

Lakeshore Apartments

OAKVILLE, ON



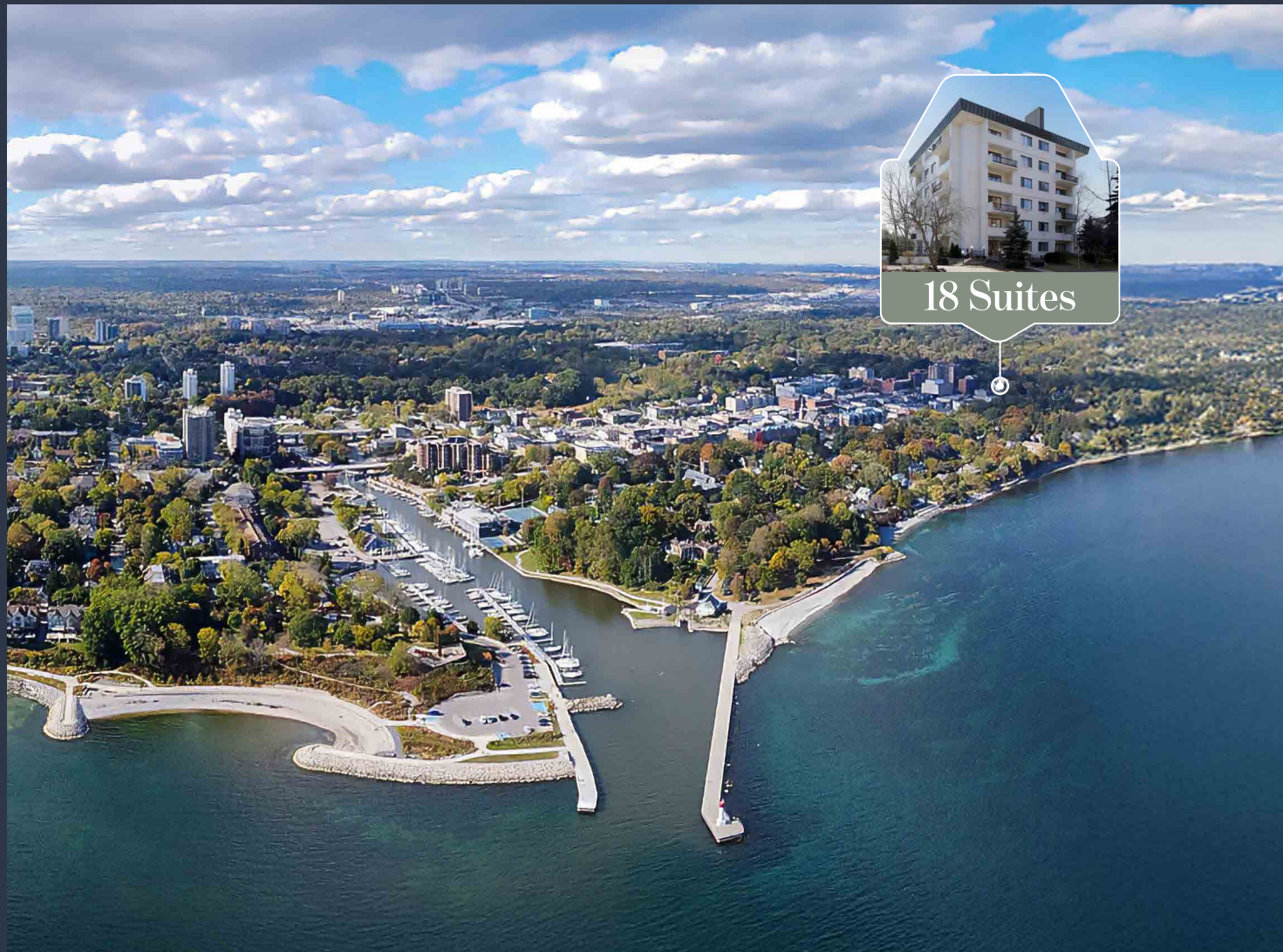
CONFIDENTIAL INVESTMENT MEMORANDUM





Boutique Residence

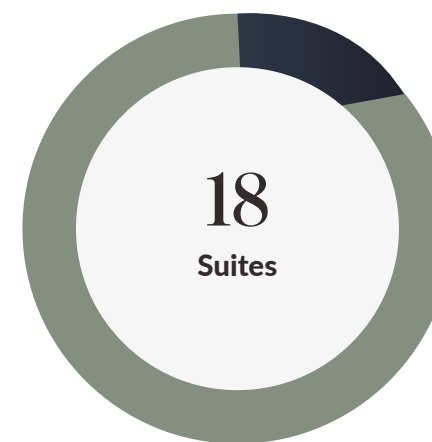
Comprised of only 18 suites, this charming offering provides large spacious suites nestled in the heart of desirable downtown Oakville. Just steps from everything a tenant could want, this neighbourhood is like no other surrounded by lakefront parks, boutiques, cafes, marinas and more.



370 Lakeshore Road E, Oakville

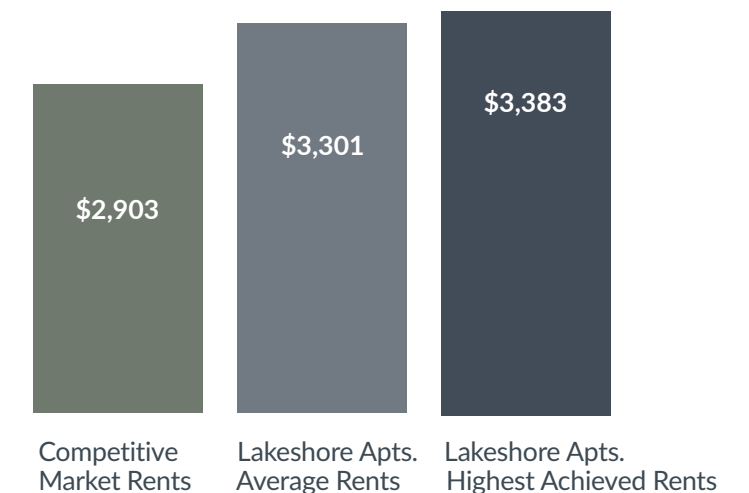
-  **1960** Year Built
-  **6 Storey** With Elevator
-  **1,299 SF** Average Suite Size
-  **~.49 Acres** Lot Size (~21,528 sf)
-  **~205 Ft** Frontage along South side of Lakeshore Road E
-  **Laundry** In-Suite as well as a set in the basement
-  **18** Covered Stalls
-  **\$521,083** Year I NOI

SUITE MIX



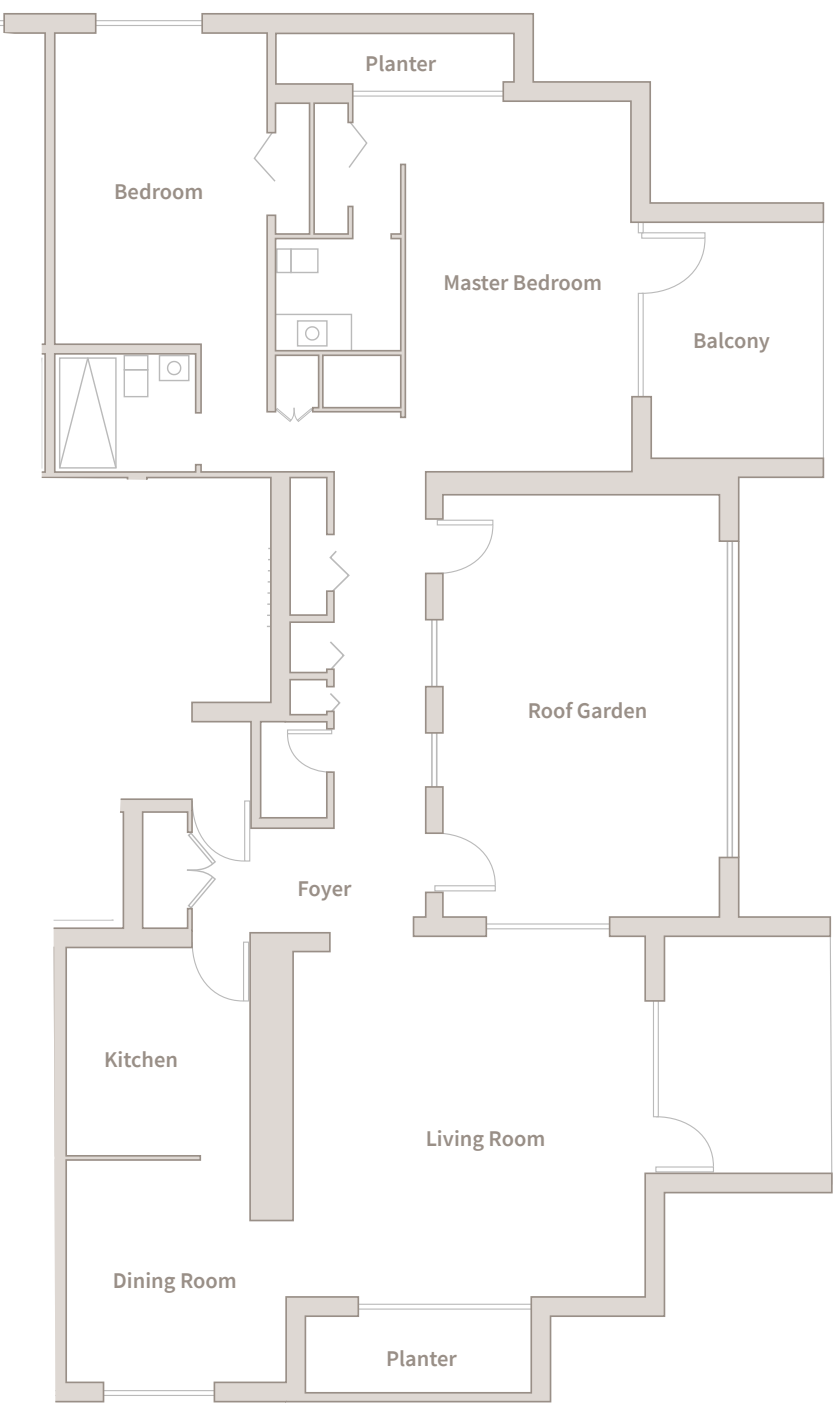
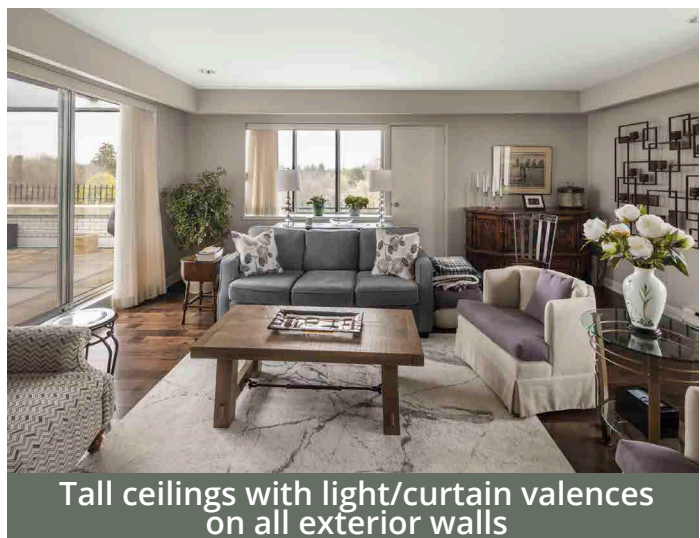
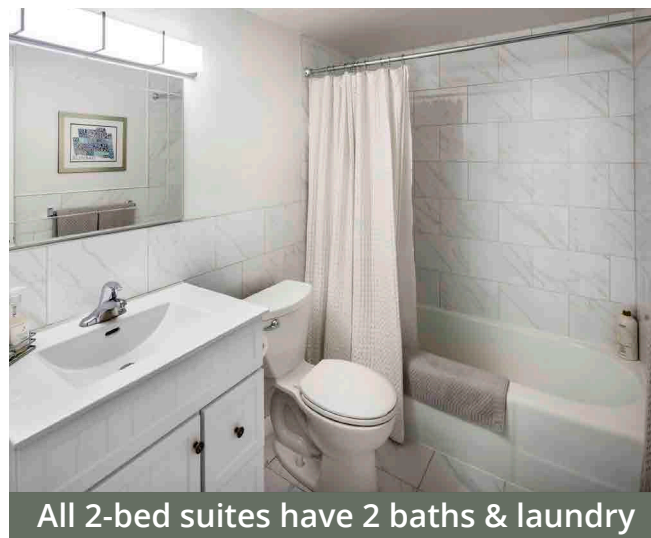
■ 1 bed ■ 2 bed

RENTAL RATE SUMMARY



Superior Design and Layout

1,299 sf average suite size



Penthouse Floor Plan

SUITE BREAKDOWN

Spacious principal rooms with oversized windows and flowerboxes

1-Bedroom

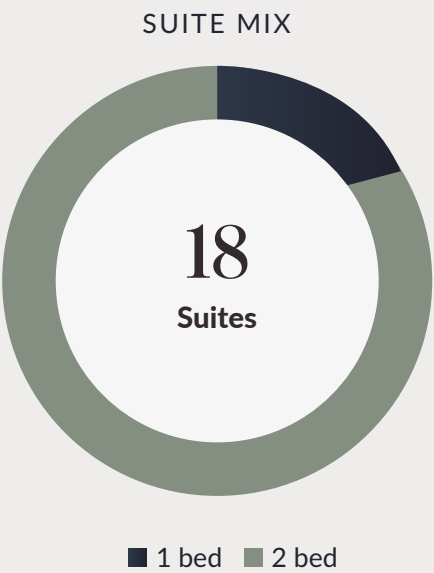
Two suites that average 900 sf with grade level walkout

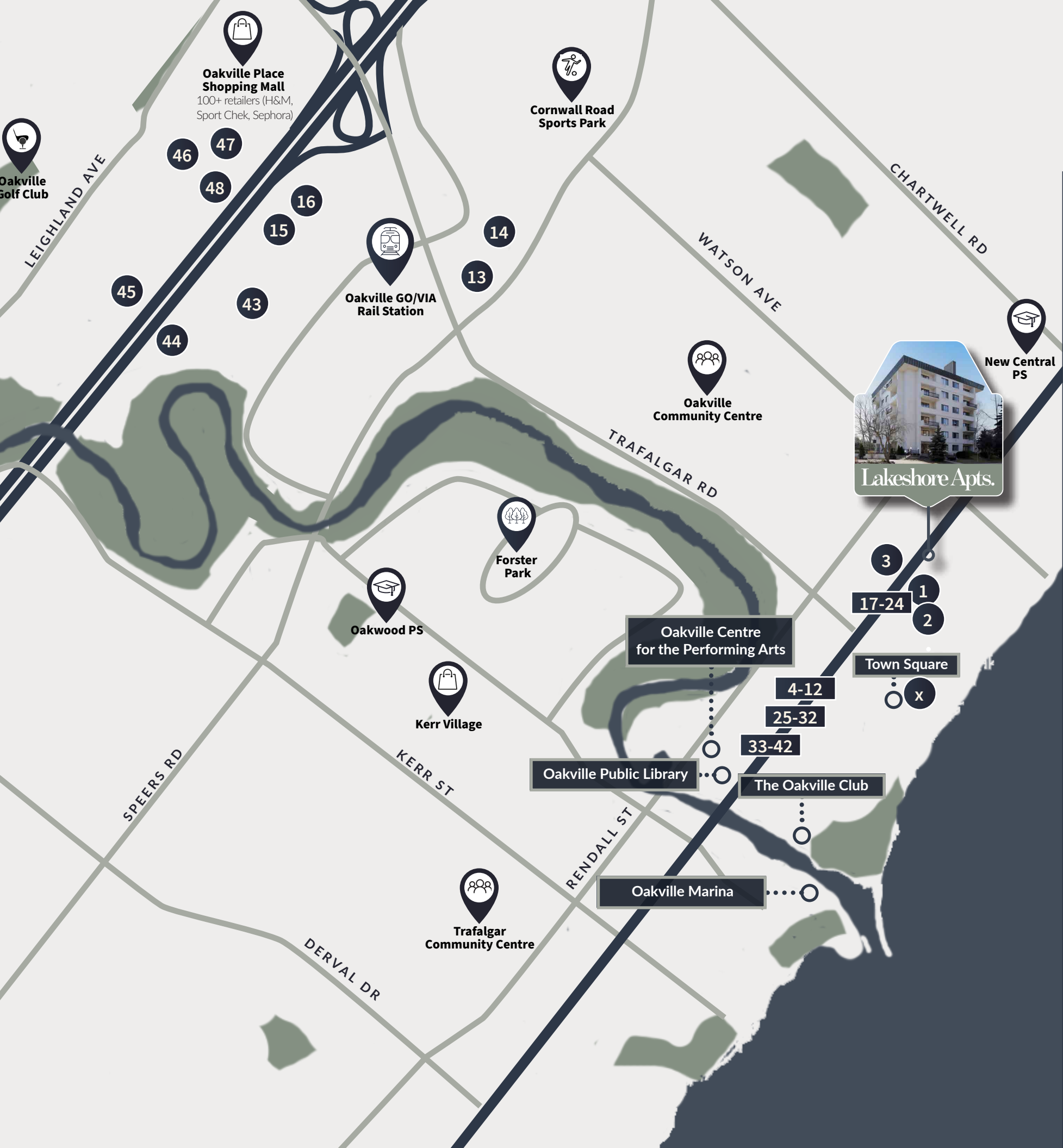
2-Bedroom

13 suites that average 1,237 sf with either 1 or 2 balconies

Penthouse

Two 2-bedroom suites that are greater than 1,500 sf, each with 2 balconies and a courtyard





Oakville, Ontario

Ranked one of Canada's best places to live

The community of Downtown Oakville is arguably one of the most scenically beautiful towns in the region that allows residence to experience a mixture of natural and modern living.

The stretch of Lakeshore Drive East that stretches west from the building to Sixteen Mile Creek is the epitome of lifestyle living, the village's mix of retail, entertainment and service opportunities are integrated into a low-scale, pedestrian friendly, vintage streetscape.

Shop

Lakeshore Road pulses with energy as locals and visitors explore its eclectic mix of boutique shops, artisanal cafés, and restaurants. Here, you'll find everything from curated vintage finds to cutting-edge fashion, all within a stone's throw of the sparkling waterfront.

- | | | | |
|---------------------|--------------------|-------------------|--------------------|
| 1. Jubilee Market | 5. Flower Shop | 9. Sage Wellness | 13. Whole Foods |
| 2. Drug Mart | 6. Flourish & Bask | 10. Must Boutique | 14. LCBO |
| 3. Lululemon | 7. British Grocer | 11. Anthropologie | 15. The Home Depot |
| 4. Oakville Jewelry | 8. Tommy Bahama | 12. Running Room | 16. Dollarama |

Eat & Drink

As night falls, downtown Oakville transforms with a selection of wine bars, craft breweries, and cocktail lounges catering to a sophisticated evening crowd. For those seeking a more laid-back vibe, Towne Square is perfect for people-watching or enjoying a freshly brewed espresso.

- | | | | |
|---------------------|----------------------|-----------------------|------------------------|
| 17. Figaro Coffee | 21. Ristorante Sotto | 25. The Crepe Kitchen | 29. Fresh Juice Bar |
| 18. Coriander Green | 22. Beacon | 26. Hexagon | 30. Tribeca Coffee Co. |
| 19. Sunnyside Grill | 23. Orda | 27. Soontorn Thai | 31. Piano Piano |
| 20. The King's Arms | 24. Verace Italian | 28. 7 Enoteca | 32. Paradiso |

Services

- | | | | |
|---------------------|-------------------|---------------------|---------------------|
| 33. Hair Salon | 37. Pilates | 41. Leela Spa | 45. Animal Hospital |
| 34. TD Canada Trust | 38. Rosewater Spa | 42. Dental Office | 46. Nail Salon |
| 35. RBC Bank | 39. Hot Yoga | 43. Service Ontario | 47. Vision Centre |
| 36. Optometrist | 40. SpinCo | 44. Chiropractor | 48. Bell |

A Lifestyle,

NOT JUST ACCOMODATION

With its perfect balance of small-town charm and cosmopolitan flair, Downtown Oakville is the ultimate destination for those looking to experience the best of lakeside living with a dash of urban sophistication.

2 8:00am

1 7:30am

4 9:00am

10 11:00pm

3 8:30am

9 10:00pm

7 6:00pm

8 8:00pm

6 5:00pm

5 12:00pm
↓ 2KM

THE NEIGHBOURHOOD

7:30am

Wakeup enjoying the serene view from your spacious suite at Lakeshore Apartments

8:00am

Head down to the waterfront for a morning jog along the trails

8:30am

Stop by Figaro Coffee House for a perfectly crafted oat milk latte

9:30am

Remote work begins in your home office offering an inspiring view of the lake

12:00pm

Afternoon creativity boost with a visit to Oakville Galleries, drawing inspiration from the latest exhibition

5:00pm

Wrap up work and head to a Pilates class at the nearby studio

6:00pm

Meet friends for happy hour at Oliver's Steakhouse, sipping craft cocktails at their stylish bar

8:00pm

Enjoy an intimate farm-to-table dinner at Hexagon Restaurant, indulging in their innovative tasting menu

10:00pm

Take a leisurely stroll back home along Lakeshore Road, window shopping the boutique storefronts

11:00pm

Unwind with a chapter of the latest bestseller from the Oakville Library, ending another fulfilling day in your lakeside community

Perfectly Located

Conveniently located between two major cities, Toronto and Hamilton, Oakville is easily accessible to everything and everywhere.

Oakville has great access characteristics, as it is served by local transit, VIA Rail transit and major arterial highways.

Oakville Transit provides 20 reliable bus services that connects residences to various parts of Oakville. The Lakeshore West line and GO bus routes serviced by Via Rail Transit connects riders west to Niagara Falls in two and a half hours and east to various cities across the GTA including Union Station in forty-five minutes.

Just north of the Property is Highway 403, 407 and the QEW that connects drivers' directly to the GTA, Halton, Mississauga and the Niagara Region.



Oakville GO is located a short 2.5km away, providing a convenient 45-min GO Train ride to Toronto's Union Station. The Lakeshore West line and GO bus routes connects riders west to Niagara Falls in 2.5 hours



Just north of the Property is Highway 403, 407 and the QEW that connects drivers' directly to the GTA, Halton, Mississauga and the Niagara Region. Toronto is a 40-min drive away along the QEW





Lakeshore Apartments

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