



2433 MEADOWVALE BLVD | MISSISSAUGA

OPPORTUNITY FOR BUILDING EXPANSION OR INCREASED PARKING

 WATCH PROPERTY VIDEO

PRICE ADJUSTMENT
~~\$10,995,000~~ \$10,495,000 

MEADOWVALE BLVD

AVAILABLE FOR SALE/LEASE

Outlines are approximate

PROPERTY SPECIFICATIONS

Total Area:	20,026 sf
Warehouse Area:	10,662 sf
Office Area:	9,364 sf
Lot Size:	2.668 acres
Clear Height:	19'
Shipping:	2 TL, 1 DI
Sale Price:	\$10,995,000 \$10,495,000
Lease Rate:	\$17.95 psf (building only)
Taxes (2025):	\$87,608.36
Possession:	Flexible
Zoning:	E2-1

- Comments:**
- Located in Meadowvale, Mississauga's premier submarket
 - Excellent curb appeal
 - 130' depth truck court, allowing for efficient truck access and maneuverability
 - Temperature-controlled showroom with diamond polished floors
 - Opportunity for building expansion or increased parking
 - Public transit at doorstep



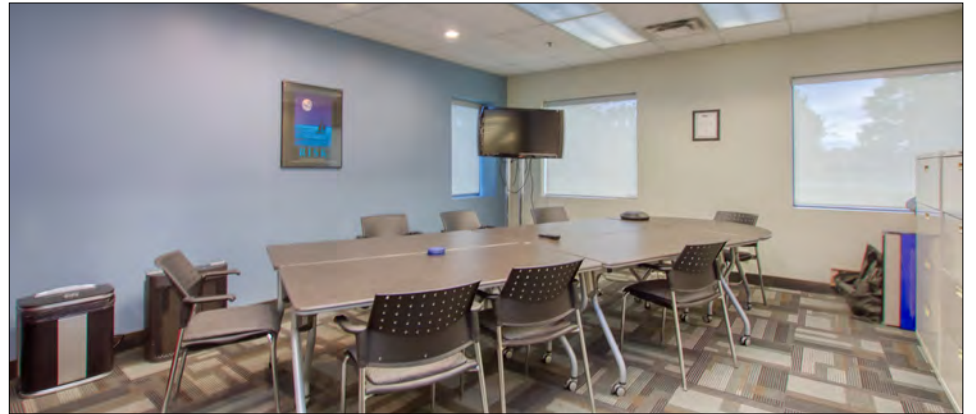
WAREHOUSE PHOTOS



AERIAL PHOTOS



OFFICE PHOTOS



PROPERTY SURVEY

SURVEYOR'S REAL PROPERTY REPORT
 PART 1 – PLAN OF SURVEY OF
 PART OF LOT 12
 CONCESSION 5, W.H.S.
 (GEOGRAPHIC TOWNSHIP OF TORONTO, COUNTY OF PEEL)
 CITY OF MISSISSAUGA
 REGIONAL MUNICIPALITY OF PEEL

SCALE 1 : 750
 20 10 0 20 40 METRES

HOLDING & JONES LIMITED
 ONTARIO LAND SURVEYORS
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PART 2 – REPORT

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY

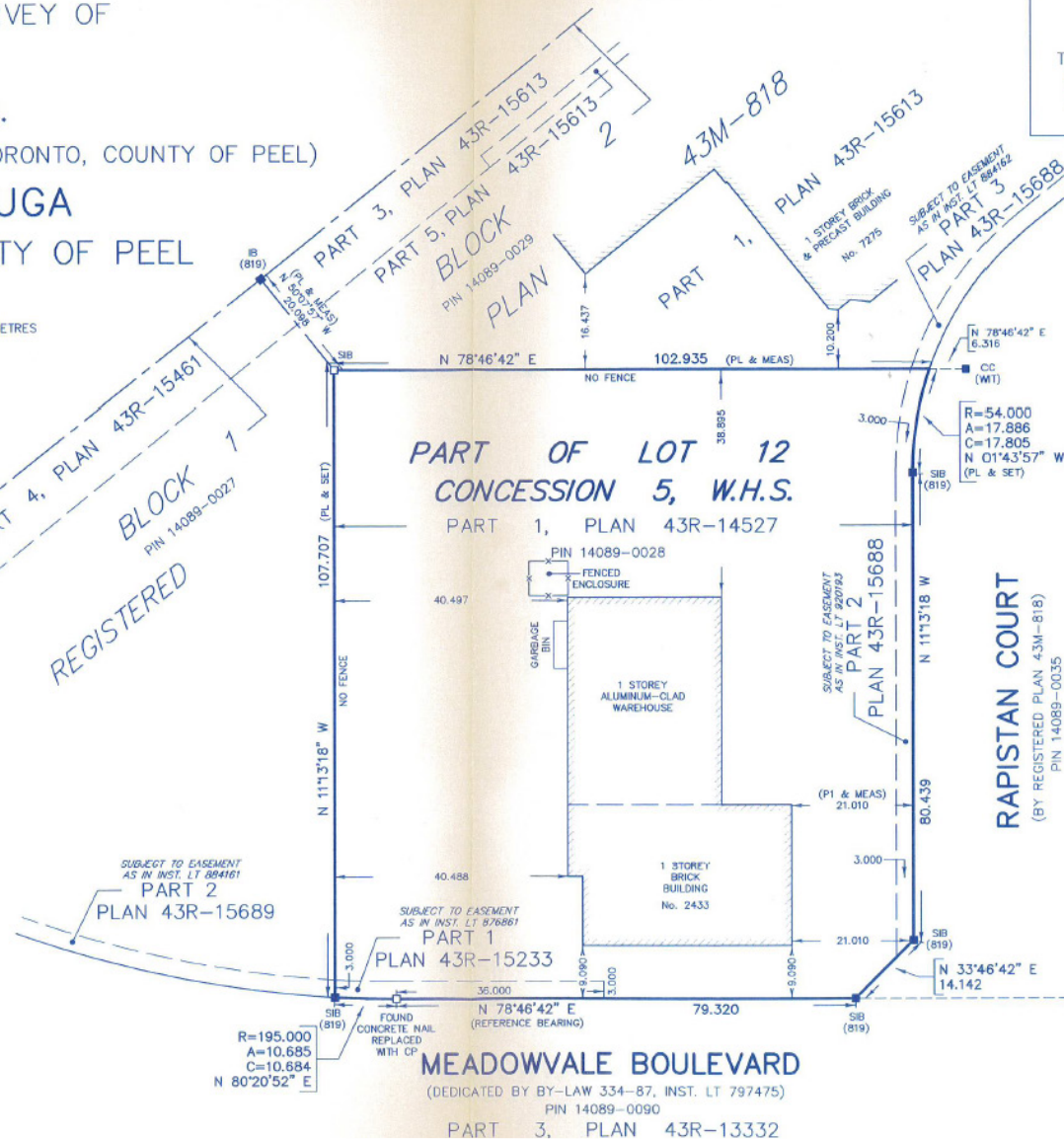
SUBJECT TO EASEMENT IN FAVOUR OF
 MISSISSAUGA HYDRO-ELECTRIC COMMISSION
 AS IN INST. LT 876861 AND LT 920193.

ENCROACHMENTS

NONE

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS

NOT CERTIFIED BY THIS REPORT



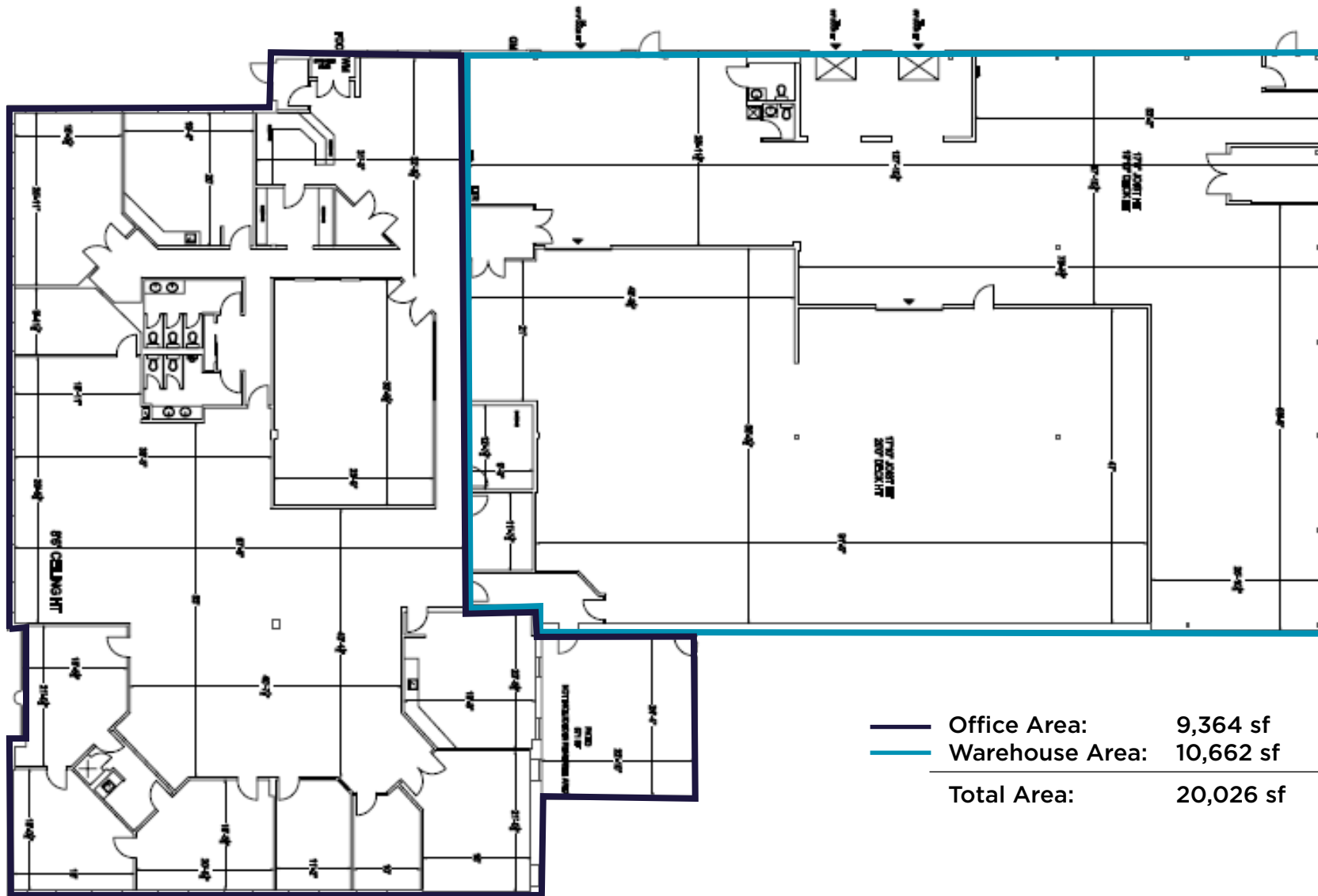
METRIC
 DISTANCES SHOWN ON
 THIS PLAN ARE IN METRES
 AND CAN BE CONVERTED
 TO FEET BY DIVIDING BY
 0.3048

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 1169903



THIS PLAN IS NOT VALID
 UNLESS IT IS AN EMBOSSED
 ORIGINAL COPY
 ISSUED BY THE SURVEYOR.

FLOOR PLAN



STRATEGIC LOCATION



DEMOGRAPHIC STATISTICS



5 km

10 km

15 km



Population:

148,968

587,700

1,286,638



Average Household Income:

\$141,229

\$129,468

\$126,901



Median Age

40

39

39



Employment Rate

60%

57%

57%

ZONING: E2-1

The following are permitted uses in the E2-1 variation:

OFFICE

- Medical office
- Office

BUSINESS ACTIVITIES

- Broadcasting/communication facility
- Manufacturing facility
- Science & technology facility
- Warehouse/distribution facility
- Wholesaling 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
- Overnight accommodation

OTHER

- Adult video store
- Animal boarding establishment
- Active recreational use
- 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





FOR MORE INFORMATION, CONTACT:

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