



# 1200 FEWSTER DRIVE | MISSISSAUGA, ON

**REDUCED ASKING PRICE!**



**FOR SALE - RECENTLY UPGRADED FREESTAND**



# PROPERTY SPECIFICATIONS



Total Area:	11,340 sf
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Office Area:	10%
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Lot Size:	0.686 acres
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Clear Height:	14'
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Shipping:	1 TL, 3 DI
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Sale Price:	\$6,250,000 <b>\$5,895,000</b>
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Taxes (2024):	\$26,036
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Possession:	Flexible
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Zoning:	E2
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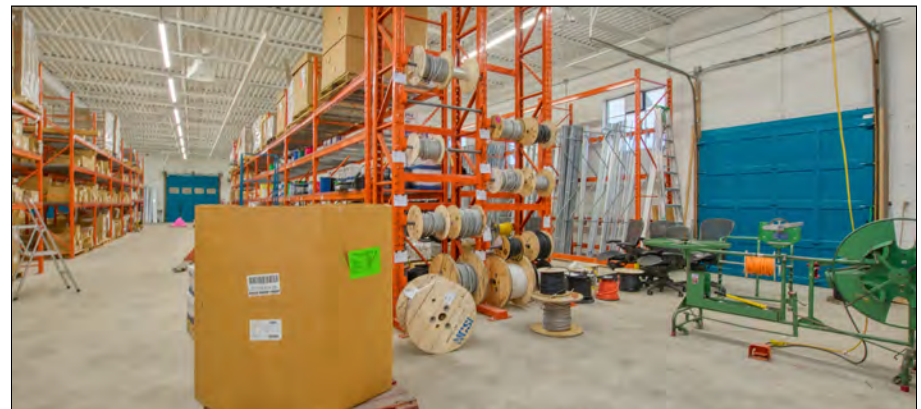
Legal Description:	Pt Lt 7 Con 2 Nds Toronto As In Vs180367 ; Mississauga
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Comments:	
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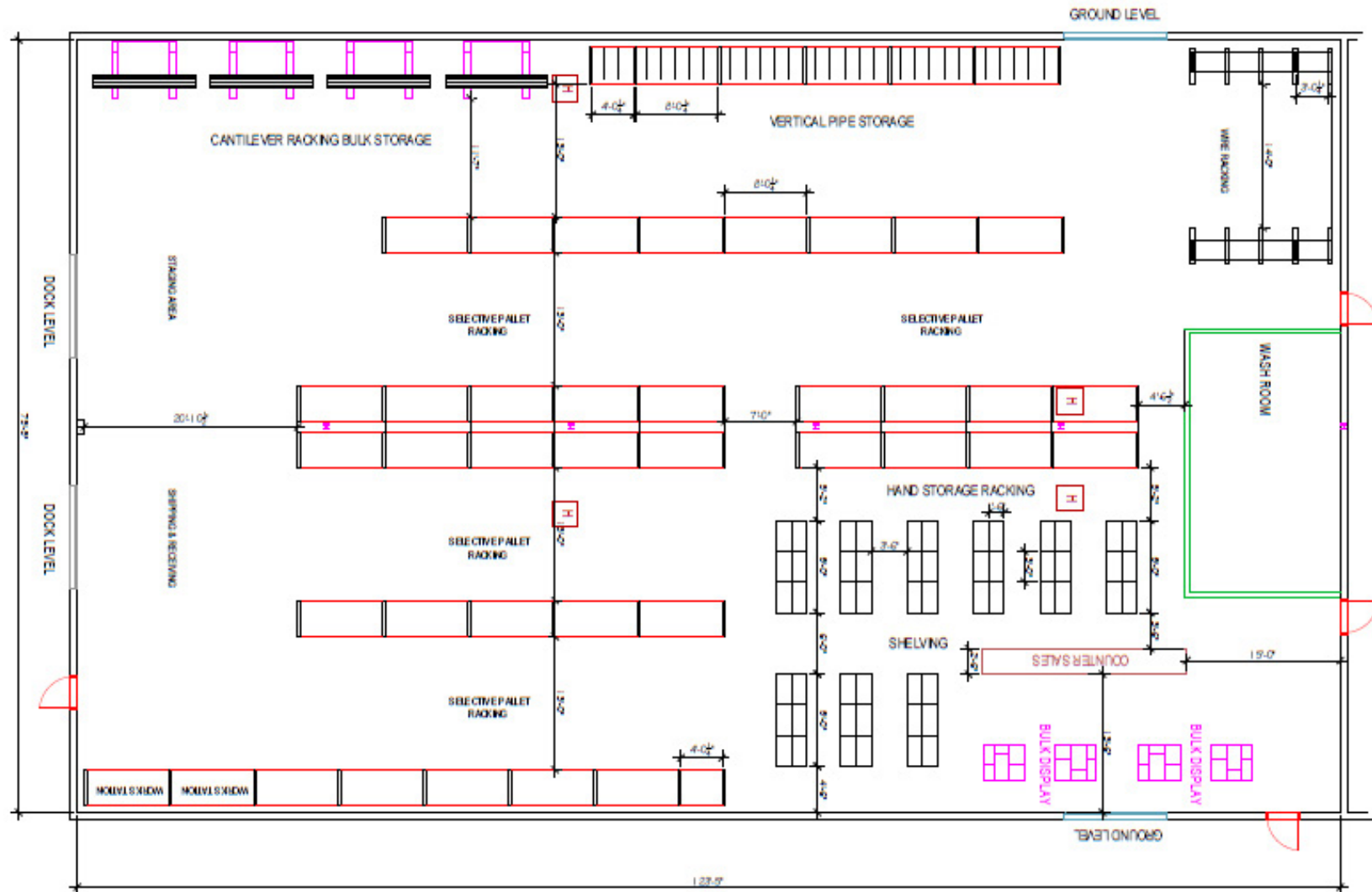
- Recently upgraded freestanding building with excellent proximity to Hwy 401/ Dixie Road, Hwy 403 and Hwy 410
- White boxed warehouse with LED lighting and new office build-out
- Roof replacement in 2016



# WAREHOUSE PHOTOS

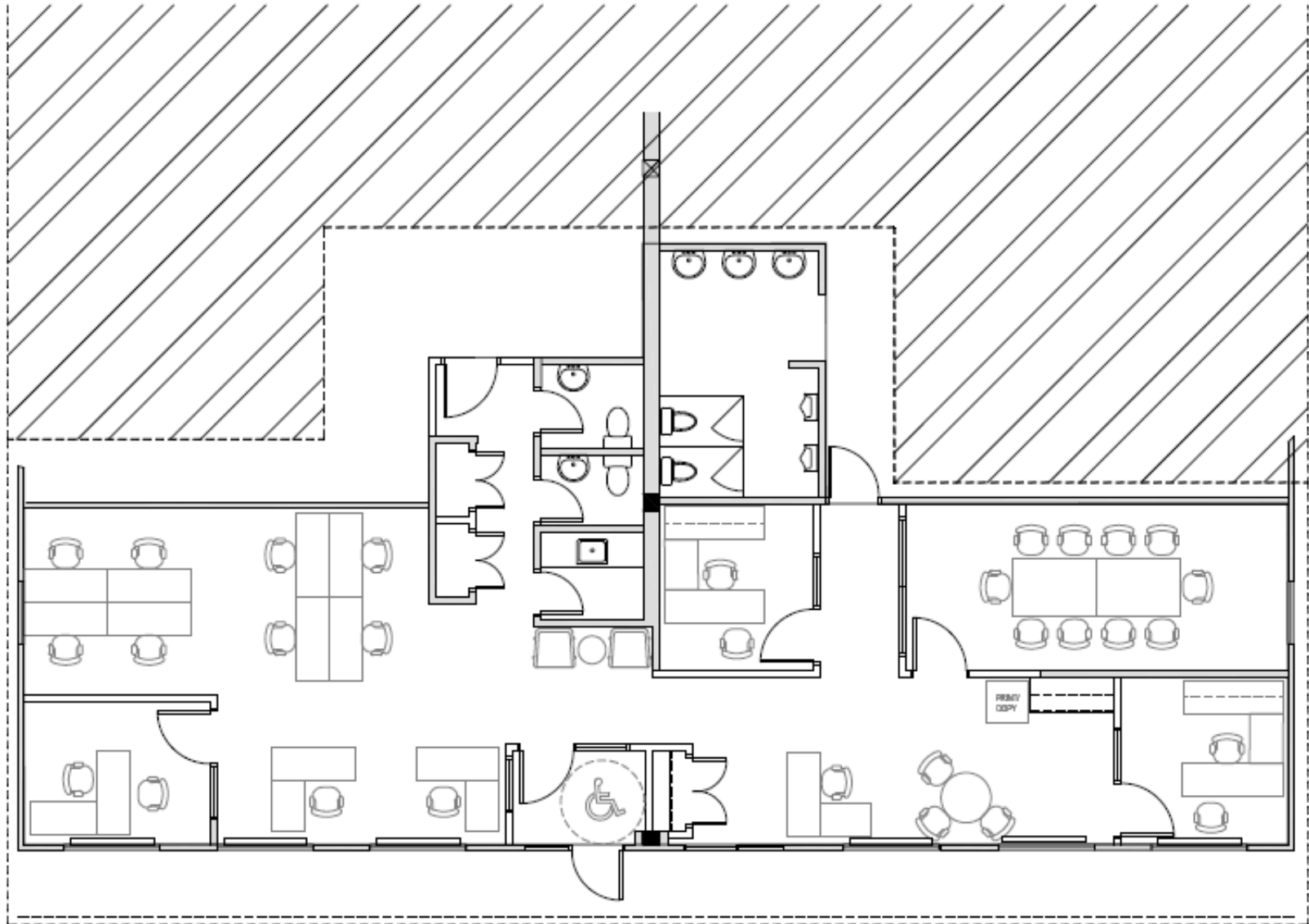


# WAREHOUSE PLAN





# OFFICE PLAN



# AERIAL PHOTOS





# EXTERIOR PHOTOS





# OFFICE PHOTOS









# STRATEGIC LOCATION





# DEMOGRAPHIC STATISTICS



		5 km	10 km	15 km
	<b>Population:</b>	200,860	686,766	1,657,415
	<b>Average Household Income:</b>	\$105,748	\$126,246	\$118,898
	<b>Median Age</b>	43	42	41
	<b>Employment Rate</b>	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 [www.mississauga.ca](http://www.mississauga.ca)







## FOR MORE INFORMATION, CONTACT:

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