

FOR SALE



CLASS A SUBURBAN OFFICE BUILDING INVESTMENT OPPORTUNITY

1267 Cornwall Road
Oakville

Asking Price: \$8,800,000

AUBREY BEERS
BBA, MBA, FICB
SALES REPRESENTATIVE

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 **COMMERCIAL**


ROYAL LEPAGE

Burloak Barbara Beers
INDEPENDENTLY OWNED & OPERATED BROKERAGE

THE OPPORTUNITY

Royal LePage Burloak Barbara Beers is pleased to offer for sale 1267 Cornwall Road, Oakville (the "Property"), a modern 24,064 sf professional office building strategically located in a major development area west of Trafalgar Road and positioned at the intersection of Cornwall Road and Morrison Road (a desired neighbourhood comprised exclusively of detached homes) with access via Trafalgar to the QEW, 403 and 407.

PROPERTY DETAILS:

Total Rentable Area:	24,064
Number of floors:	Three storeys with basement storage
Occupancy:	91.8%
Site Area:	24,064 sq. ft. on 1.18 Acres
Coverage:	46.8%
Year built:	2009
Net Operating Income:	\$474,235.00 (YE December 31,2017)
Parking:	66 spaces
Zoning:	E2

STRATEGIC LOCATION

Located within a major development area, 1267 Cornwall Road has access via Trafalgar Road to the Queen Elizabeth Way, Highways 403/407 and the Oakville GO Station (2.6 km west of site). There is bus service along Cornwall. The property benefits from close proximity to a variety of amenities including restaurants, entertainment and retailers including Whole Foods. The City has plans for future densification and mix-use development which will lead to increased leasing and sales activity.

TENANCY

The property is **91.8% occupied** and professionally managed with long term Tenants and has one vacant space that is presently being released. The Tenant mix includes an International Engineering Company, a Residential Development Company, a Financial Services Company and two companies specializing in Investment Management. Tenants have moved their businesses to Oakville from Toronto to be closer to their homes and to avoid commuting.

HIGH QUALITY BUILDING

Built in 2009, to high-quality building standards and specifications with superior quality external and internal finishes. Finishes include a copper cupola, a metal roof, stone and stucco exterior facades and a trellis to provide shade to the ground floor windows. Building has modern and efficient building systems, attractive landscaping and common areas that contain high quality upgraded finishings including granite floors and a vaulted sky light. Building has one elevator and two internal stairwells.

STRONG INVESTMENT FUNDAMENTALS

Both the City of Oakville and the Halton Region benefit from a growing population base and a rate of economic expansion that surpasses both the Provincial and National average and include a diverse and well educated employment base. The property's location along Cornwall Road provides ready access to both Public Transportation and Major Transportation Corridors. The City continues to support the long term development in this market area. These features will lead to further capital input and future opportunities for knowledgeable investors.

