallery</i> (7)	✓	✓	✓	✓	✓
<i>Bed and breakfast establishment</i> (5)	✓				
<i>Business office</i> (6)(7)	✓	✓	✓	✓	✓
<i>Commercial parking area</i>	✓	✓	✓	✓	✓
<i>Commercial school</i> (7)	✓	✓	✓	✓	✓
<i>Community centre</i>	✓	✓	✓	✓	✓
<i>Conservation use</i>	✓	✓	✓	✓	✓
<i>Day care</i>	✓ (5)	✓	✓	✓	✓
<i>Detached dwelling</i> (2)	✓	✓	✓		
<i>Dormitory</i> (4)	✓	✓	✓	✓	✓
<i>Dry cleaning depot (PL140317)</i> (7)	✓	✓	✓	✓	✓
<i>Dry cleaning/laundry establishment (PL140317)</i> (7)	✓	✓	✓	✓	✓
<i>Emergency service facility</i>	✓	✓	✓	✓	✓
<i>Emergency shelter (PL140317)</i>	✓ (8)	✓ (8)	✓ (8)	✓ (8)	✓ (8)
<i>Financial institution</i> (7)	✓	✓	✓	✓	✓
<i>Food bank</i> (7)	✓	✓	✓	✓	✓
<i>Food production</i> (7)	✓	✓	✓	✓	✓
<i>Funeral home</i>	✓				
<i>Home Occupation</i> (5)	✓	✓	✓	✓	✓
<i>Hotel</i> (7)	✓			✓	✓
<i>Library</i>	✓	✓	✓	✓	✓
<i>Live-work dwelling (2017-025)</i> (2)	✓	✓	✓		
<i>Long term care facility</i>	✓ (1)	✓ (3)	✓ (3)	✓ (3)	✓ (3)
<i>Medical office</i> (6)(7)	✓	✓	✓	✓	✓
<i>Motor vehicle rental facility</i>				✓	✓

	CBD	MU1	MU2	MU3	MU4
<i>Museum</i>	✓	✓	✓	✓	✓
<i>Outside display and sales area</i> (7)	✓	✓	✓	✓	✓
<i>Park, public</i>	✓	✓	✓	✓	✓
<i>Pet care establishment</i> (7)	✓	✓	✓	✓	✓
<i>Place of entertainment</i> (7)	✓	✓	✓	✓	✓
<i>Place of worship</i>	✓	✓	✓	✓	✓
<i>Post-secondary school</i>	✓	✓	✓	✓	✓
<i>Private home day care</i> (5)	✓	✓	✓	✓	✓
<i>Public hall</i> (7)	✓			✓	✓
<i>Rental establishment</i> (7)	✓	✓	✓	✓	✓
<i>Restaurant</i> (7)	✓	✓	✓	✓	✓
<i>Retail store</i> (7)	✓	✓	✓	✓	✓
<i>Retirement home</i>	✓ (1)	✓ (3)	✓ (3)	✓ (3)	✓ (3)
<i>School, private</i>	✓	✓	✓	✓	✓
<i>School, public</i>	✓	✓	✓	✓	✓
<i>Semi-detached dwelling</i> (2)	✓	✓	✓		
<i>Service commercial establishment</i> (7)	✓	✓	✓	✓	✓
<i>Short-term accommodation</i> (9)	✓	✓	✓	✓	✓
<i>Sports facility</i> (7)	✓	✓	✓	✓	✓
<i>Stormwater management facility</i>	✓	✓	✓	✓	✓
<i>Taxi dispatch</i> (7)	✓	✓	✓	✓	✓
<i>Townhouse dwelling</i> (2)	✓	✓	✓		
<i>Veterinary clinic</i> (7)	✓	✓	✓	✓	✓

For more information on regulations within the MU1 zone please refer to the Town of Oakville Zoning By-law 2014-014, which can be found online at the following link:

<https://www.oakville.ca/assets/2011%20planning/2014-014-totalpackage.pdf>

Demographics

223,000

Expected 2025
Oakville Population

12%

2016-2020 Oakville
Population Growth

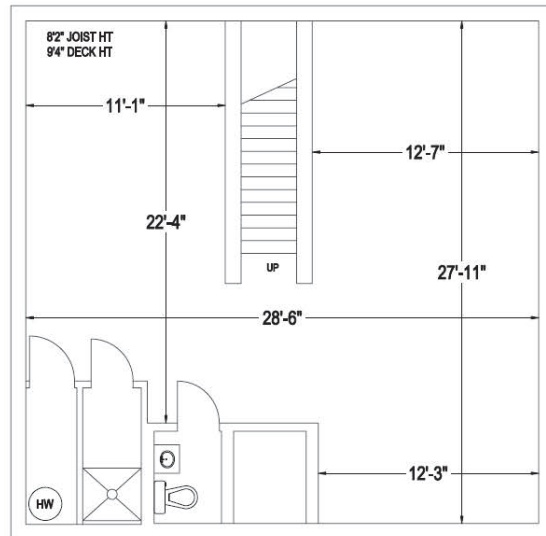
\$156,595

Average Household
Income

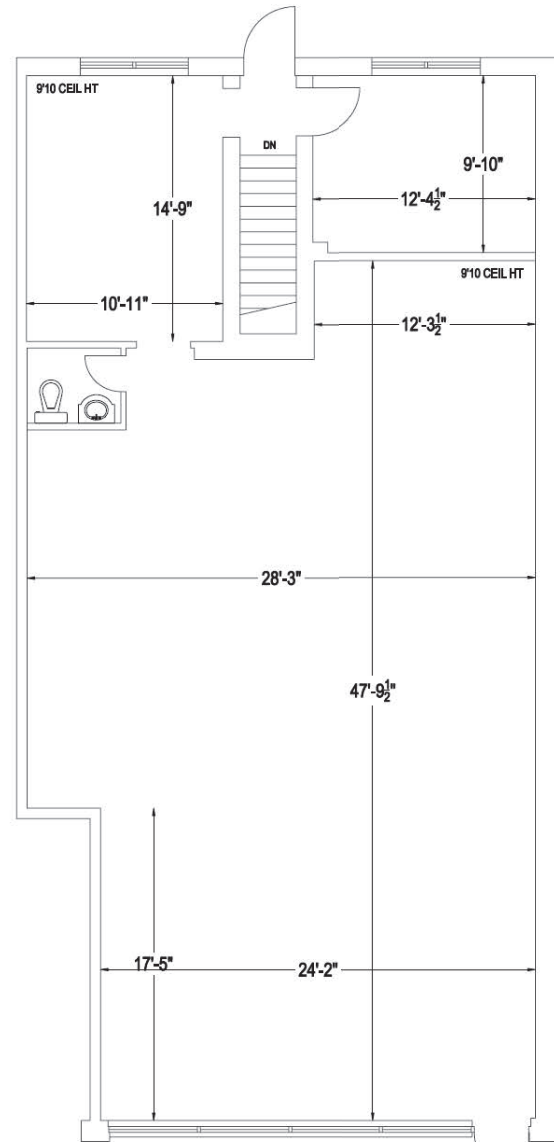
11%

2011-2016 Bronte
Village Population
Growth

Floor Plan



+ 796 SF BASEMENT



1,684 SF MAIN FLOOR

1,684 SF MAIN FLOOR
+ 796 SF BASEMENT

Gallery



*Please note: Images reflect the space as occupied by the current tenant, Wheels of Oakville. The space will be delivered vacant.

Surrounding Context Map



Let's talk.

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