

## 1200 FEWSTER DRIVE | MISSISSAUGA, ON







# PROPERTY SPECIFICATIONS

| Total Area:           | 11,340 sf   |  |  |  |  |
|-----------------------|---|--|--|--|--|
| Office Area:          | 10%   |  |  |  |  |
| Lot Size:             | 0.686 acres   |  |  |  |  |
| Clear Height:         | 14'   |  |  |  |  |
| Shipping:             | 1 TL, 3 DI  |  |  |  |  |
| Sale Price:           | \$6,250,000   |  |  |  |  |
| Taxes (2024):         | \$26,036  |  |  |  |  |
| Possession:           | Flexible  |  |  |  |  |
| Zoning:               | E2  |  |  |  |  |
| Legal<br>Description: | Pt Lt 7 Con 2 Nds Toronto As In Vs180367 ;<br>Mississauga   |  |  |  |  |
| Comments:             | <ul> <li>Recently upgraded freestanding building with excellent proximity to Hwy 401/Dixie Road, Hwy 403 and Hwy 410</li> <li>White boxed warehouse with LED lighting and new office build-out</li> <li>Roof replacement in 2016</li> </ul> |  |  |  |  |

### **WAREHOUSE PHOTOS**













### **AERIAL PHOTOS**













### **EXTERIOR PHOTOS**







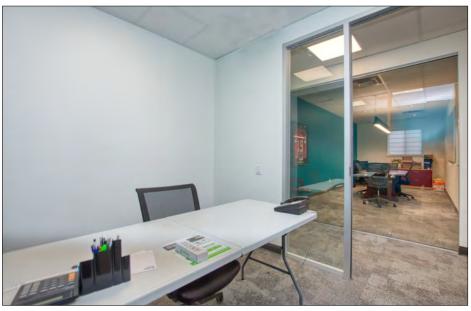






### **OFFICE PHOTOS**

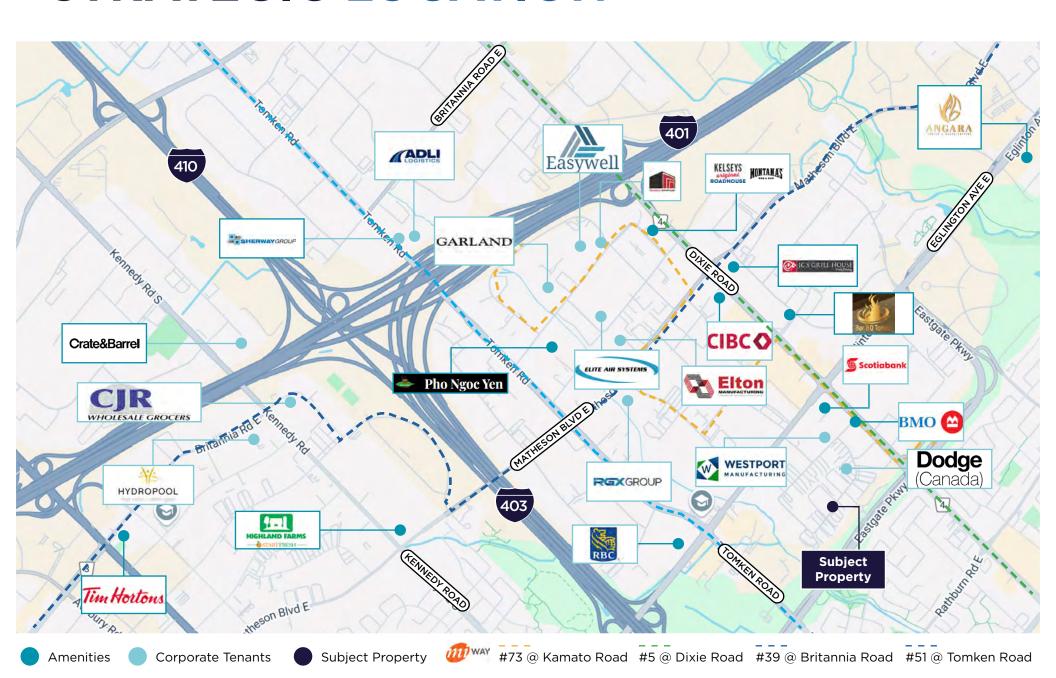




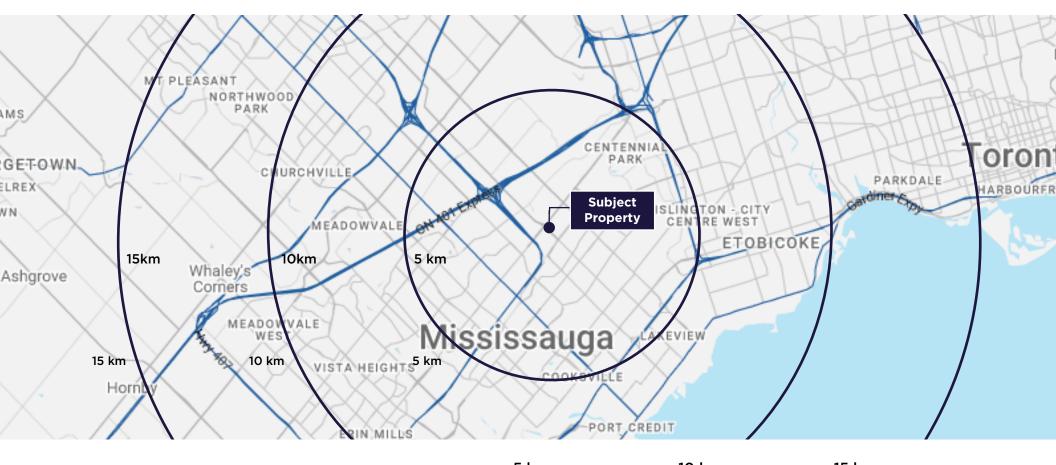




### STRATEGIC LOCATION



### **DEMOGRAPHIC STATISTICS**



|       |                           | 5 km      | 10 km     | 15 km     |  |
|-------|---------------------------|-----------|-----------|-----------|--|
| ۯۺۺٛٲ | Population:               | 200,860   | 686,766   | 1,657,415 |  |
| 8     | Average Household Income: | \$105,748 | \$126,246 | \$118,898 |  |
|       | Median Age                | 43        | 42        | 41        |  |
|       | Employment Rate           | 53%       | 54%       | 55%       |  |

### **ZONING: E2**

#### The following are permitted uses in the E2 variation:

#### **OFFICE**

- · Medical office
- Office

#### **BUSINESS ACTIVITIES**

- Broadcasting/communication facility
- Manufacturing facility
- Science & technology facility
- Truck terminal
- Warehouse/distribution facility
- · Wholesaling facility
- Waste processing station
- Waste transfer station
- Composting facility
- Self storage facility
- Contractor service shop
- Medicinal product manufacturing facility
- Plant based manufacturing facility

#### **COMMERCIAL**

- Restaurant
- Convenience restaurant
- Take-out restaurant
- Commercial school
- Financial institution
- Veterinary clinic
- Animal care establishment

#### MOTOR VEHICLE SERVICE

- · Motor vehicle repair facility
- · Motor vehicle rental facility
- · Motor vehicle wash facility
- Gas bar
- Motor vehicle service station
- Motor vehicle sales, leasing or rental facility

#### **HOSPITALITY**

- Banquet hall/conference centre/convention centre
- · Night club
- Overnight accommodation

#### **OTHER**

- Adult video store
- Adult entertainment establishment
- Animal boarding establishment
- Active recreational use
- Body-rub establishment
- Truck fuel dispensing facility
- Entertainment establishment
- Recreational establishment
- Funeral establishment
- Private club
- Repair establishment
- Parking lot
- University/college

For more information on zoning, visit <u>www.mississauga.ca</u>







#### FOR MORE INFORMATION, CONTACT:

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