



# 2433 MEADOWVALE BLVD | MISSISSAUGA

OPPORTUNITY FOR BUILDING EXPANSION OR INCREASED PARKING



WATCH PROPERTY VIDEO

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



MEADOWVALE BLVD

Outlines are approximate

AVAILABLE FOR SALE/LEASE



# 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:	<del>\$11,995,000</del> <b>\$10,995,000</b>
Lease Rate:	\$17.95 psf (building only)
Taxes (2025):	\$87,608.36
Possession:	Flexible
Zoning:	E2-1

Comments:	<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>
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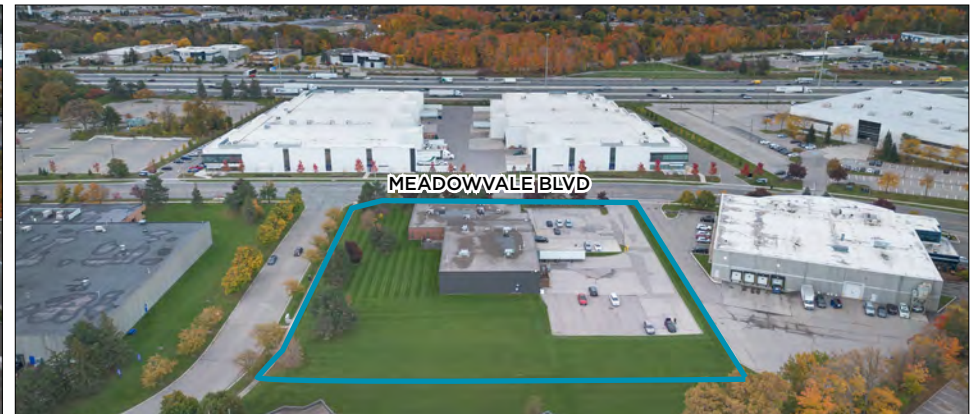


# WAREHOUSE PHOTOS





# AERIAL PHOTOS

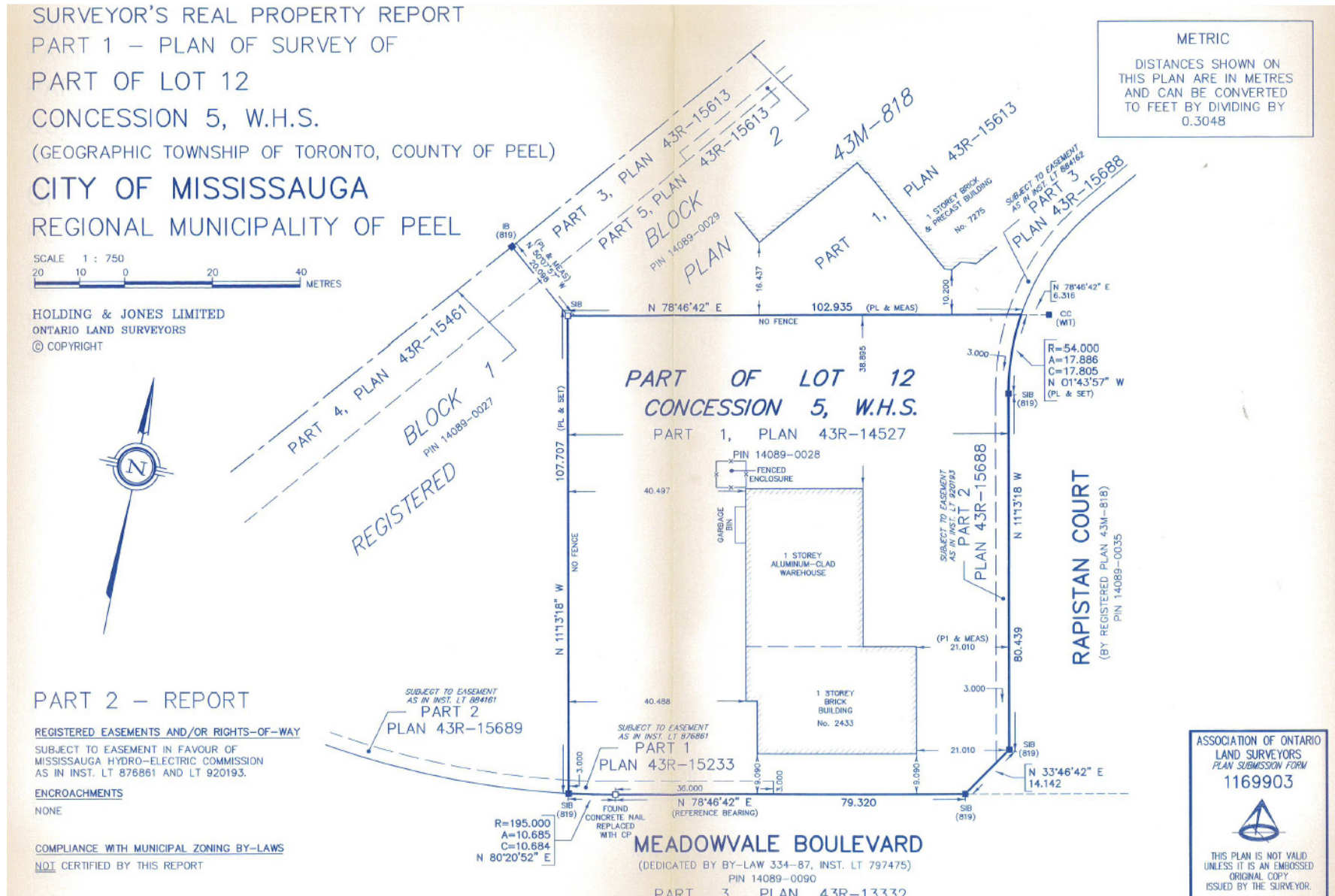




# OFFICE PHOTOS

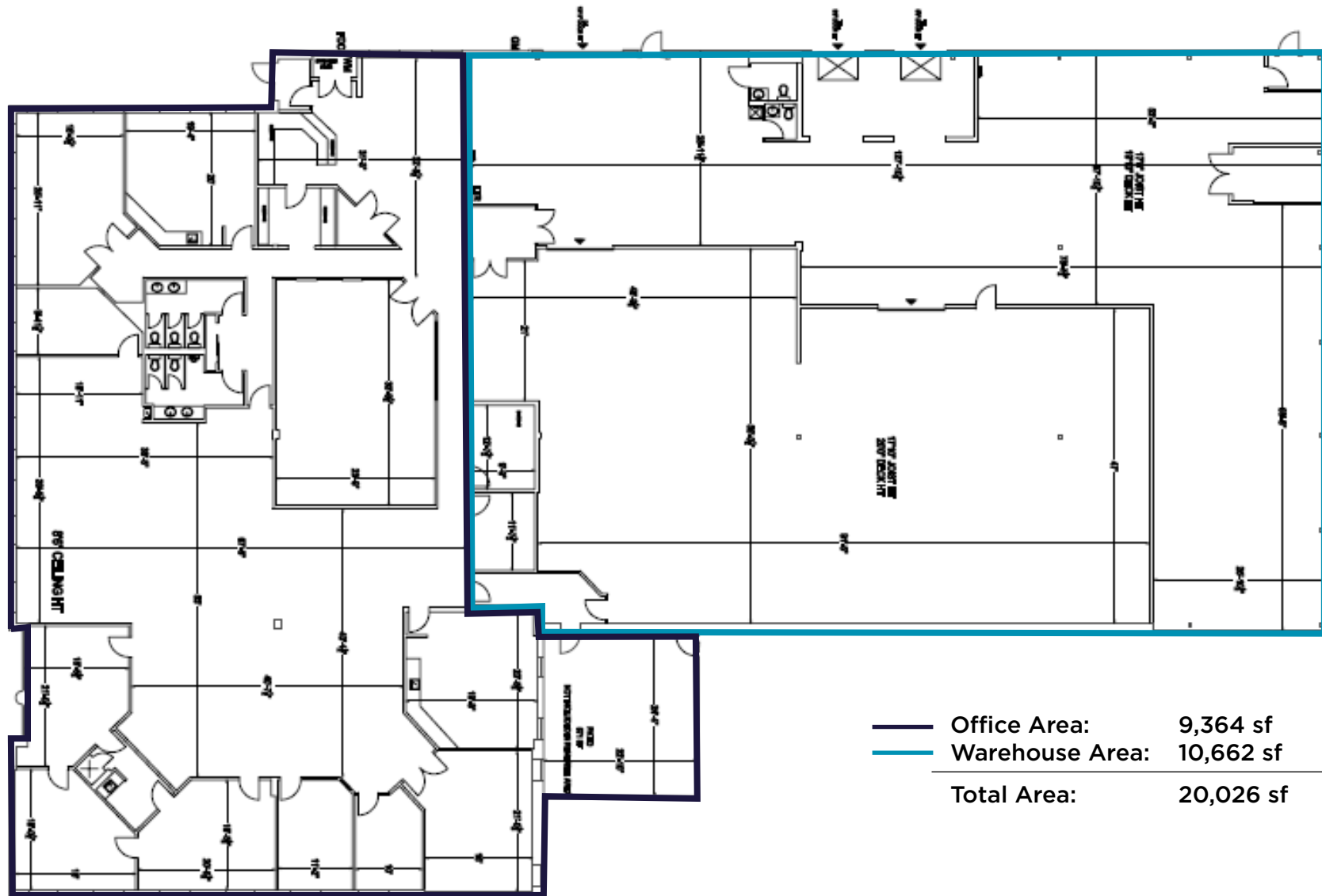


# PROPERTY SURVEY





# 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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