

FOR SALE OR LEASE

2914 SOUTH SHERIDAN WAY

OAKVILLE, ON



**CUSHMAN &
WAKEFIELD**

2914 SOUTH SHERIDAN WAY OAKVILLE, ON



PROPERTY HIGHLIGHTS

- Three-storey office building for sale in prime Oakville location. An excellent opportunity for user/investor.
- Third floor is available for sale or lease.
- Situated within a well-maintained office campus in Oakville.
- Ideally positioned on the border of Mississauga with immediate access to the QEW and Hwy 403.
- Ample surface parking available.
- Surrounded by a wide array of amenities including restaurants, retail, and public transit options.

FOR SALE	
OPTION 1	
Full Building	6,066 SF
Sale Price	\$2,495,000
Annual Taxes	\$20,993.85 (2024)
Condo Fees	\$1,068.38 monthly
OPTION 2	
Third Floor	2,022 SF
Sale Price	\$995,000
Annual Taxes	TBD
Zoning	E4 SP:143

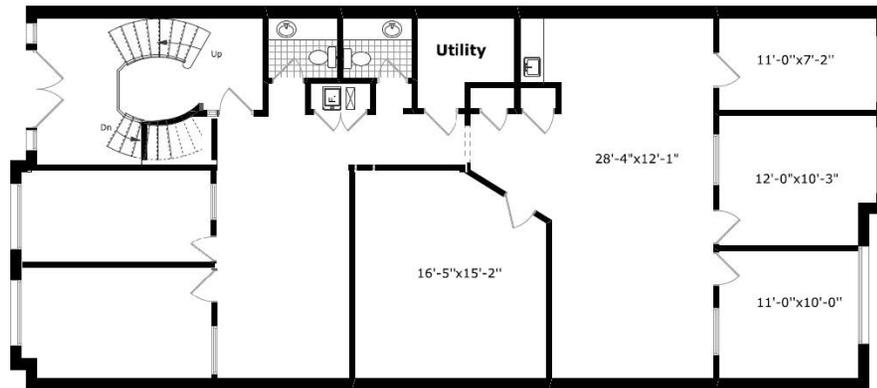
*Option to purchase multiple units for future user/investor growth - call listing agent for details

FOR LEASE	
Third Floor	2,022 SF
Net Rent	\$15.00 PSF
Additional Rent	\$11.50 PSF (est. 2025)
Term	3 to 5 years
Possession	Immediate
Zoning	E4 SP:143

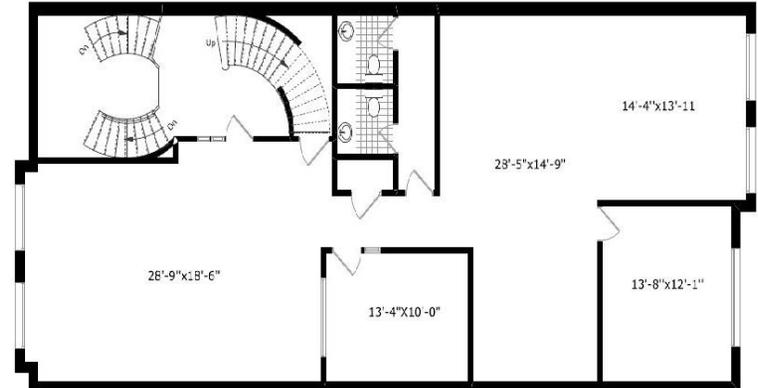


**DOWNLOAD AND EXECUTE
CONFIDENTIALITY AGREEMENT
FOR FURTHER INFORMATION**

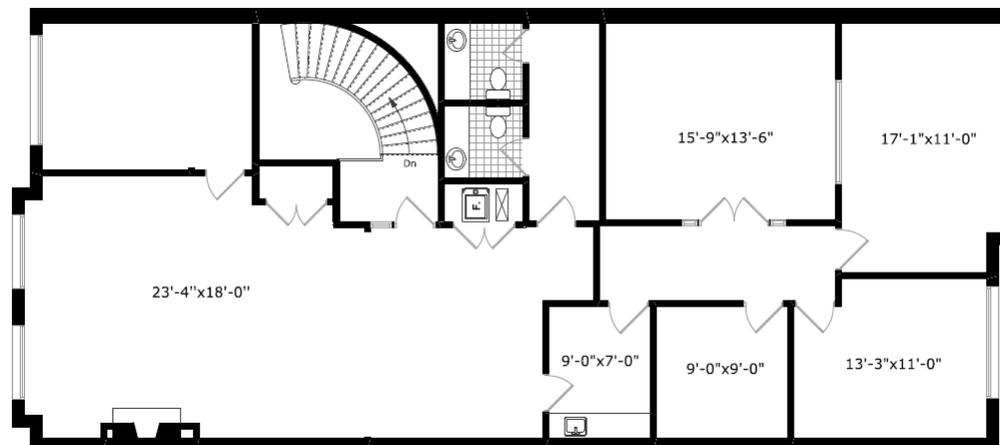
FIRST FLOOR



SECOND FLOOR

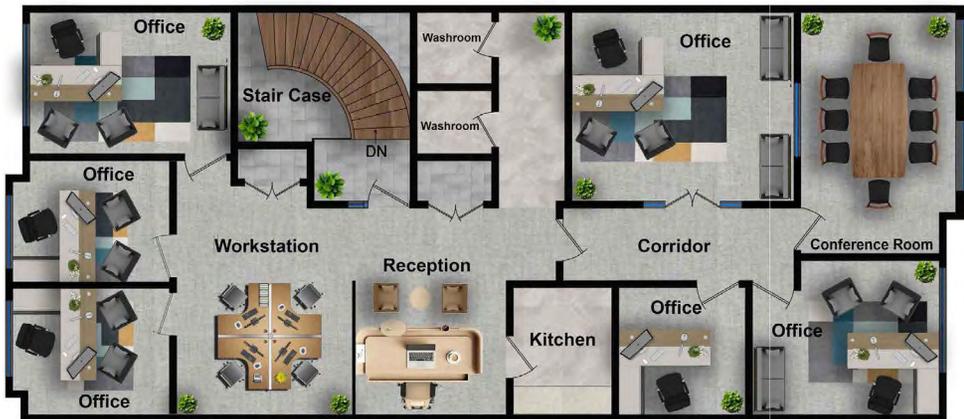


THIRD FLOOR

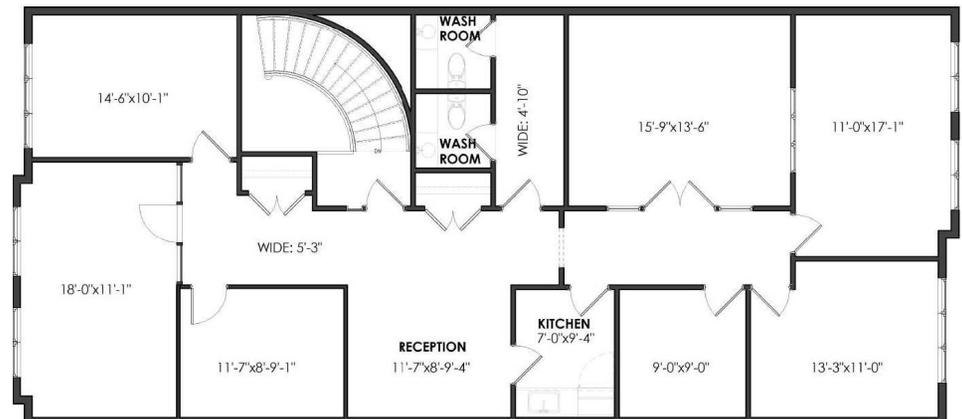


THIRD FLOOR LAYOUT OPTIONS

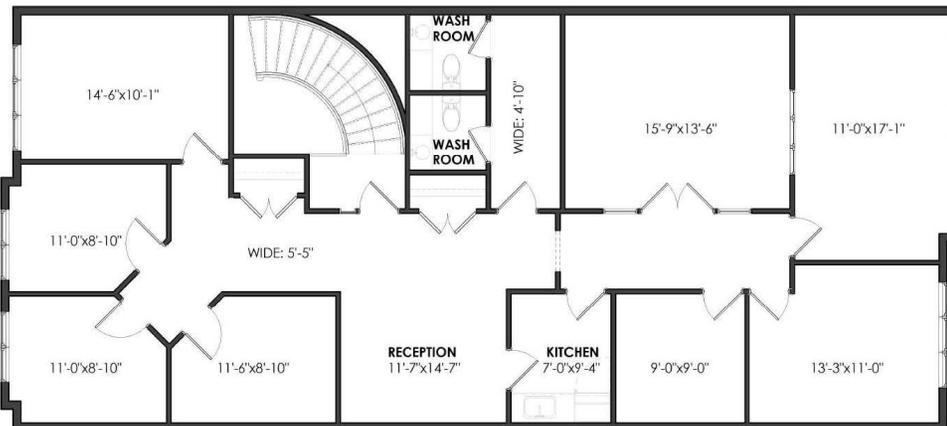
TWO ADDITIONAL OFFICES (OPTION #1)



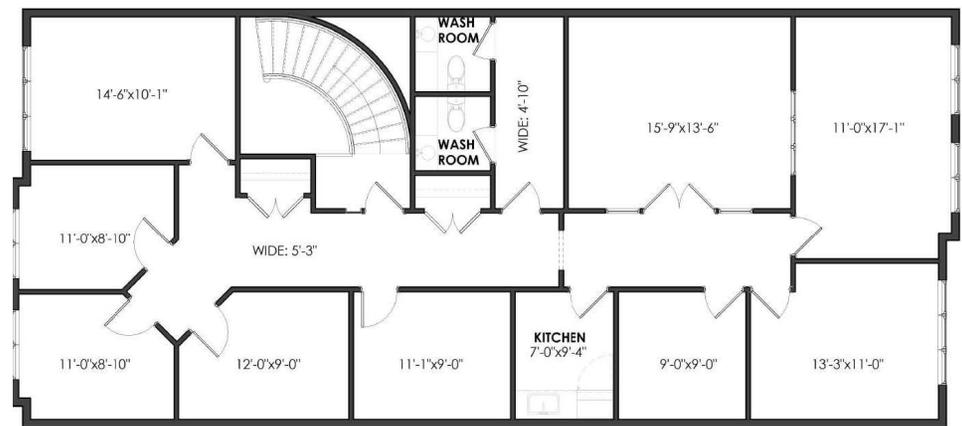
TWO ADDITIONAL OFFICES (OPTION #2)



THREE ADDITIONAL OFFICES



FOUR ADDITIONAL OFFICES

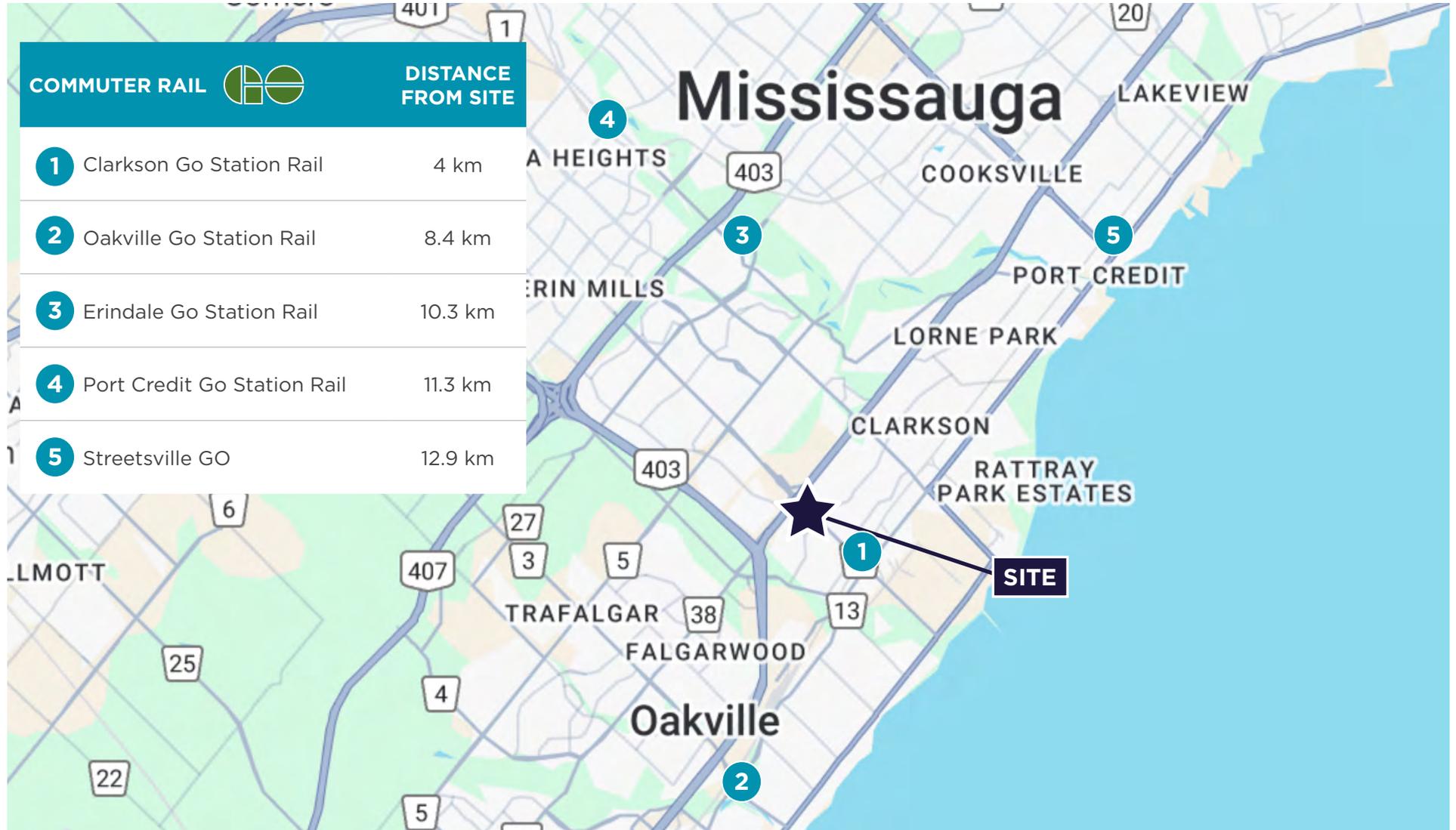


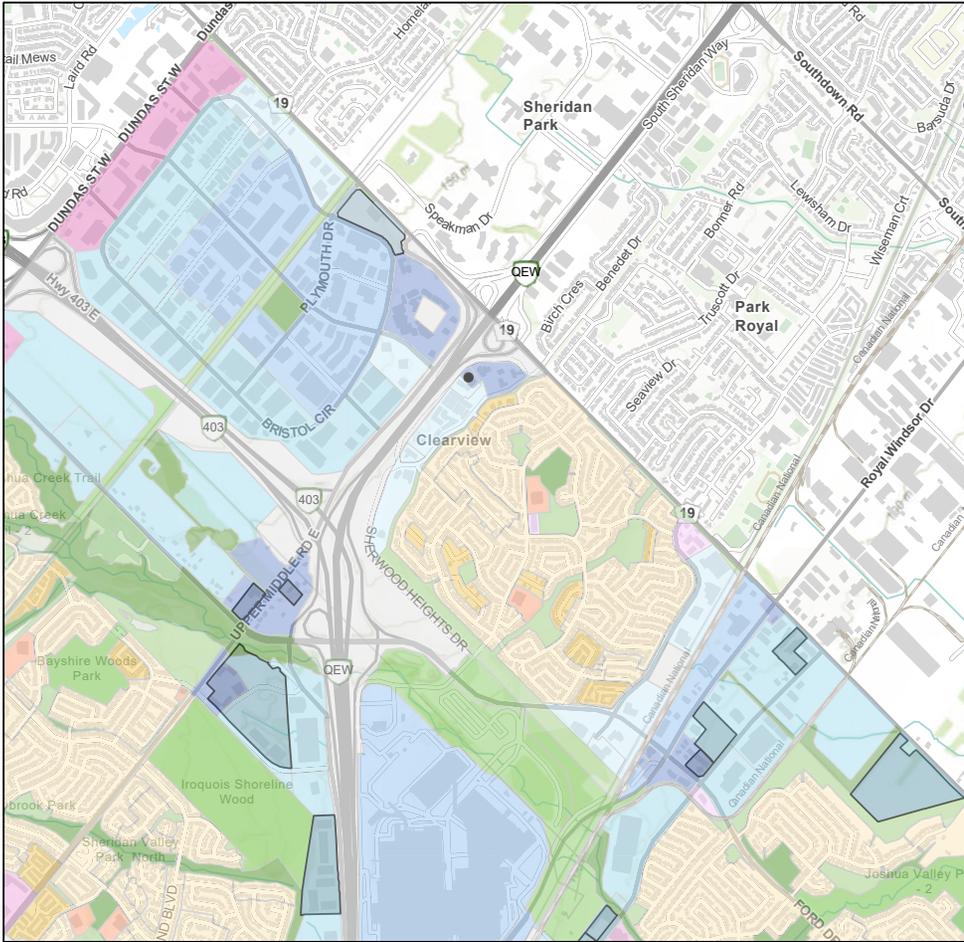
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AMENITIES MAP



2914 SOUTH SHERIDAN WAY OAKVILLE, ON





Zoning By Law 2014-014

C1	CU	E3	O1	RL11	RL3-0	RL7-0	SMF
C2	E1	E4	O2	RL2-0	RL5	RL8	U
C3	E2	N	PB1	RL3	RL7	RM1	ZN_2014_APPEALS

ZONING

PERMITTED USES IN THE EMPLOYMENT ZONES (E4)

- Art gallery (2016-023)
- Business office
- Commercial school (PL140317)
- Commercial self-storage
- Community centre
- Conservation use
- Contractors establishment
- Day care (PL140317)
- Drive-through facility
- Dry cleaning depot (PL140317)
- Emergency service facility
- Financial institution
- Food bank
- Food production
- Funeral home
- Hotel
- Medical office
- Motor vehicle body shop
- Motor vehicle dealership
- Motor vehicle rental facility
- Motor vehicle repair facility
- Motor vehicle service station
- Motor vehicle washing facility
- Outside display and sales area
- Park, public
- Pet care establishment
- Place of entertainment
- Place of worship (PL140317)
- Public hall
- Rental establishment
- Repair shop (2017-025)
- Restaurant
- Retail propane and transfer facility
- Retail store
- School, private (PL140317)
- Service commercial establishment
- Sports facility
- Stormwater management facility
- Taxi dispatch
- Training facility
- Warehousing

FOR MORE INFORMATION, CONTACT:

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*Sales Representative