



# 2433 MEADOWVALE BLVD | MISSISSAUGA

OPPORTUNITY FOR BUILDING EXPANSION OR INCREASED PARKING



WATCH PROPERTY VIDEO

SALE PRICE REDUCTION!  
\$11,995,000 \$10,995,000



Outlines are approximate

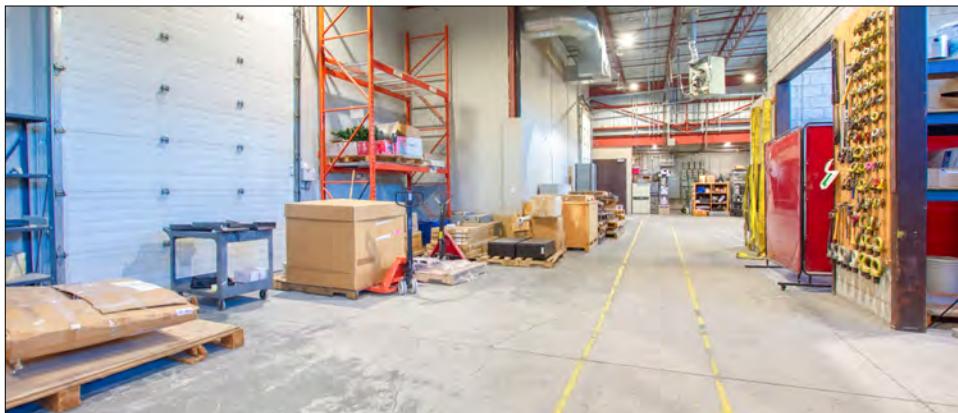
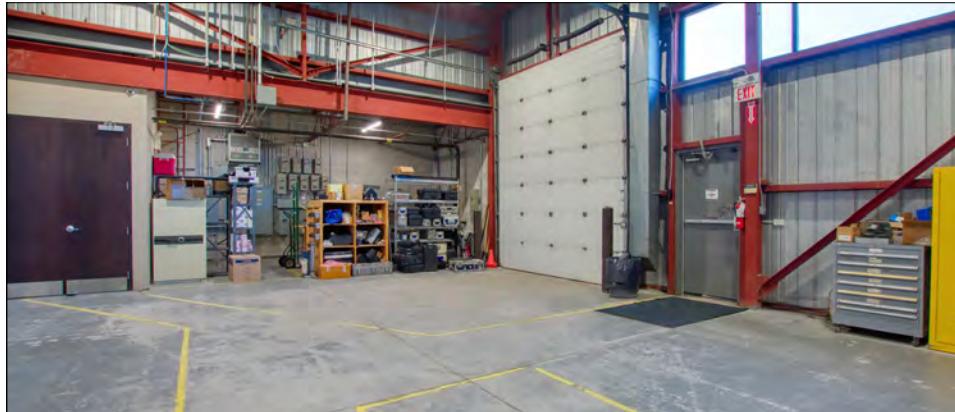
AVAILABLE FOR SALE/LEASE

# PROPERTY SPECIFICATIONS

<b>Total Area:</b>	20,026 sf
<b>Warehouse Area:</b>	10,662 sf
<b>Office Area:</b>	9,364 sf
<b>Lot Size:</b>	2.668 acres
<b>Clear Height:</b>	19'
<b>Shipping:</b>	2 TL, 1 DI
<b>Sale Price:</b>	\$11,995,000 <b>\$10,995,000</b>
<b>Lease Rate:</b>	\$17.95 psf (building only)
<b>Taxes (2025):</b>	\$87,608.36
<b>Possession:</b>	Flexible
<b>Zoning:</b>	E2-1
<b>Comments:</b>	<ul style="list-style-type: none"><li>• Located in Meadowvale, Mississauga's premier submarket</li><li>• Excellent curb appeal</li><li>• 130' depth truck court, allowing for efficient truck access and maneuverability</li><li>• Temperature-controlled showroom with diamond polished floors</li><li>• Opportunity for building expansion or increased parking</li><li>• Public transit at doorstep</li></ul>



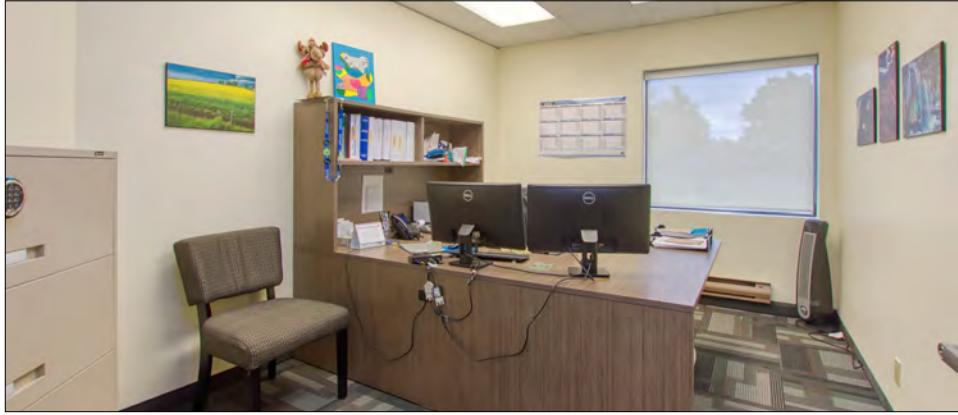
# WAREHOUSE PHOTOS



# 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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A diagram of a bar magnet. The top pole is labeled 'N' and the bottom pole is labeled 'S'. The magnet is oriented vertically, with the 'N' pole at the top.

## 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

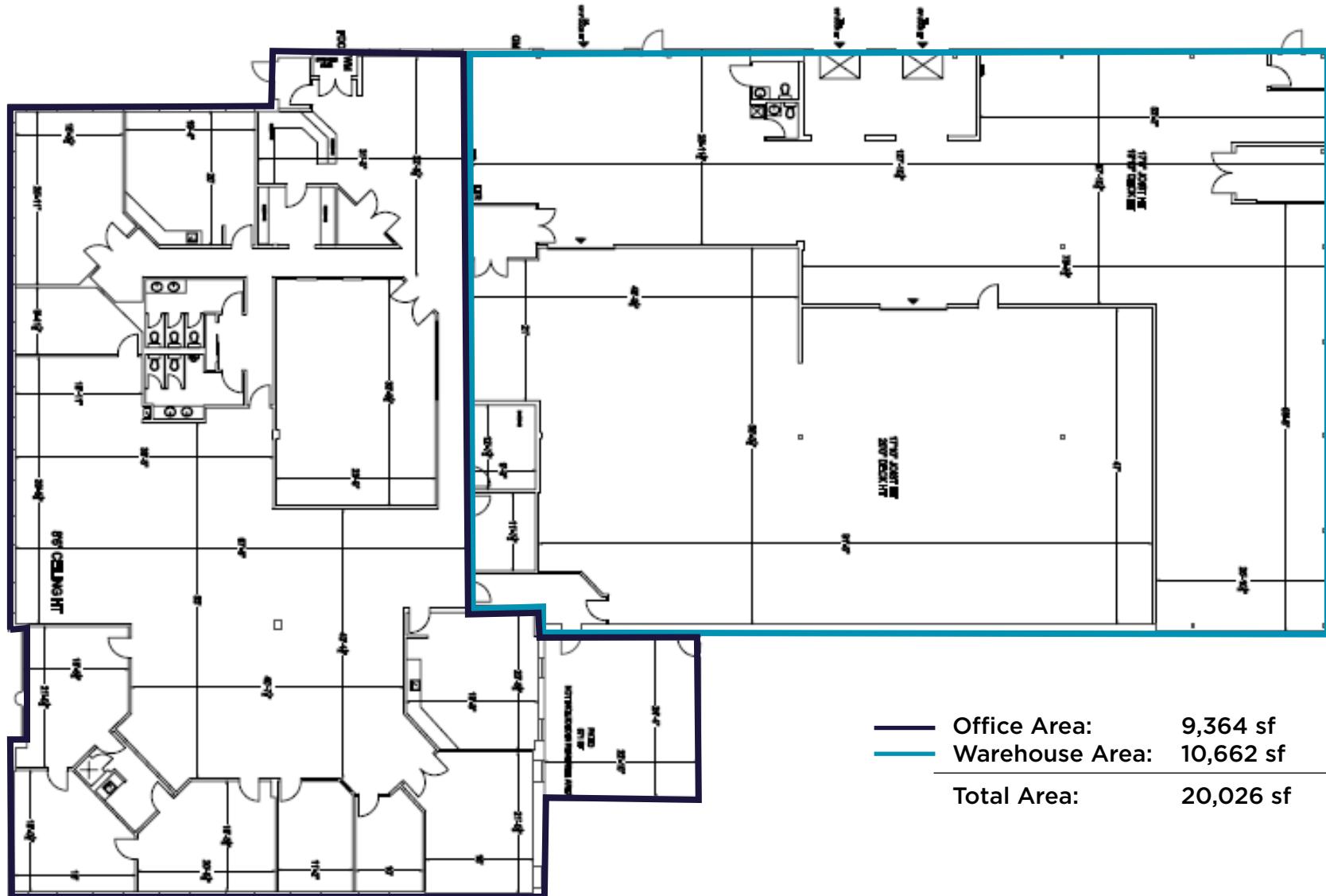
NOT CERTIFIED BY THIS REPORT

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

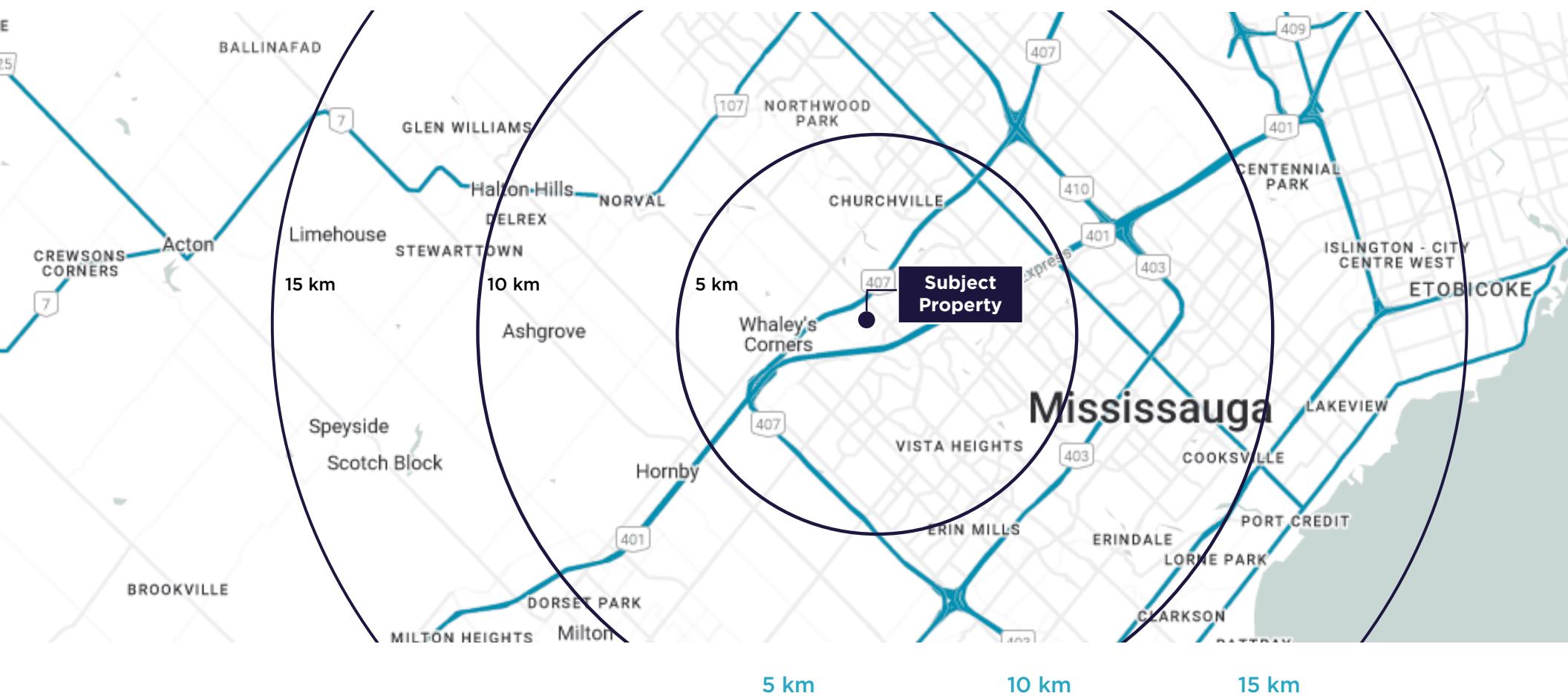
# FLOOR PLAN



# 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](http://www.mississauga.ca)





## FOR MORE INFORMATION, CONTACT:

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