

FOR SALE

6,800 SF ON 1.003 ACRES

BID DATE NOTICE: SEPTEMBER 22, 2025 BY 5:00PM



366 WATLINE AVENUE

MISSISSAUGA | ONTARIO

*PROPERTY INCLUDES ~0.65 ACRES OF EXCESS LAND
EXCELLENT CONNECTIVITY TO HWY 401, 403, 407 & 410*



PROPERTY HIGHLIGHTS

366 Watline Avenue is situated in the highly sought after Traders Business Park. This low coverage asset presents users with a unique opportunity to utilize approximately .65 acres of outside storage land for trailer parking or storage of goods and materials. The property is currently set up for light truck repairs and offers a turnkey solution for this industry segment. A true one of its kind.

Building Size: 6,800 sf

Office Size: 1,200 sf

Site Area: 1.003 acres

Clear Height: 20'

Shipping: 3 DI

Year Built: 1985

Asking Price: \$6,500,000

Taxes (2025): To be determined

Zoning: E2-96

Legal Description: Pcl 11-1, Sec 43m453 ; Pt Lt 11, Pl 43m453 , Part 23 , 43r10520 ; Mississauga

- » Being sold through a court appointed receiver.
- » Bid date **September 22, 2025 by 5:00pm**

366 Watline Avenue | Mississauga, ON



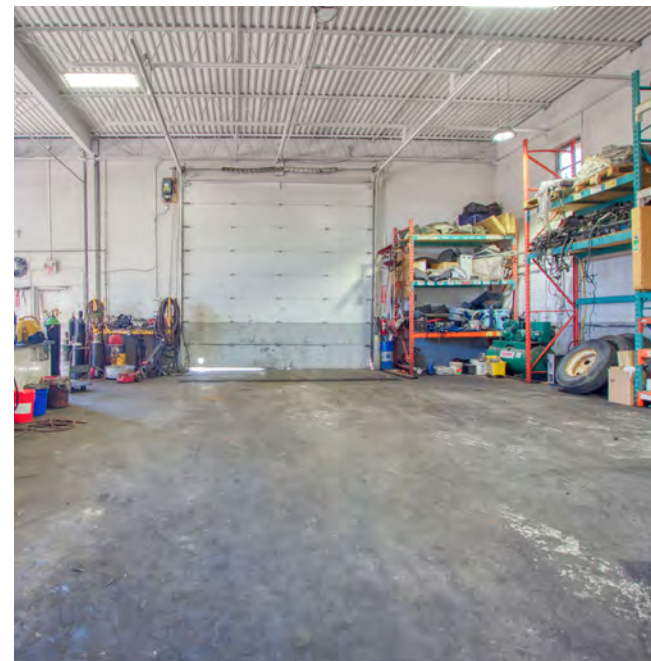
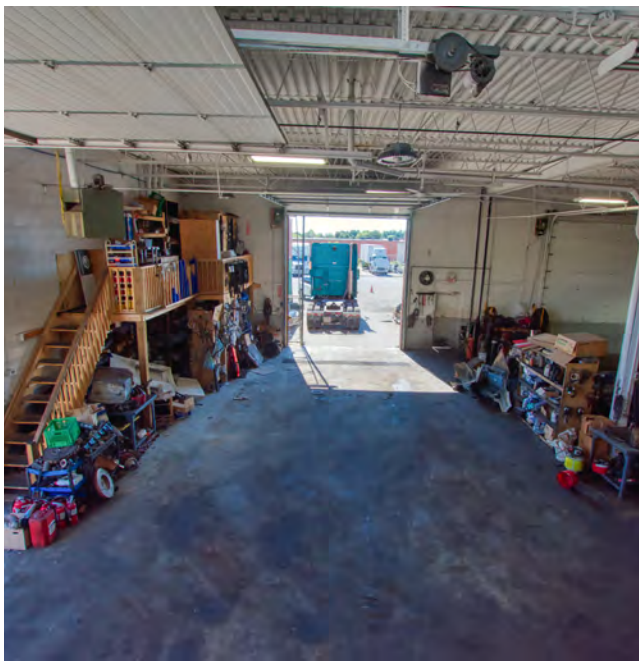
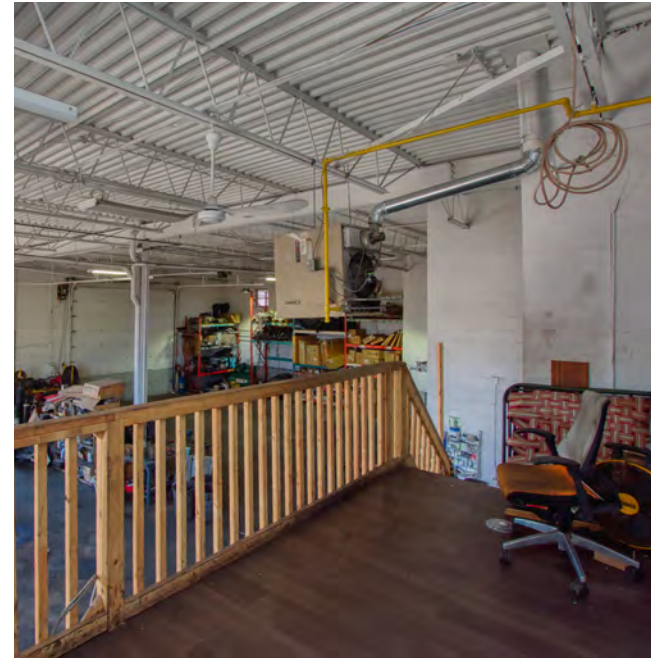
WATCH PROPERTY VIDEO



DOWNLOAD CONFIDENTIALITY AGREEMENT
FOR DATA ROOM ACCESS

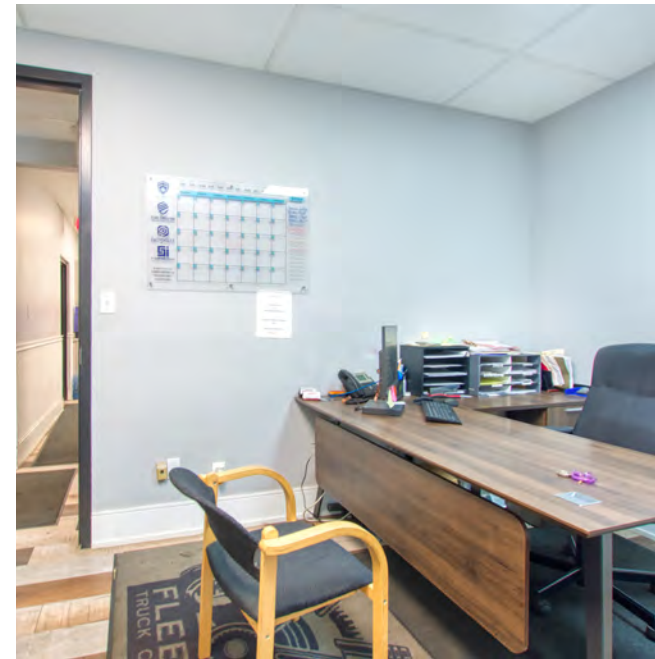
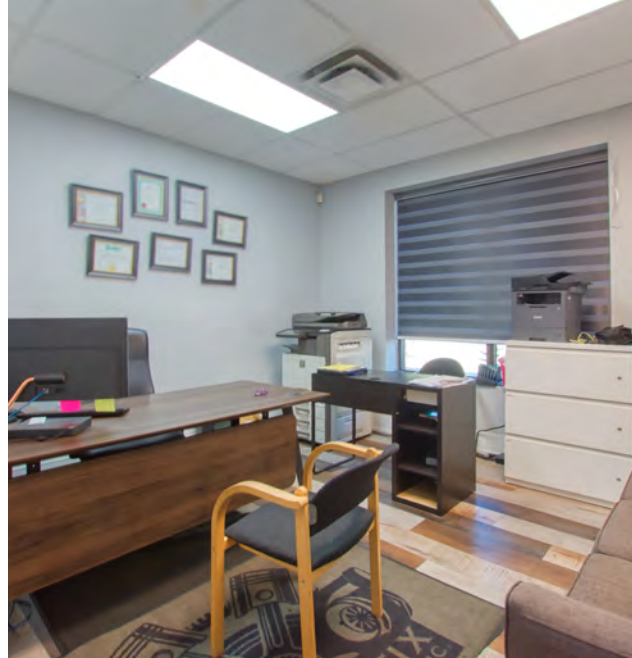
WAREHOUSE PHOTOS

366 Watline Avenue | Mississauga, ON



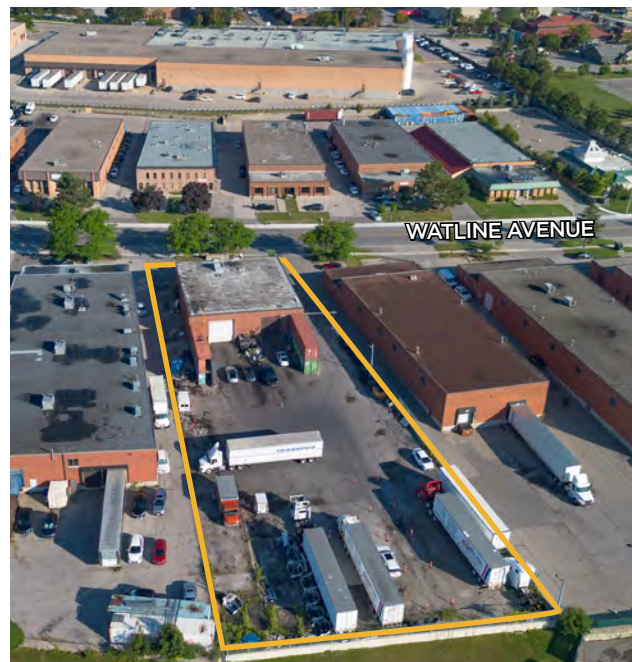
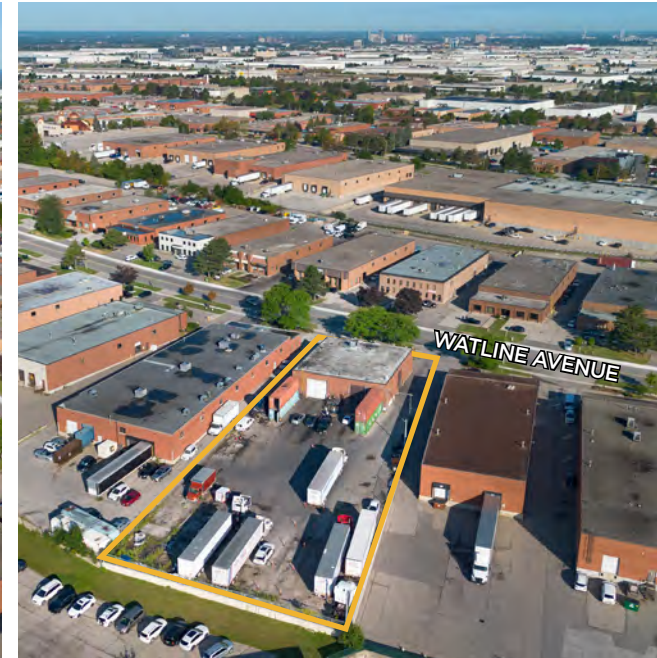
OFFICE PHOTOS

366 Watline Avenue | Mississauga, ON



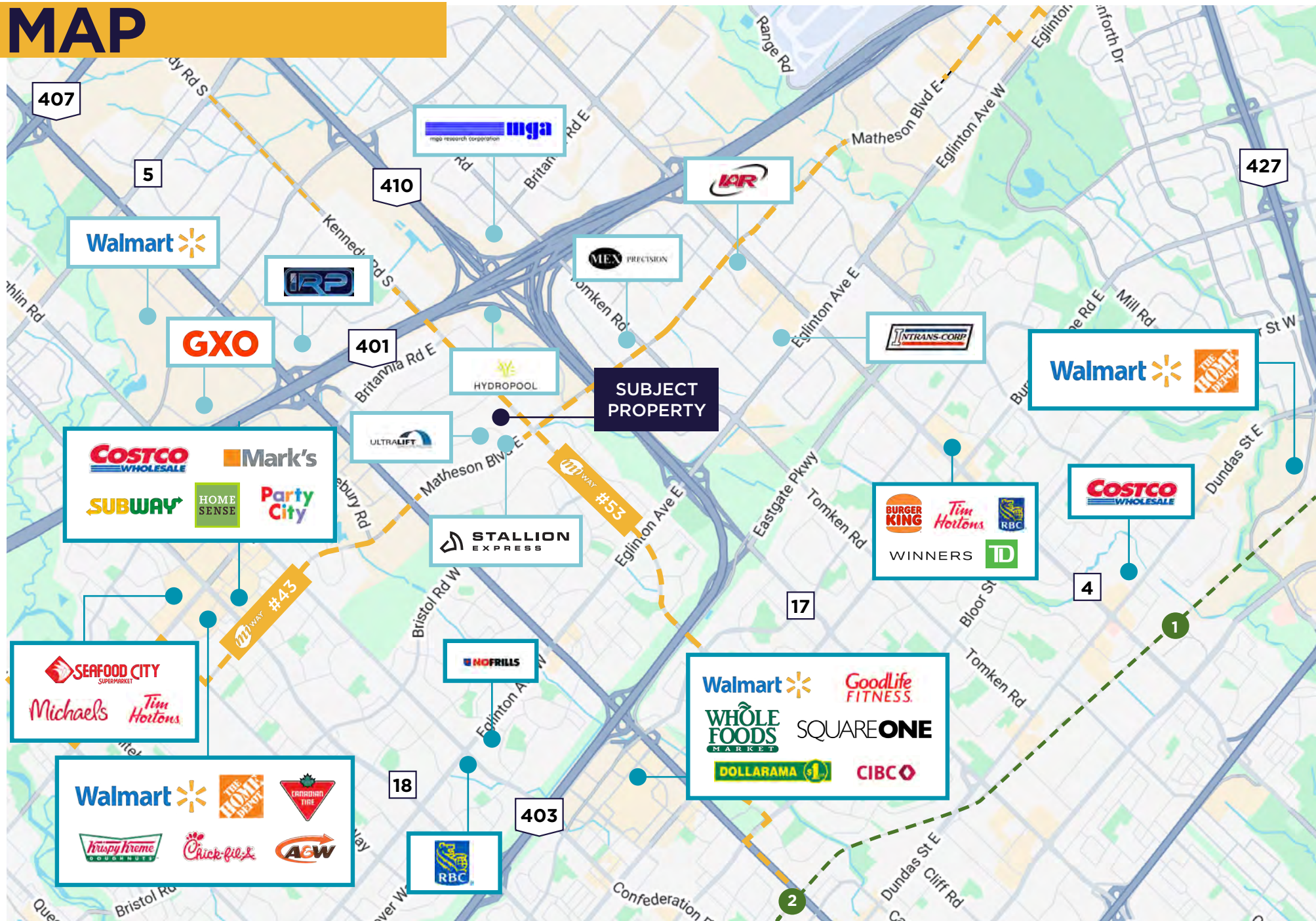
AERIAL PHOTOS

366 Watline Avenue | Mississauga, ON



LOCATION MAP

366 Watline Avenue | Mississauga, ON



DEMOGRAPHIC STATISTICS

366 Watline Avenue | Mississauga, ON



185,259
POPULATION
Within 5 Miles



\$101,005
AVG. INCOME
Within 5 Miles



55%
AVG. EMPLOYMENT RATE
Within 5 Miles



41
AVG. AGE
Within 5 Miles

719,350
POPULATION
Within 10 Miles

\$103,301
AVG. INCOME
Within 10 Miles

55%
AVG. EMPLOYMENT RATE
Within 10 Miles

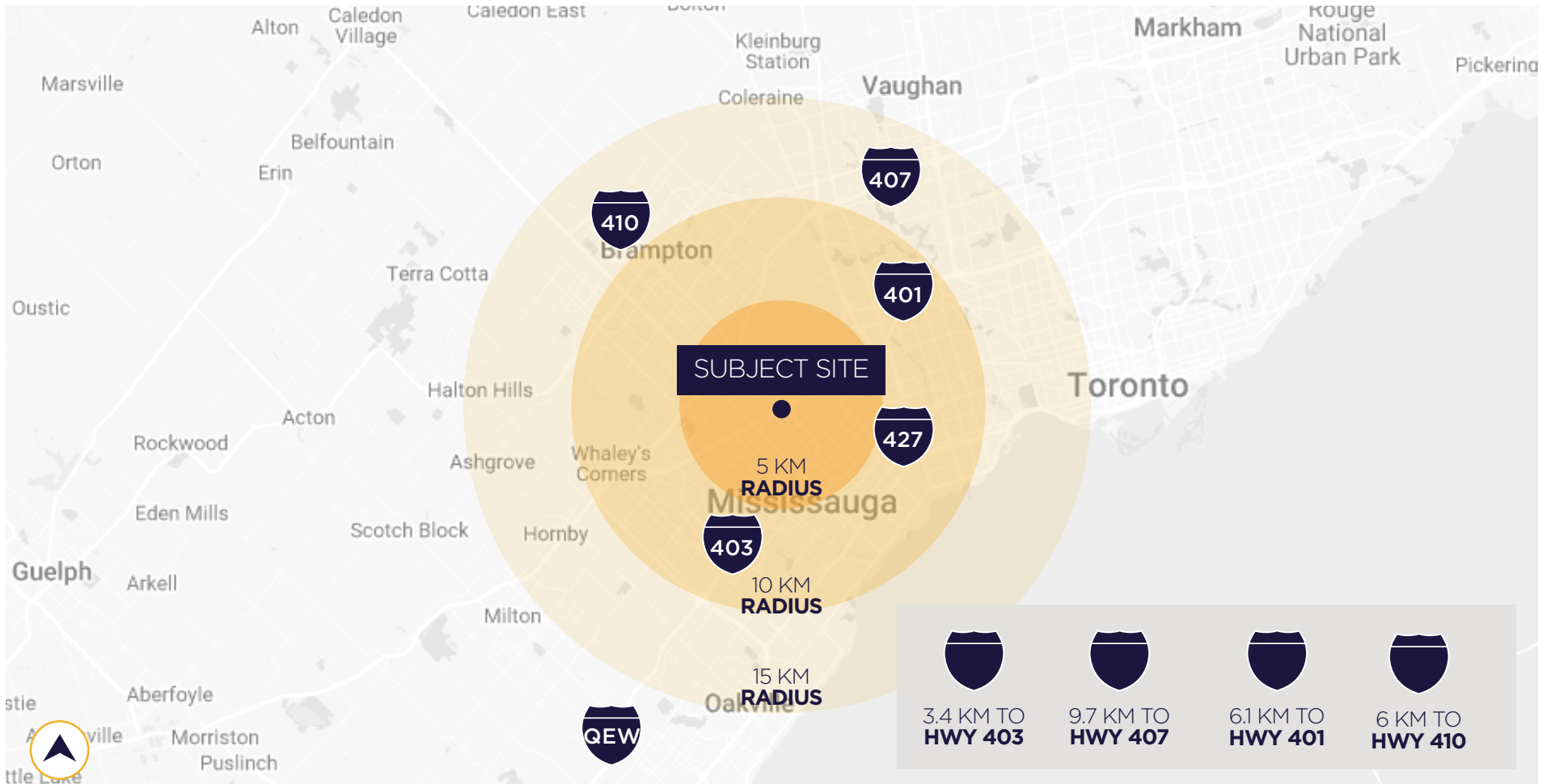
41
AVG. AGE
Within 10 Miles

1,545,841
POPULATION
Within 15 Miles

\$104,077
AVG. INCOME
Within 15 Miles

56%
AVG. EMPLOYMENT RATE
Within 15 Miles

40
AVG. AGE
Within 15 Miles



ZONING

E2-96

The following are permitted uses in the E2-96 (employment) 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 body repair facility
- 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
- Power generating facility
- Private club
- Repair establishment
- Parking lot
- University/college



OFFERING PROCESS

366 Watline Avenue | Mississauga, ON

TERMS OF SALE:

Cushman & Wakefield ULC., Brokerage (the “Advisor”) has been retained by msi Spergel Inc. (“Receiver”), solely in its capacity of Court-Appointed Receiver, to offer for sale 366 Watline Avenue, Mississauga, ON (the “Property”).

Interested Buyers will be required to execute and submit the Confidentiality Agreement (“CA”) prior to receiving the information on the Property.

REPRESENTATION AND WARRANTIES:

Neither the Advisor nor the Receiver make any representations and/or warranties regarding any aspect of the Property, including but not limited to the size of the building, size of the land, building and environmental condition, zoning, and financial information.

The Property will be sold on an “as-is where-is” basis and all parties will be responsible to perform their own investigations and due diligence.

CONFIDENTIALITY:

By accepting this information, prospective Buyers agree to keep all details about the property strictly confidential. Buyers may not share, reproduce, or distribute any part of this material without prior written consent from the Receiver and Advisor. This information is provided solely for evaluating a potential purchase of the property.

ONLINE DATA ROOM:

Upon request, the Advisor shall provide access to an online data room to those prospective buyers who have executed the Advisor’s Confidentiality Agreement. The data room shall include documents for the review of prospective buyers. Relevant information related to the Property will be included therein for consideration of prospective buyers.



CONTACT INFORMATION

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