

**AVISON
YOUNG**

2108 Old Lakeshore Road
BURLINGTON, ON

For Sale or Lease



Unique Opportunity to Own or Lease a Standalone Building on Burlington's Waterfront

Get more information

Harrison Livermore*

Principal, Executive Vice President
905 283 2387
harrison.livermore@avisonyoung.com

Chris Daly*

Associate Vice President
905 283 2590
chris.daly@avisonyoung.com



Platinum member

*Sales Representative

2108

Old Lakeshore Road
Burlington, ON

Property details

TOTAL AVAILABLE AREA

2,000 sf

OFFICE AREA

100%

LOT SIZE

0.14 Acres

FRONTAGE/DEPTH

61 ft / 110 ft

ZONING

DL-C

POSSESSION

Immediate

ASKING GROSS RENT

\$6,000 Per Month

ASKING PRICE

\$1,250,000

ANNUAL TAXES (2026)

\$28,824.12



Features



Signage opportunity



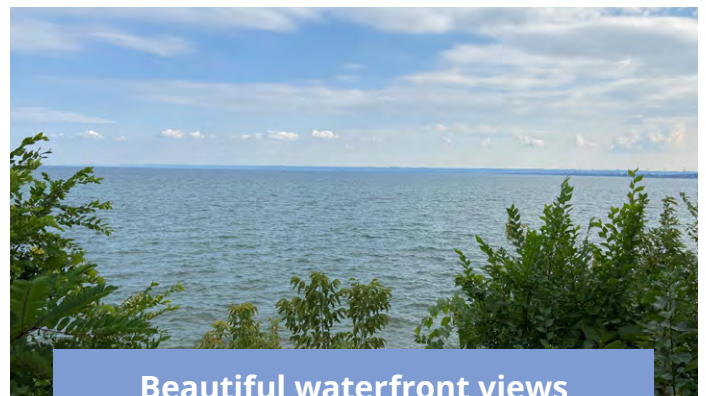
Steps to all major amenities, public transit, and green space



Second floor can be a self contained unit for live/work or additional tenants.



Flexible zoning permitting both commercial and residential uses



Beautiful waterfront views

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ORIGINAL

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER PART II
OF THE REGISTRY ACT.

DATE - JAN. 7, 1980

Robert George Sewell
ROBERT GEORGE SEWELL
ONTARIO LAND SURVEYOR

PLAN OF SURVEY
SHOWING
PART OF LAKESHORE ROAD
(FORMERLY WATER STREET) AS SHOWN ON
REGISTERED PLAN 92
City of Burlington
REGIONAL MUNICIPALITY OF HALTON

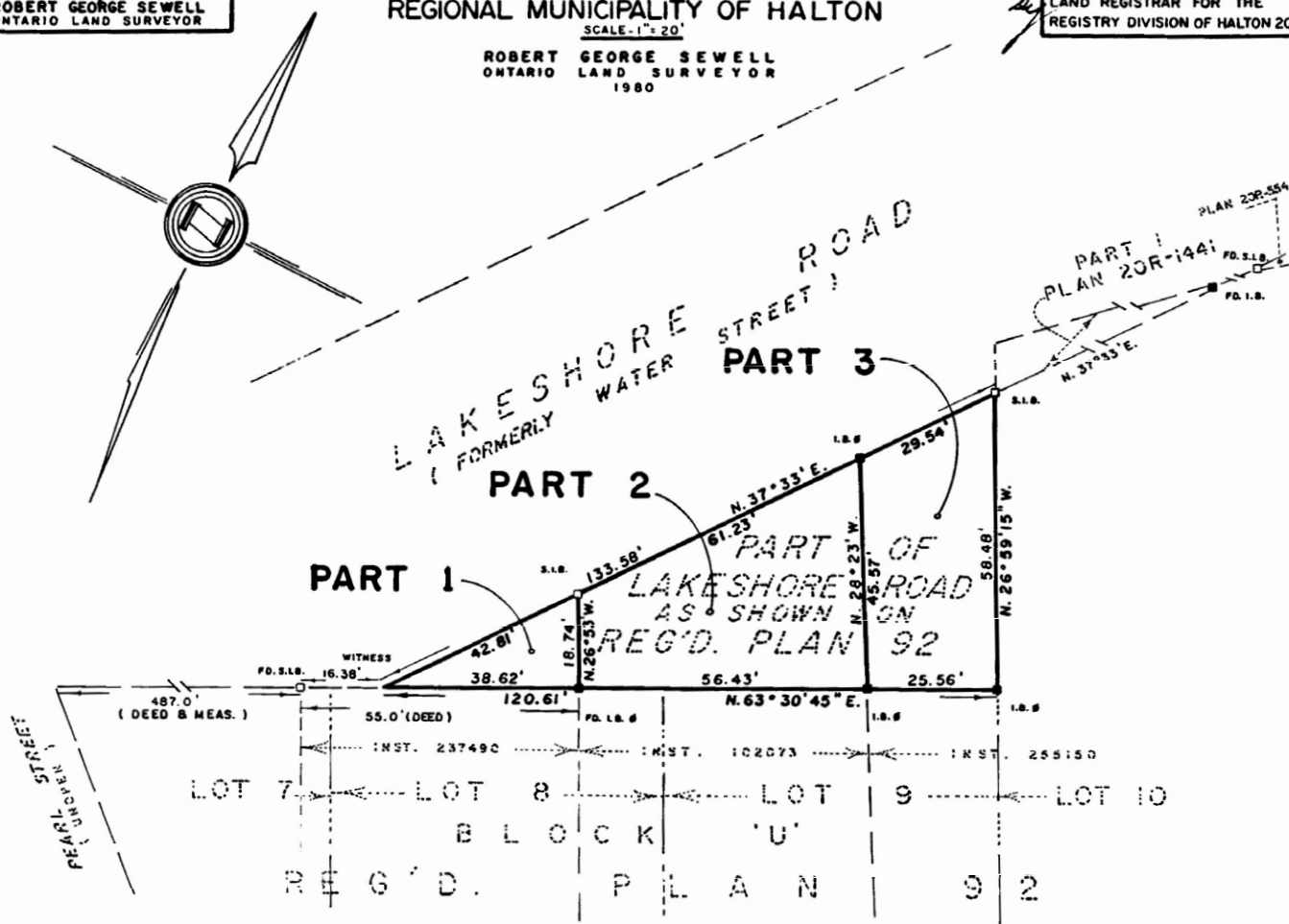
SCALE - 1" = 20'

ROBERT GEORGE SEWELL
ONTARIO LAND SURVEYOR
1980

RECEIVED AND DEPOSITED AS
PLAN 20R-4644

DATE - 8 FEB 1980

Paul MacIsaac
LAND REGISTRAR FOR THE
REGISTRY DIVISION OF HALTON 20



BEARING NOTE: Bearings are
astronomic and are referred to
the South Easterly limit of Part 1
Ref. Plan 20R-1441 as being
N. 37° 33' E.

LEGEND

- ⊕ S.I.B. denotes standard iron bar
- ⊕ I.B. denotes iron bar
- ⊕ I.B. ♂ denotes round iron bar
- FD. denotes found

NOTE - All hanging lines have been verified.

CAUTION - THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN
THE MEANING OF THE PLANNING ACT.

SCHEDULE

PART	LOCATION	OWNER	INST. NO	AREA
1	PT. LAKESHORE ROAD	THE CORPORATION OF THE	PART OF LAKESHORE	362 ± SQ. FT.
2	AS SHOWN ON PLAN 92	CITY OF BURLINGTON	ROAD (FORMERLY	1803 ± SQ. FT.
3	" " " "	" " " "	WATER STREET)	1362 ± SQ. FT.
			REG'D. PLAN 92	

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT

- This survey and plan are correct and in accordance with 'The Surveys Act' and 'The Registry Act' and the regulations made thereunder.
- The survey was completed on the 4TH day of JANUARY 1980.

DATE - JAN. 7, 1980

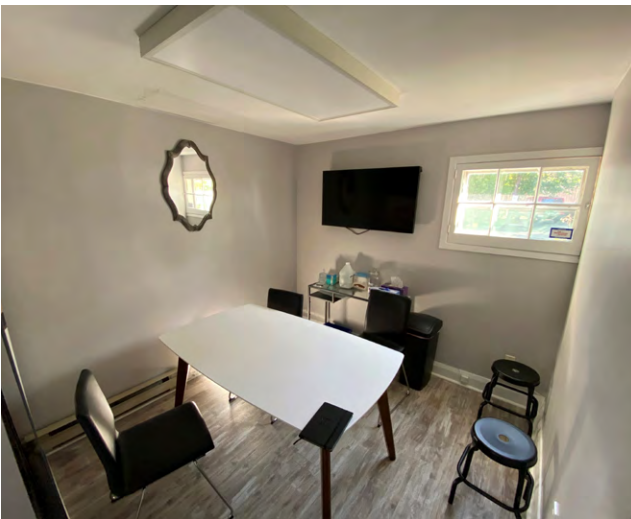
Robert George Sewell
ROBERT GEORGE SEWELL
ONTARIO LAND SURVEYOR

SEWELL & SEWELL
484 GUELPH LINE, BURLINGTON
BURLINGTON 634-9405, 634-9466

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Photos



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Zoning DL-C - Permitted Uses

RETAIL COMMERCIAL

- Convenience/Specialty Foods Store

SERVICE COMMERCIAL

- Standard Restaurant (a) (f)
- Standard Restaurant with Dance Floor (a)(i)(f)
- Fast Food Restaurant (a)(f)
- Convenience Restaurant (a)
- Terrace Patio
- Veterinary Services (c)
- Other Service Commercial Uses

OFFICE

- All Office Uses (g)

COMMUNITY

- Community Institution (g)

HOSPITALITY

- Hotel (g)
- Convention/Conference Centre (g)
- Banquet Centre
- Caterer

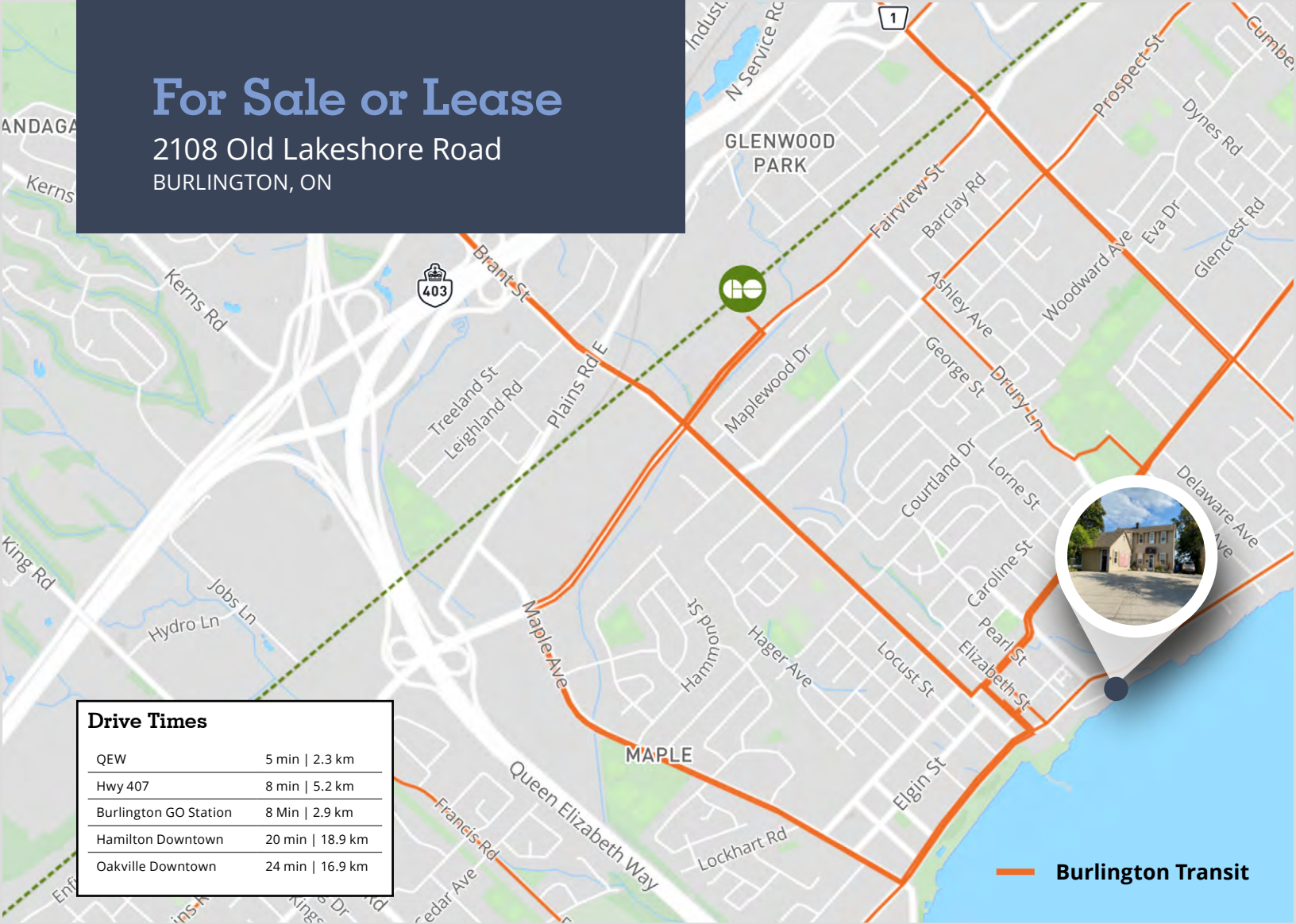
ENTERTAINMENT AND RECREATION

- Recreational Establishment
- Entertainment Establishment
- Night Club (e)
- Residential
- Dwelling Units in a commercial/office building
- Apartment Building (g)
- Retirement Home (g)

[Click here for more details](#)

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Drive Times

QEW	5 min 2.3 km
Hwy 407	8 min 5.2 km
Burlington GO Station	8 Min 2.9 km
Hamilton Downtown	20 min 18.9 km
Oakville Downtown	24 min 16.9 km

Amenity count within 5 km



10

HOTELS



140

RESTAURANTS



590

RETAIL STORES



15

GAS STATIONS



18

BANKS



18

FITNESS CENTRES

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Avison Young Commercial Real Estate Services, LP, Brokerage
77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5
Office 905 712 2100 Fax 905 712 2937 avisonyoung.ca

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