

PRIME OAKVILLE LOCATION

For Sale - Industrial / Commercial Condo Units
1290 Speers Rd., Oakville (Q.E.W. & 3rd Line)

18 Unit
Prestigious
Business
Complex

STRATEGIC

REALTY INC., BROKERAGE
www.strategicrealtyinc.ca



DANIEL IANNITTO

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SITE PLAN | PURCHASE OPPORTUNITIES

1290 Speers Rd. | Oakville, ON

SPEERS ROAD

Front Building Speer Rd Exposure

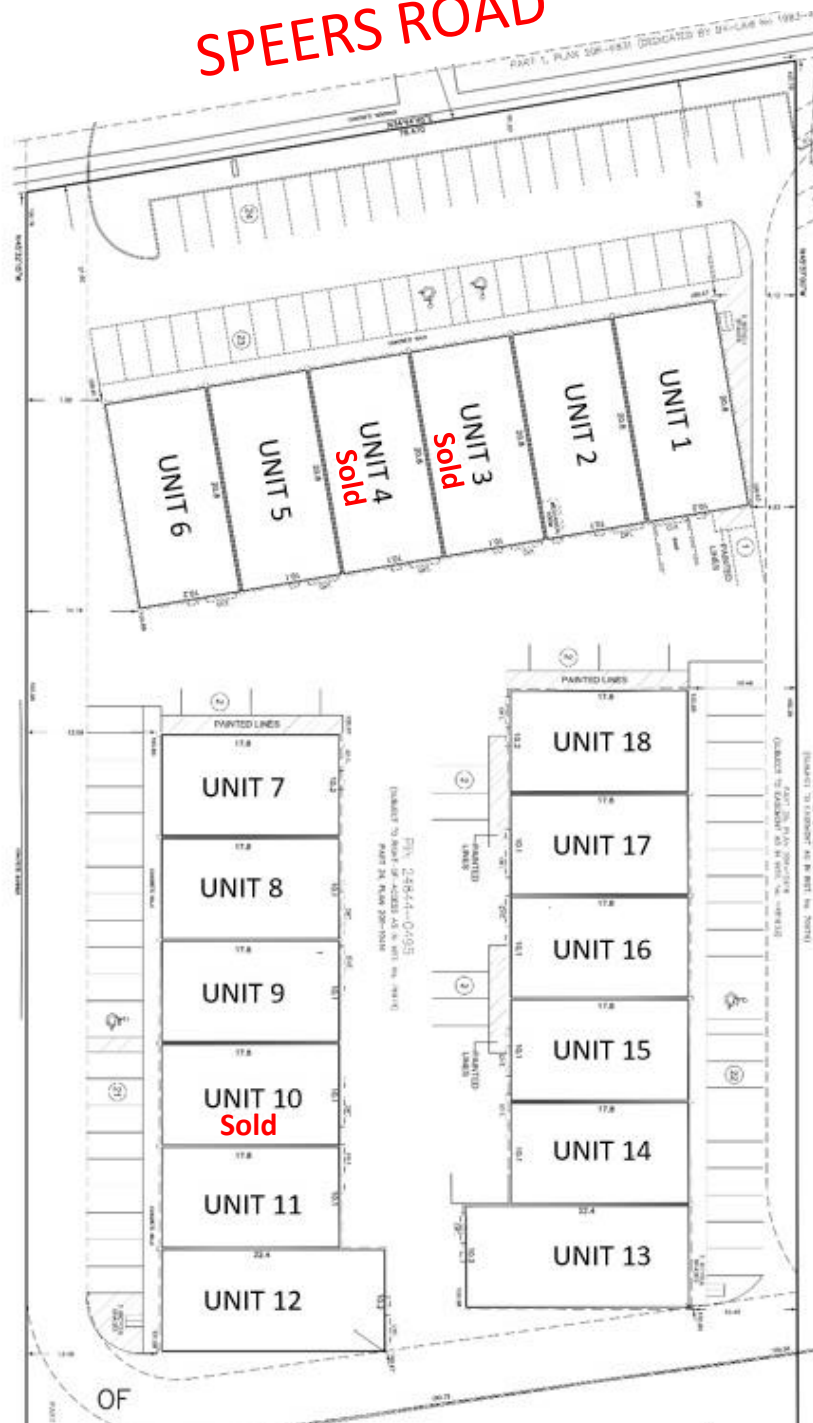
1	2,438 Sq. Ft.
2	Sold
3	Sold
4	2,391 Sq. Ft.
5	2,391 Sq. Ft.
6	2,438 Sq. Ft.

Rear West Building

7	2,082 Sq. Ft.
8	2,046 Sq. Ft.
9	2,046 Sq. Ft.
10	Sold
11	2,046 Sq. Ft.
12	2,608 Sq. Ft.

Rear East Building

13	2,608 Sq. Ft.
14	2,046 Sq. Ft.
15	2,046 Sq. Ft.
16	2,046 Sq. Ft.
17	2,046 Sq. Ft.
18	2,082 Sq. Ft.



UNIT AVAILABILITY LIST

1290 Speers Rd. | Oakville, ON

Unit No.	Size (in Sq. Ft.)	Condo Fee (excludes hst)	List Price *
1	2,438	\$761.12	Coming Soon
2	2,300	\$718.04	Coming Soon
3	2,391	\$746.45	Sold
4	2,391	\$746.45	Sold
5	2,391	\$746.45	Coming Soon
6	2,438	\$761.12	Coming Soon
7	2,082	\$649.98	\$475 / Sq. Ft.
8	2,046	\$638.74	Coming Soon
9	2,046	\$638.74	Coming Soon
10	2,046	\$638.74	Sold
11	2,046	\$638.74	Coming Soon
12	2,608	\$814.19	Coming Soon
13	2,608	\$814.19	Coming Soon
14	2,046	\$638.74	\$475 / Sq. Ft.
15	2,046	\$638.74	\$475 / Sq. Ft.
16	2,046	\$638.74	\$475 / Sq. Ft.
17	2,046	\$638.74	Coming Soon
18	2,082	\$649.98	Coming Soon

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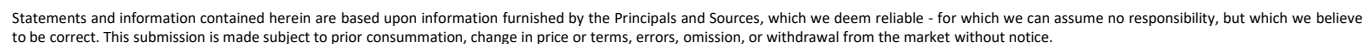
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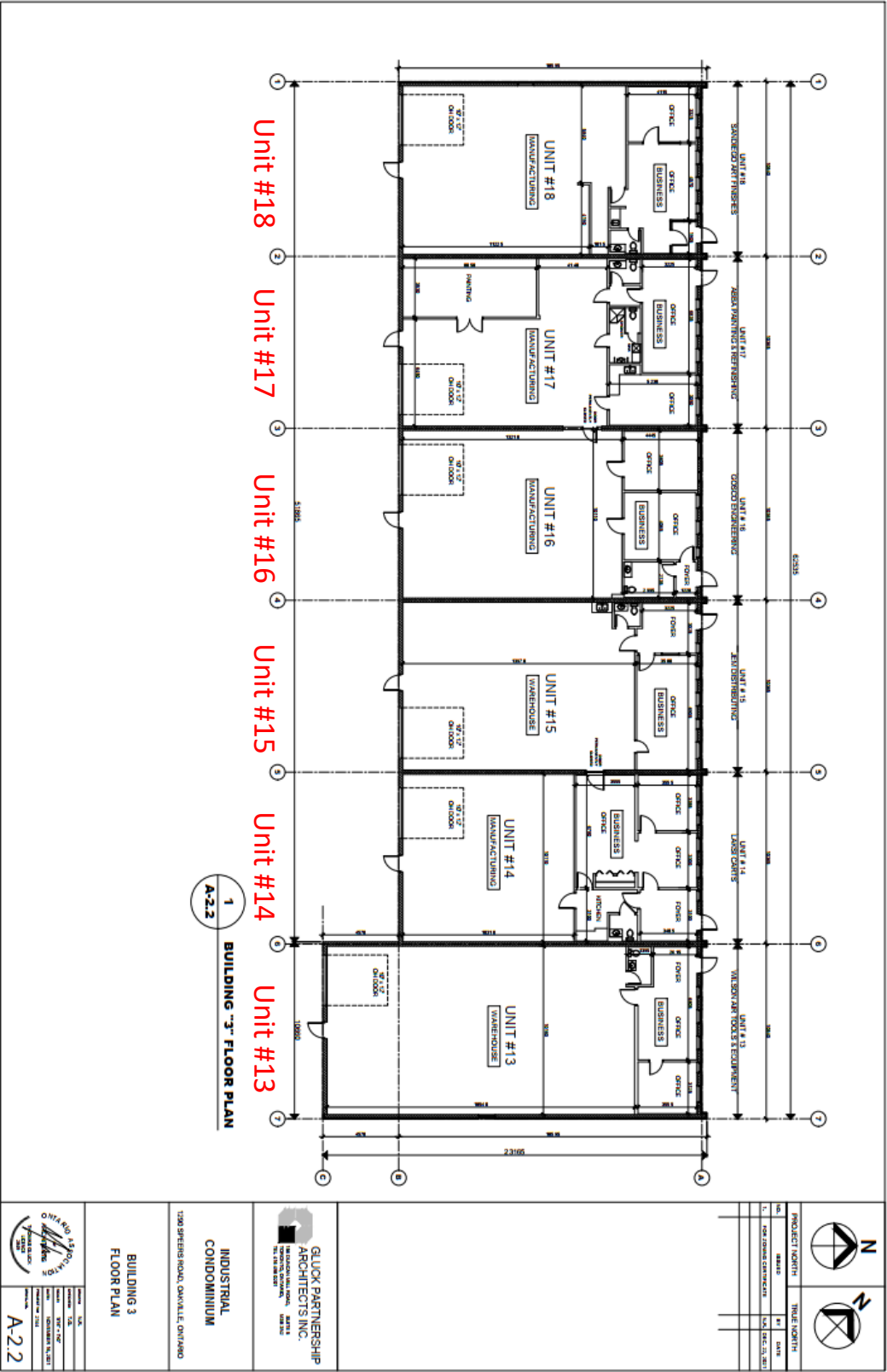
Statements and information contained herein are based upon information furnished by the Principals and Sources, which we deem reliable - for which we can assume no responsibility, but which we believe to be correct. This submission is made subject to prior consummation, change in price or terms, errors, omission, or withdrawal from the market without notice.

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FLOOR PLAN – UNITS 13 TO 18

1290 Speers Rd. | Oakville, ON



PROPERTY OVERVIEW

1290 Speers Rd. | Oakville, ON

This condo conversion project consists of 18 units in 3 separate buildings with a total of 40,097 square feet. 6 units have direct Speers Road Exposure. This fantastic location also offers great access to the QEW and public transit.



PROPERTY IMPROVEMENTS

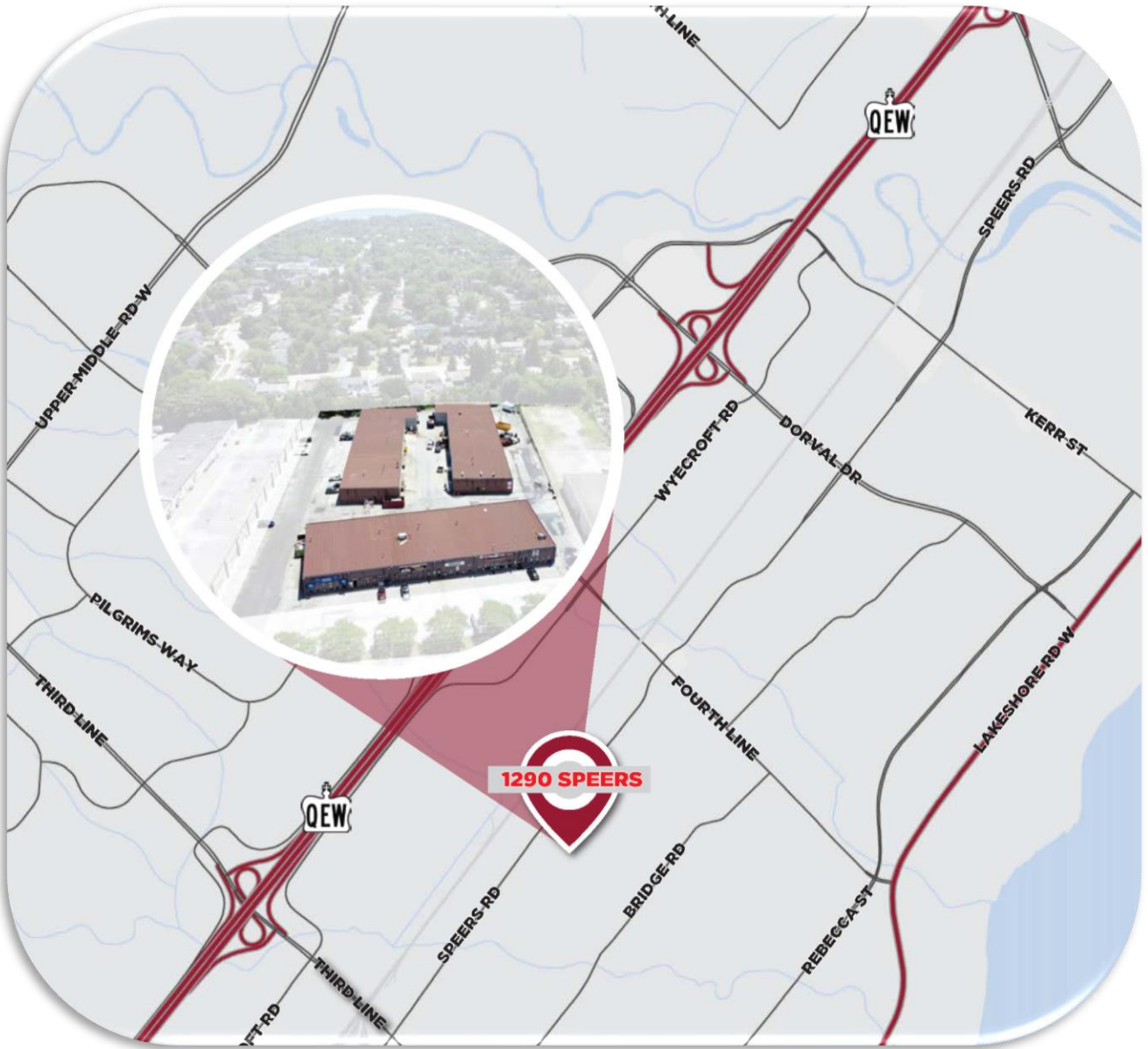
- NEW ROOF – Completed June 2022
- 60 AMPS / 600 VOLTS SERVICE PER UNIT
- NEW WINDOWS (2022 / 2023)
- NEW ENTRANCE DOORS (2022 / 2023)
- 1 DRIVE-IN DOOR PER UNIT
- NEW STUCCO FACADES (2022 / 2023)
- NEW PAVING SIDEWALK & CURB (2023)

ADDITIONAL FEATURES

- IMMEDIATE CLOSINGS AVAILABLE
- NEW TO MARKET
- SITUATED IN A PRIME OAKVILLE LOCATION
- GREAT ACCESS TO AMENITIES AND HIGHWAYS
- BUS TRANSIT STOP AT FRONT OF COMPLEX
- PROFESSIONALLY MANAGED
- ZONING – E1 By-Law 2014-014 As Amended

LOCATION MAP

1290 Speers Rd. | Oakville, ON



SPEERS ROAD IMPROVEMENT AREA

Between -Third Line and Fourth Line

The Town of Oakville has widened and reconstructed Speers Road to five lanes (four through lanes and a centre turning lane) with separated on-road bike lanes from Third Line to Fourth Line.

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