

**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

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Platinum member

*Sales Representative



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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 (2025)

\$23,475

Features



Signage opportunity



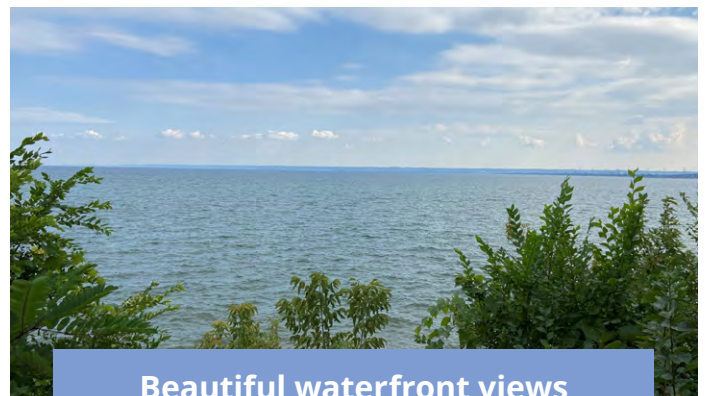
Steps to all major amenities, public transit, and green space



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



Flexible zoning permitting both commercial and residential uses

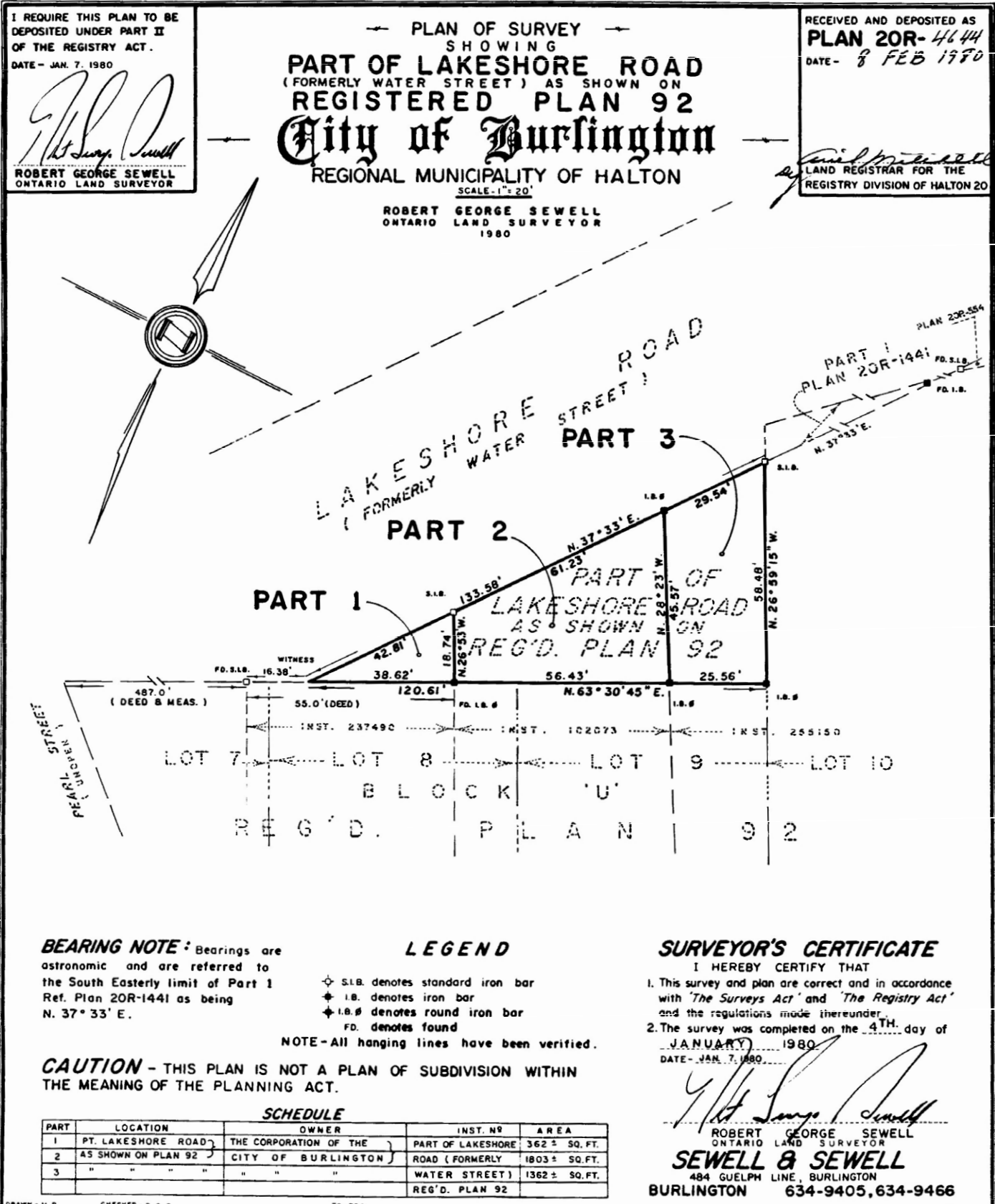


Beautiful waterfront views

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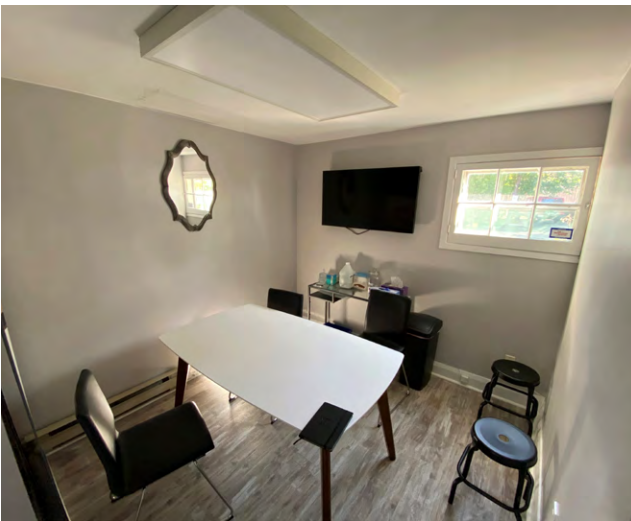
ORIGINAL



Photos

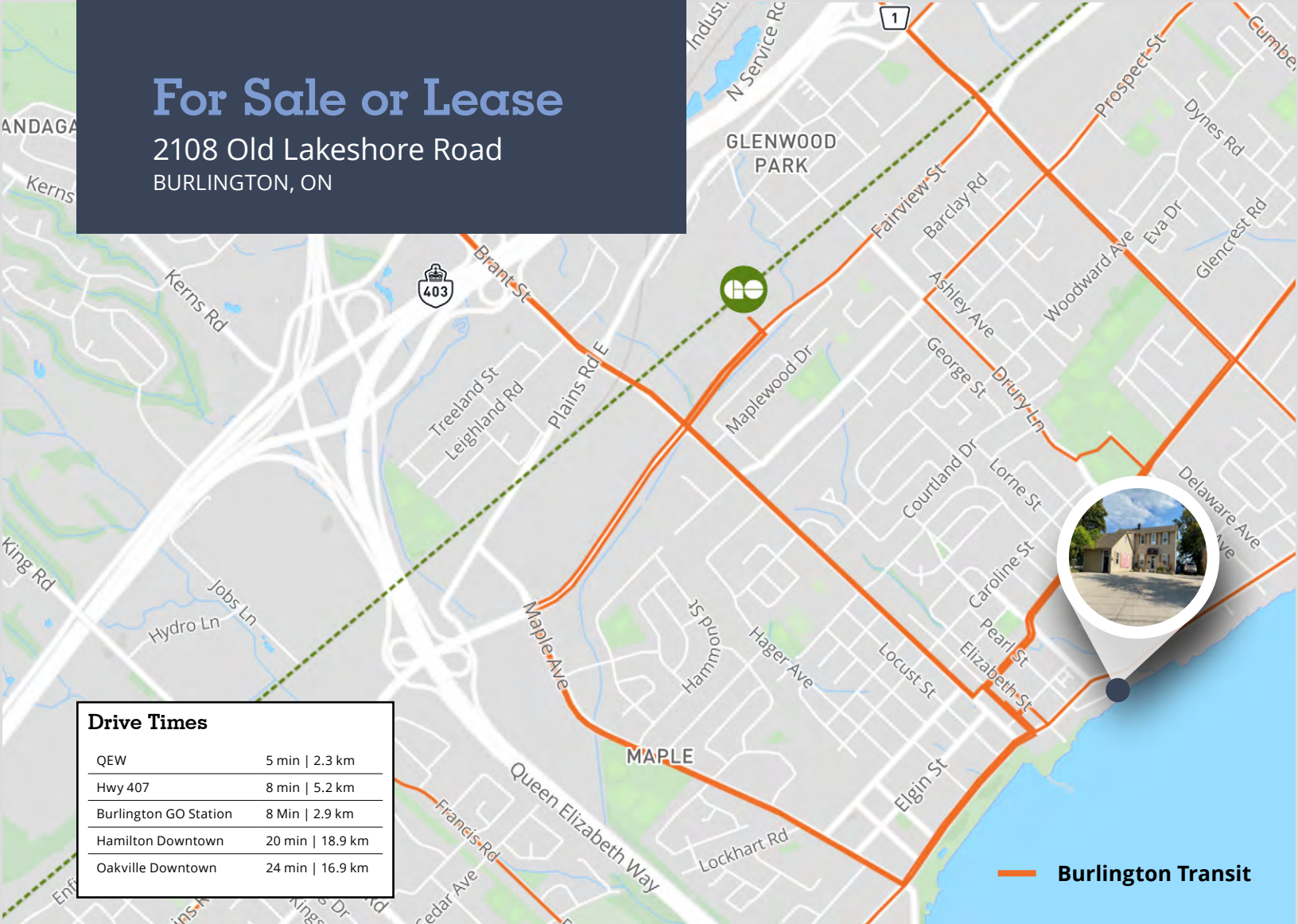
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Drive Times

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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