

\$875,000 - 104 - 3495 Rebecca Street, Oakville (qe Queen Elizabeth)

MLS® #W12401339

\$875,000

0 Bedroom, 0.00 Bathroom, 1,490 sqft
Office

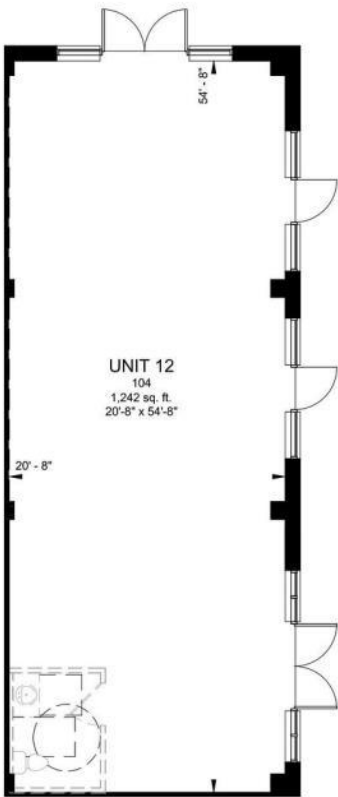
1014 - QE Queen Elizabeth, Oakville (qe Queen Elizabeth), Ontario

Professional Oakville (never been occupied) office condominium shell unit at the front end of the busy, prestigious 4 building 96,000sf Kingridge Crossing commercial office campus at Burloak and Rebecca, designed by KNYMH Architects. This bright street facing corner ground floor 1,500sf shell unit is an exceptional office purchase opportunity for medical, financial, consulting, wholesale showroom and many other professional businesses and organizations. Professionally managed to protect the financial interests of condominium owners. Located on a major east-west Burlington/Oakville transportation artery with approximate daily vehicle count of 20,000+. Close to several affluent Oakville and Burlington neighbourhoods, as well as established retail and industrial nodes. Strategically positioned with only a few minutes drive to Highway 403 & QEW, easily connecting staff and clients to all points in the GTHA. Adjacent to a walkable grocery anchored retail plaza (Food Basics/Shoppers Drug Mart/daycare) for staff convenience. Wide open surfacing parking for easy client, customer, patient and staff access. Prominent south street facing 8 ft+ window business signage opportunities. The 22 ft (north-south) x 55 ft (east-west) clean shell interior features a 12 ft ceiling height (approx 10.5 ft to the ceiling beam) with multiple double & single





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UNIT 12
104
1,242 sq. ft.
20'-8" x 54'-8"

MARKETING BUILDING 2 - UNIT 12

KINGRIDGE CROSSING

plans, terms and conditions are subject to change without notice. All room sizes are approximate dimensions. Actual square footage and usable floor space may vary slightly from those stated.

door egress points on the south and east elevations, allowing for flexible office or clinic configurations. Commercial window film protection to help control utility costs. 100A 208V power service ready for distribution. Dedicated HVAC system. Ground floor businesses have exclusive use of a 2nd floor (elevator access) 400 sq ft boardroom and 250 sq ft fully-equipped kitchen allowing for promotional or business events in a professional and luxurious setting. Zoning information regarding allowed uses and the unit's floor plan can be found in the photos. (id:6289)

Essential Information

Listing #	W12401339
Price	\$875,000
Bathrooms	0.00
Square Footage	1,490
Type	Office

Community Information

Address	104 - 3495 Rebecca Street
Subdivision	1014 - QE Queen Elizabeth
City	Oakville (qe Queen Elizabeth
Province	Ontario
Postal Code	L6L0H5

Amenities

Amenities	Highway
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Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Listing Details

Listing Office	ROYAL LEPAGE YOUR COMMUNITY REALTY
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Listing information last updated on October 14th, 2025 at 3:16am PDT