

For
Sale

177-187

Cross Avenue, 580 Argus Road

Oakville, ON

Income-Producing Retail Plaza
with Redevelopment Potential

Court-Appointed Receivership Sale

Lennard:



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Executive Summary

Lennard Commercial Realty, on behalf of the vendor, is pleased to offer for sale 177–187 Cross Avenue and 580 Argus Road, a multi-building, income-producing retail property located within the Midtown Oakville Protected Major Transit Station Area (PMTSA) and directly across from the Oakville GO Station. The Property is improved with three retail buildings occupied by a diverse mix of service-oriented and food-based tenants, providing stable holding income and immediate operational utility. Over the longer term, the Property benefits from a favourable planning policy framework and site-specific zoning permissions that support high-density mixed-use intensification, allowing investors to operate the asset as a retail holding today while positioning for future redevelopment as market conditions and infrastructure capacity evolve.



Market Overview

Midtown Oakville is a well-established commercial district strategically located within the Greater Toronto Area, offering excellent regional connectivity via the QEW, Highway 403, and Highway 407, together with direct access to the Oakville GO Station and major transit corridors. The area supports a diverse mix of employment, service commercial, and institutional uses and functions as a key employment node within Oakville, generating consistent daytime population and demand for service-oriented and food-based retail uses.

The district serves an affluent and well-educated residential population with above-average household incomes, providing a stable demographic base that supports the Property's existing retail operations. At the same time, several proposed and planned redevelopment projects in the immediate area are expected to further intensify Midtown Oakville over the longer term, reinforcing its evolution into a more urban, mixed-use environment and enhancing the Property's future redevelopment potential as market conditions improve.



Number of
Households



Daytime
Population



Household
Income

3 KM	19,342	95,089	\$183,982
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5 KM	46,256	163,161	\$185,081
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Investment Highlights

Established Retail Plaza

Three commercial buildings providing diversified, service-oriented and food-based retail income.

Strong Demographic Support

Located within an affluent, well-educated trade area with above-average household incomes and consistent daytime population.

Transit-Oriented Visibility

Positioned directly across from the Oakville GO Station, benefiting from strong exposure and commuter-driven activity.

Stable Holding Income

Existing tenancies provides immediate cash flow and offsets long-term carrying costs.

Long-Term Intensification Potential

Located within the Midtown Oakville PMTSA, supporting future mixed-use intensification as market conditions improve.

Site-Specific Zoning in Place

Zoning permits three mixed-use towers of 12, 12, and 20 storeys, subject to lifting of the holding provision.

Court-Supervised Sale Process

Structured SISP with stalking horse bid provides transparency and defined timelines.



Photo Gallery



Existing Improvements

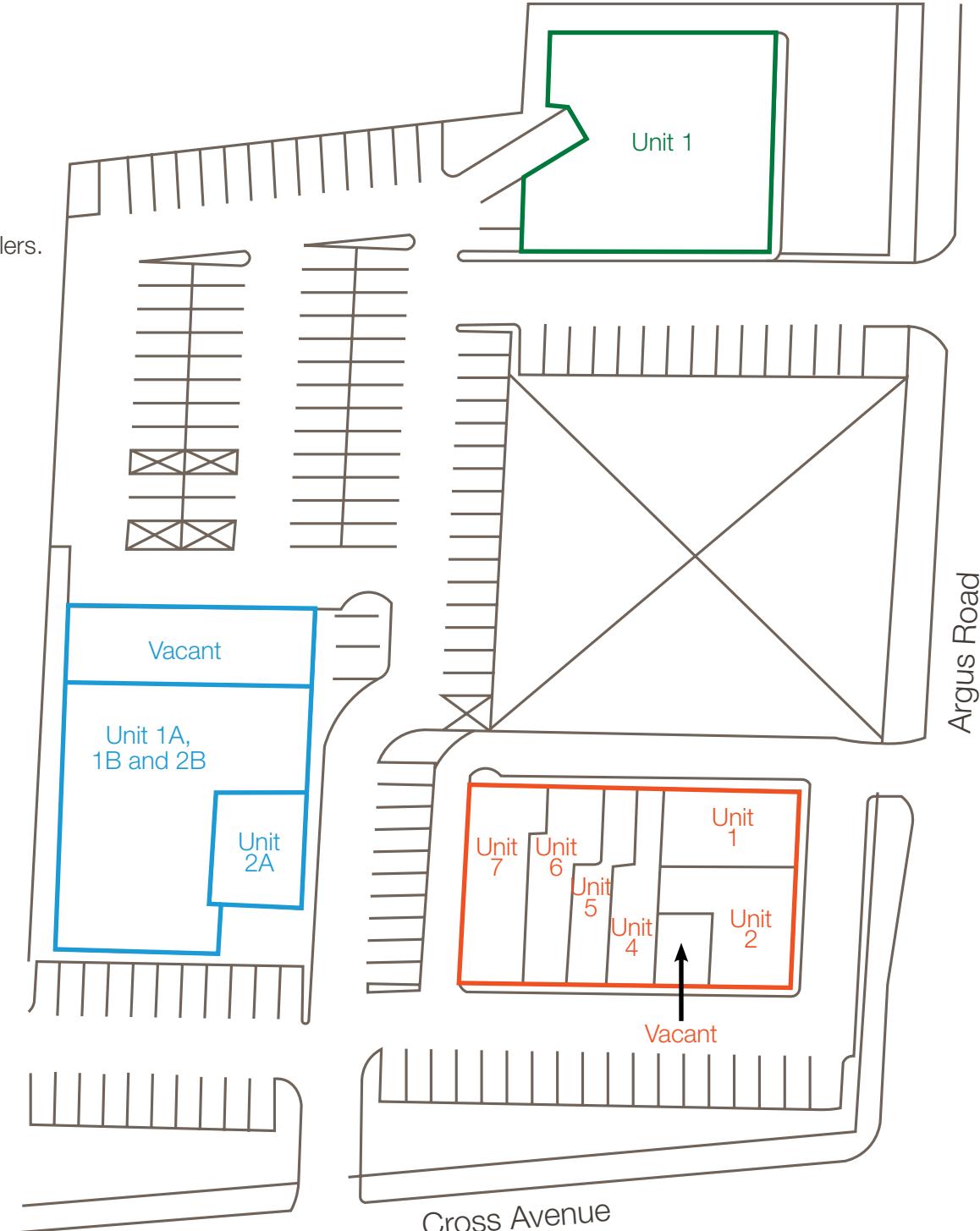
The Property is currently improved with three separate retail buildings:

- **177 Cross Avenue** – A three-unit retail building containing a restaurant/lounge and a physical therapy clinic.
- **187 Cross Avenue** – A multi-tenant retail building comprising seven units of independent service-oriented and food-based retailers.
- **580 Argus Road** – A freestanding commercial building occupied by a daycare use.

The existing improvements provide stable interim income and flexibility for a phased redevelopment strategy.

Unit	Tenant	Area (SF)
177 Cross Avenue		Total Area: ~12,785 SF
1A, 1B and 2B	Hashtag Restaurant	8,143 SF
2A	Oakville Injury	990 SF
N/A	Vacant	~3,652 SF
187 Cross Avenue		Total Area: ~9,800 SF
1	Fine Auto Details	1,500 SF
2	Ami Sushi	1,881 SF
3	Vacant	~487 SF
4	Yo Poke Hi Yogurt	1,213 SF
5	BUNMI Olobe	1,128 SF
6	Golden Finger	1,380 SF
7	The Famous Owl of Minerva	2,211 SF
580 Argus Road		
1	Kidlogic	6,586 SF

All Buildings Total Area
~29,171 SF

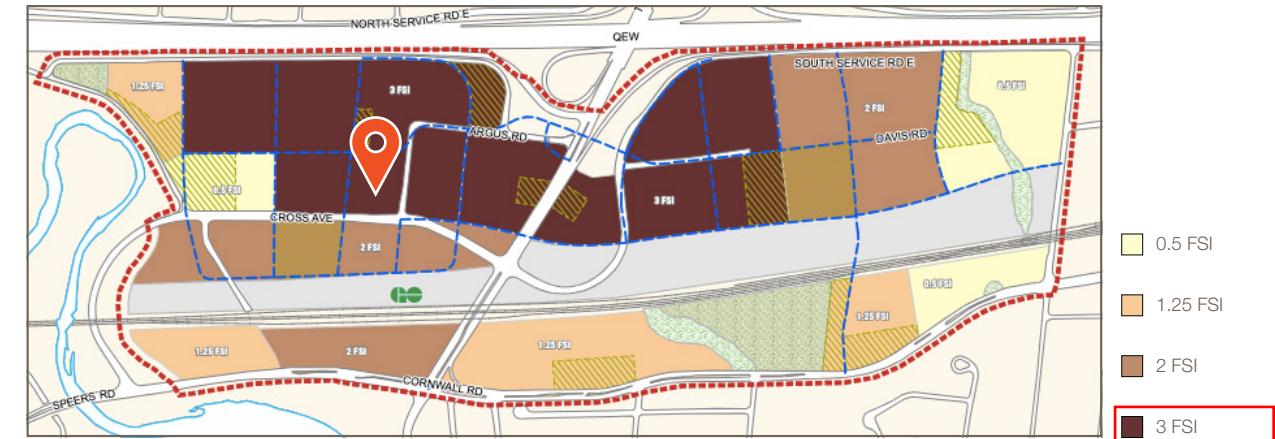
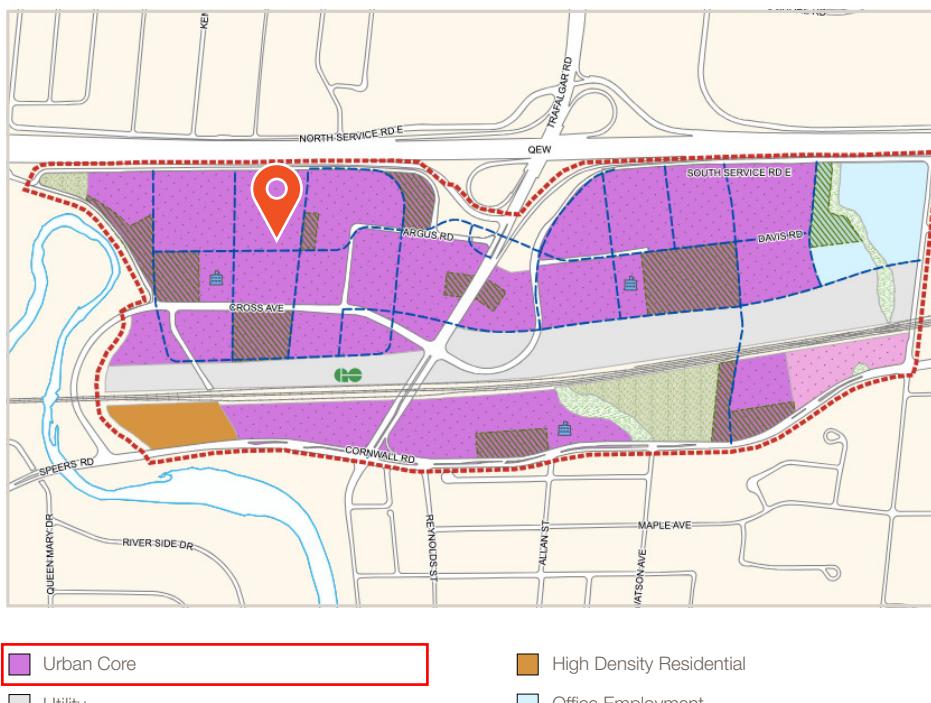


Official Plan

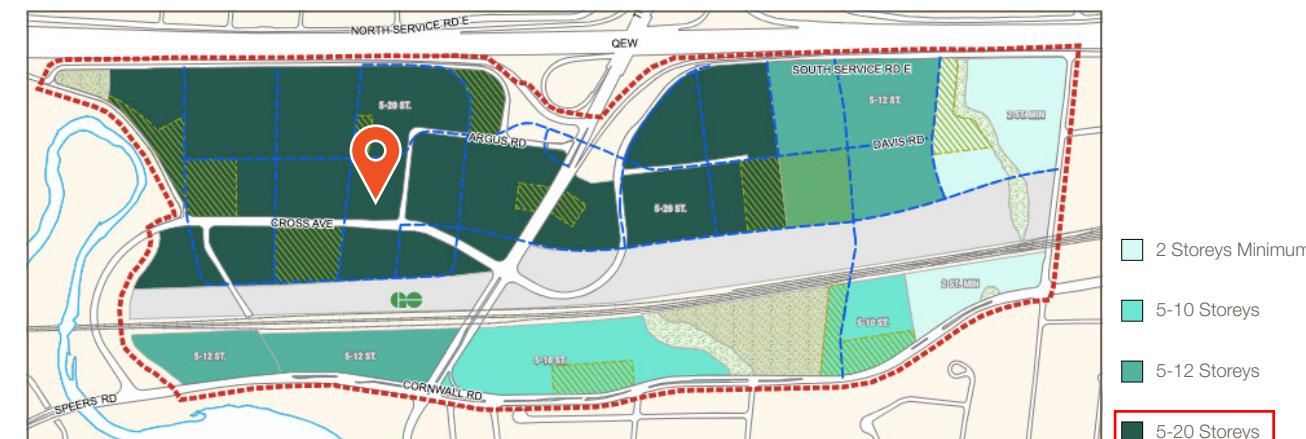
Midtown Oakville PMTSA

The Property is located within the **Midtown Oakville Protected Major Transit Station Area**, a key growth area identified by the Town of Oakville for high-density, mixed-use development in proximity to higher-order transit. PMTSAs are intended to support compact, complete communities with a strong mix of residential, employment, and commercial uses, while prioritizing transit usage, walkability, and reduced reliance on automobiles. The designation strongly supports intensification and provides a robust policy framework for high-rise mixed-use development.

Schedule L1 - Midtown Oakville Land Use



Schedule L2 - Midtown Oakville Minimum Density



Schedule L4 - Midtown Oakville Building Height Thresholds

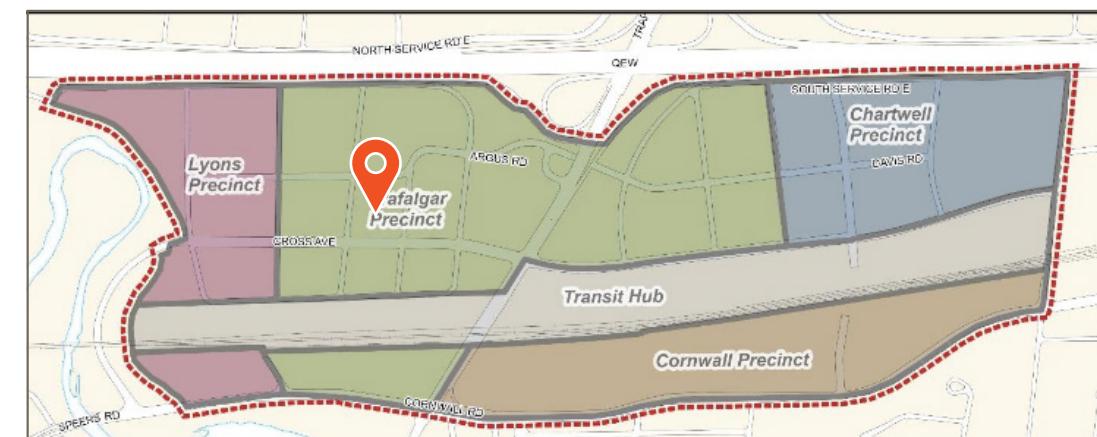


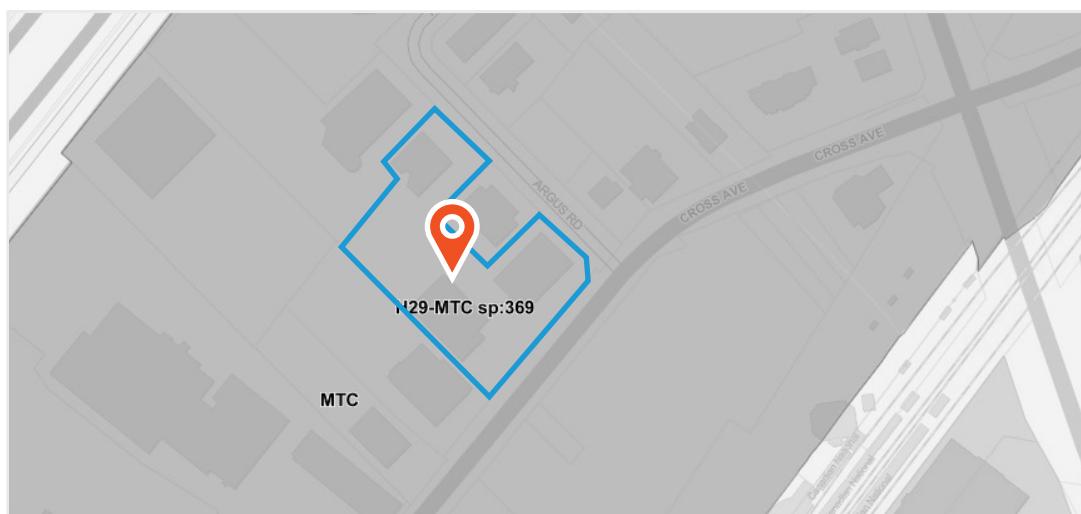
Figure E1 - Midtown Oakville Precinct Areas

Zoning

The Property is zoned **H29-MTC sp:369 (Holding – Midtown Core)**, a site-specific zoning designation that, in addition to a variety of commercial uses, permits the development of **three mixed-use towers of 12, 12, and 20 storeys**. The holding provision is intended to ensure that adequate **transportation and servicing infrastructure** is available prior to development proceeding. Once the holding symbol is lifted, the zoning provides a high degree of certainty with respect to built form, density, and permitted uses consistent with Midtown Oakville planning objectives.

Permitted Midtown Oakville Uses (MTC / MTE)

- Business and Professional Office
- Medical Office
- Retail Store
- Financial Institution
- Restaurant
- Service Commercial Establishment
- Mixed-Use Building (office, retail, and service uses)
- Day Care Facility
- Community Centre
- Hotel
- Sports and Recreational Facility
- Commercial School or Training Facility
- Emergency Service Facility



Special Provision 369



AMENDMENT TO BY-LAW 2014-014

- Existing property line
- - - Future property line
- Existing property line to remain
- Buildings and required parking spaces will not be permitted within these lands.

Tower A: 20 Storeys

Tower B: 12 Storeys

Tower C: 12 Storeys

Excellent Location

177-187 Cross Avenue & 580 Argus Road are well-connected by local Oakville Transit routes and are within close proximity to Oakville GO Station, offering convenient access to downtown Toronto

Major route



Bus Stop

GO Train Line



177-187 Cross Avenue & 580 Argus Road

Queen Elizabeth Way (Highway 403)
3 minutes • 1.2 km

Bus Stop
3 minutes walk • 210 m

Oakville GO Station	2 mins	500 m
Sheridan College	4 mins	2.1 km
Downtown Oakville	7 mins	2.3 km
Uptown Core	11 mins	5.0 km

Community & Schools

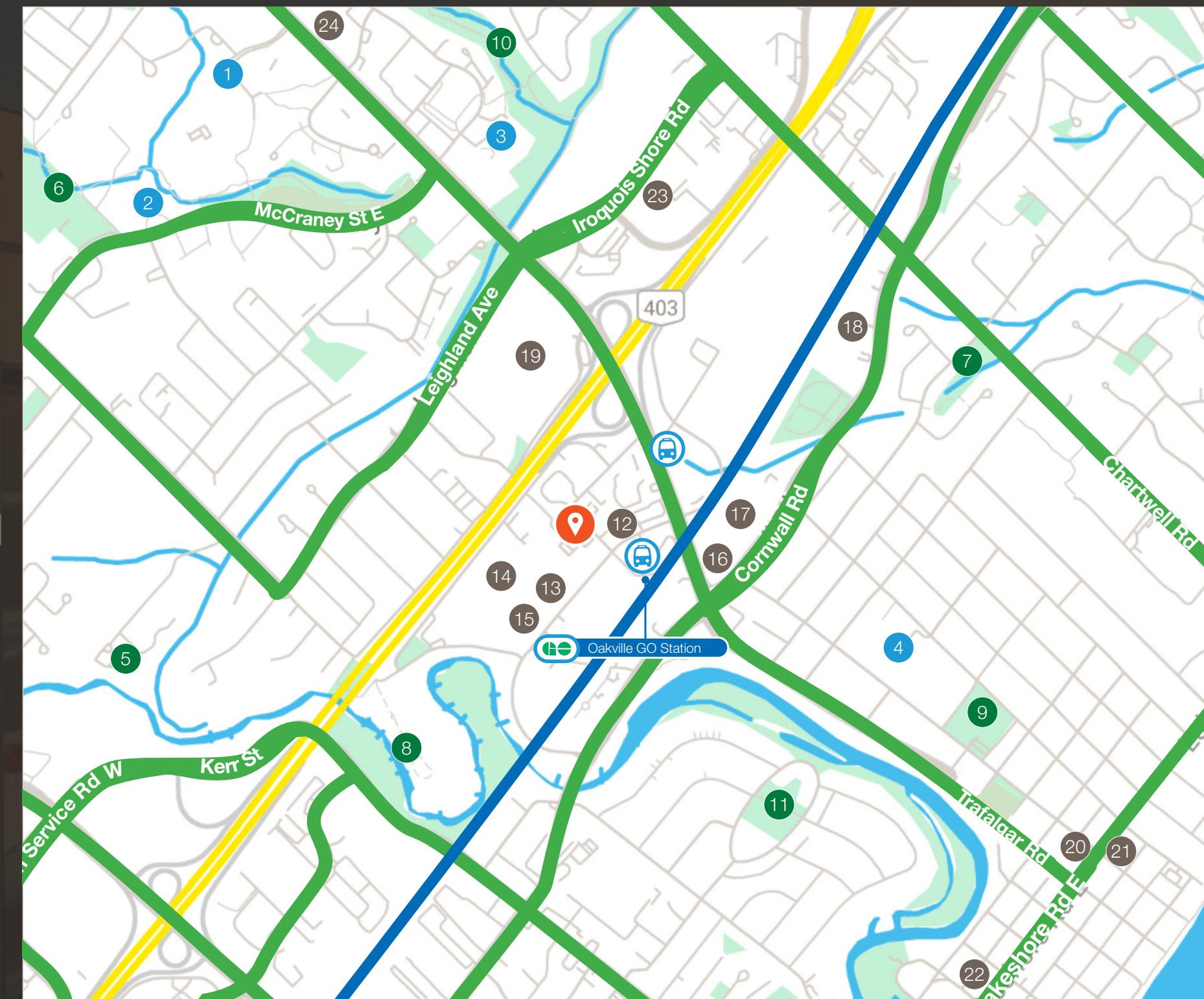
- 1 Sheridan College
- 2 White Oaks Secondary School
- 3 Oakville Town Hall
- 4 Oakville Trafalgar Community Centre

Green Spaces

- 5 Oakville Golf Club
- 6 Oakville Park
- 7 Maple Valley Park
- 8 Hogs Back Park
- 9 Wallace Park
- 10 Morris Valley South
- 11 Forster Park

Retail & Restaurants

- 12 McDonalds
- 13 Tim Hortons
- 14 Home Depot
- 15 Hibachi Teppanyaki & Bar
- 16 Beertown Public House
- 17 Whole Foods Market
- 18 Harpers Landing
- 19 Oakville Place
- 20 Lulu Lemon
- 21 Versace Italian Restaurant
- 22 Anthropologie
- 23 Monaghan's Sports Pub & Grill
- 24 Montfort Mediterranean Cuisine

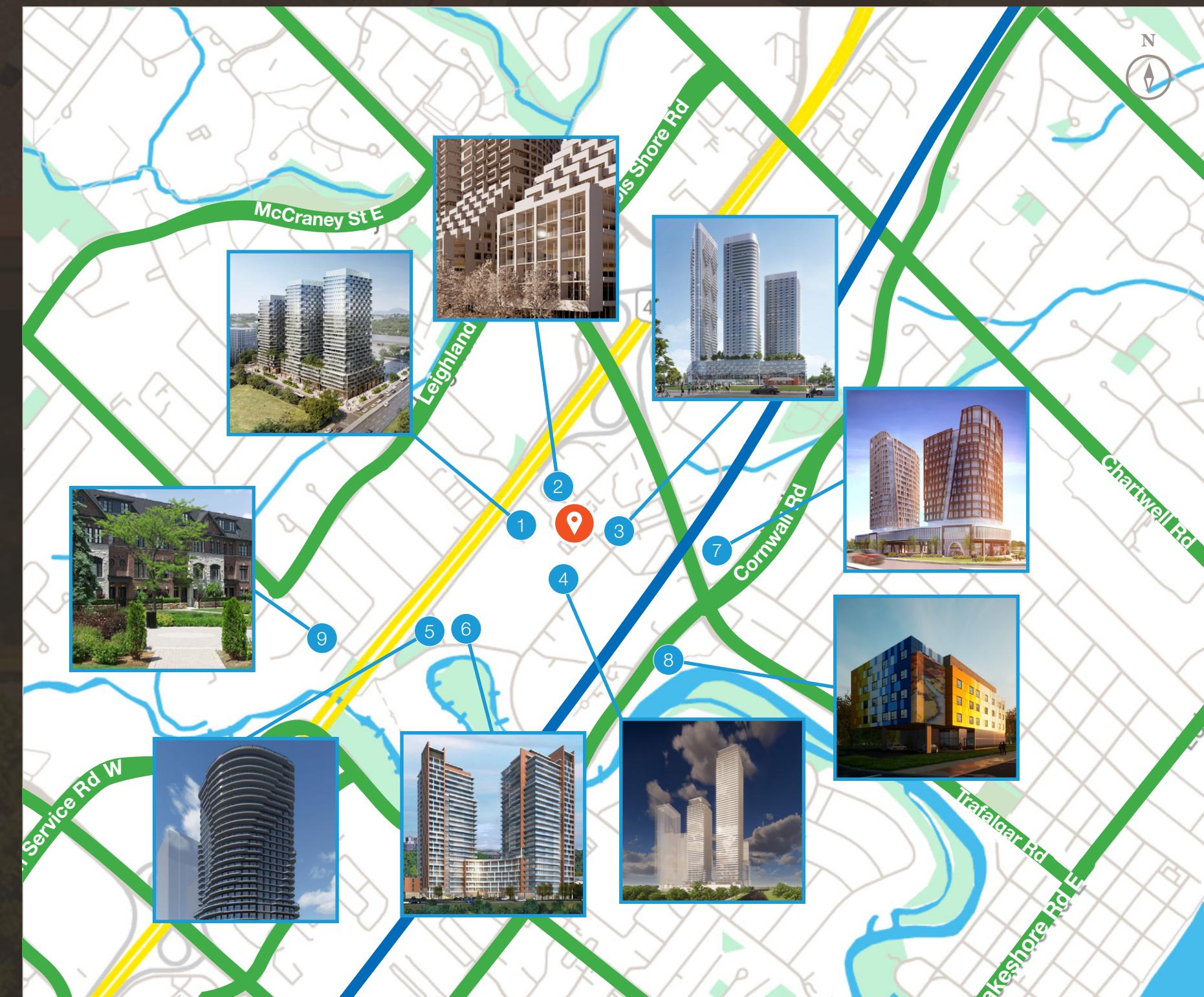


Nearby Developments

177-187 Cross Avenue & 580 Argus Road are surrounded by a strong and growing concentration of residential development, anchored by several large-scale, high-density projects within the Midtown Oakville corridor. Nearby developments range from mid-rise to high-rise towers, delivering thousands of new residential units and reinforcing the area's evolution into a dense, mixed-use urban node. This growing residential base supports increased demand for retail, service, and employment uses, while further strengthening long-term fundamentals for future redevelopment in the immediate area.

177-187 Cross Avenue & 580 Argus Road Major route GO Train Line

	Address	Developer	Storeys	# of Units
1	166 South Service Road E.	Distrikt Group	58, 50, 44	1,606
2	590 Argus Road	Distrikt Group	58, 50, 44	1,730
3	Distrikt Station - 217 Cross Avenue	Distrikt Group	58, 49, 44	1,748
4	157 Cross Avenue	Distrikt Group	61, 45	1,198
5	627 Lyons Lane	MGM Development	28	281
6	599 Lyons Lane	Black Dog Development, Kingridge Developments	26, 26	580
7	485 Trafalgar Road	First Capital	14, 19	317
8	Cornwall Support House - 130 Cornwall Road	Support House	5	37
9	Oakville Ravine Towns - 1020-1042 Sixth Line	Dunpar Homes	3	57



Offering Process

The Property is being sold on an **“as is, where is”** basis pursuant to a court-appointed receivership and is subject to a **Sales and Investment Solicitation Process (SISP)**, which includes an approved **stalking horse bid**. All interested parties must submit offers in accordance with the SISP and on the **Vendor’s form of Agreement of Purchase and Sale**. Additional details regarding the process, key milestones, and data room access will be made available to qualified parties upon execution of a confidentiality agreement.

Disclaimer

Statements and information contained herein are based on information furnished by principals and sources we deem reliable; however, we make no representation or warranty as to the accuracy, completeness or current status of such information and assume no responsibility for any errors, omissions, or misstatements. All information should be independently verified by the recipient. Images shown have been digitally altered or enhanced using artificial intelligence. Such images are for illustrative purposes only and may not reflect current site conditions. Additional information is available upon execution of a Confidentiality Agreement. Lennard Commercial Realty, Brokerage.



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