



# 1200 FEWSTER DRIVE | MISSISSAUGA, ON



SALE PRICE REDUCTION!  
\$5,775,000 ~~\$5,556,600~~



FOR SALE - RECENTLY UPGRADED FREESTAND

# PROPERTY SPECIFICATIONS

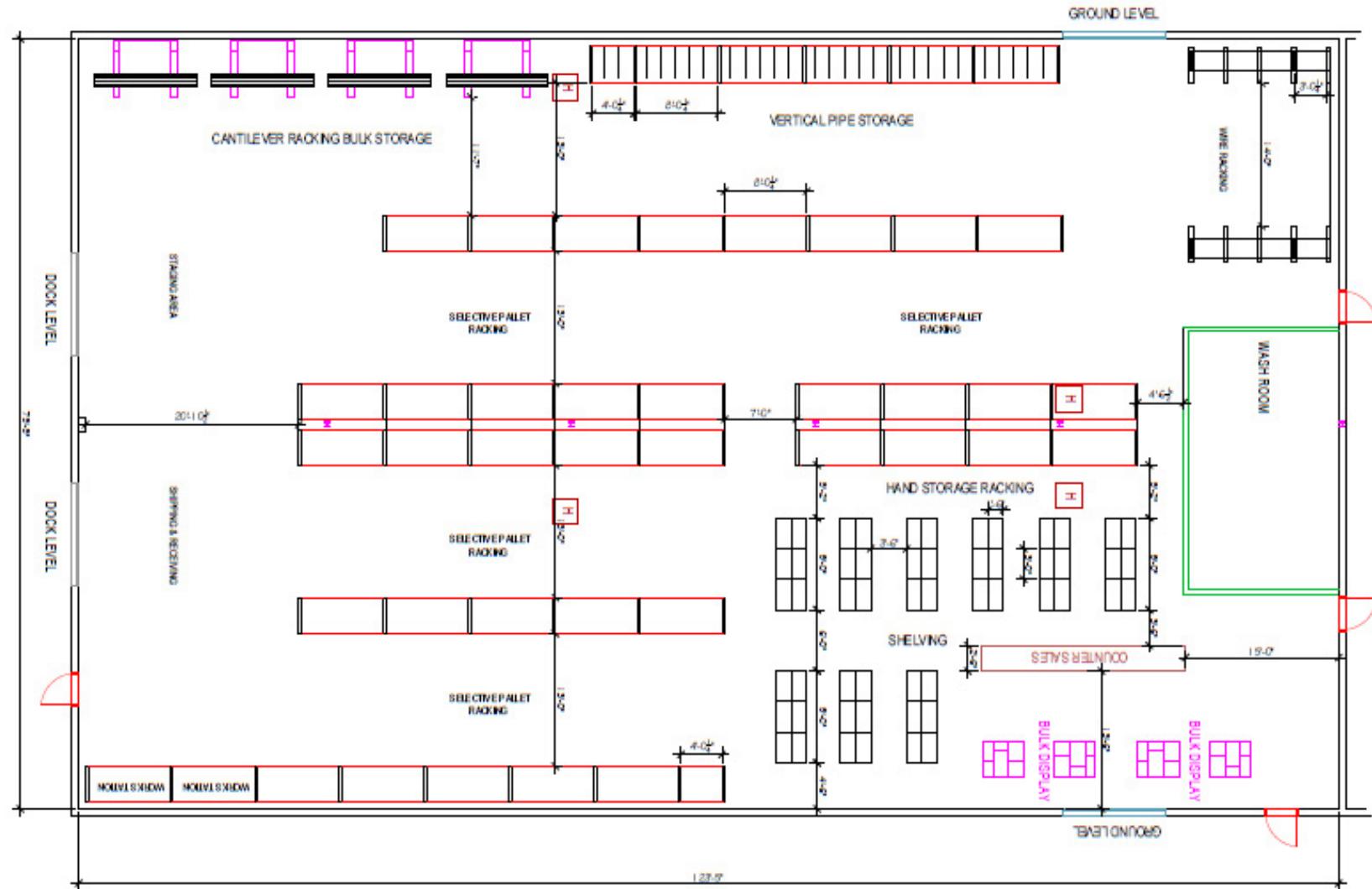


<b>Total Area:</b>	11,340 sf
<b>Office Area:</b>	10%
<b>Lot Size:</b>	0.686 acres
<b>Clear Height:</b>	14'
<b>Shipping:</b>	1 TL, 3 DI
<b>Sale Price:</b>	\$5,775,000 <del>\$5,556,600</del>
<b>Taxes (2024):</b>	\$26,036
<b>Possession:</b>	Flexible
<b>Zoning:</b>	E2
<b>Legal Description:</b>	Pt Lt 7 Con 2 Nds Toronto As In Vs180367 ; Mississauga
<b>Comments:</b>	<ul style="list-style-type: none"><li>Recently upgraded freestanding building with excellent proximity to Hwy 401/ Dixie Road, Hwy 403 and Hwy 410</li><li>White boxed warehouse with LED lighting and new office build-out</li><li>Roof replacement in 2016</li></ul>

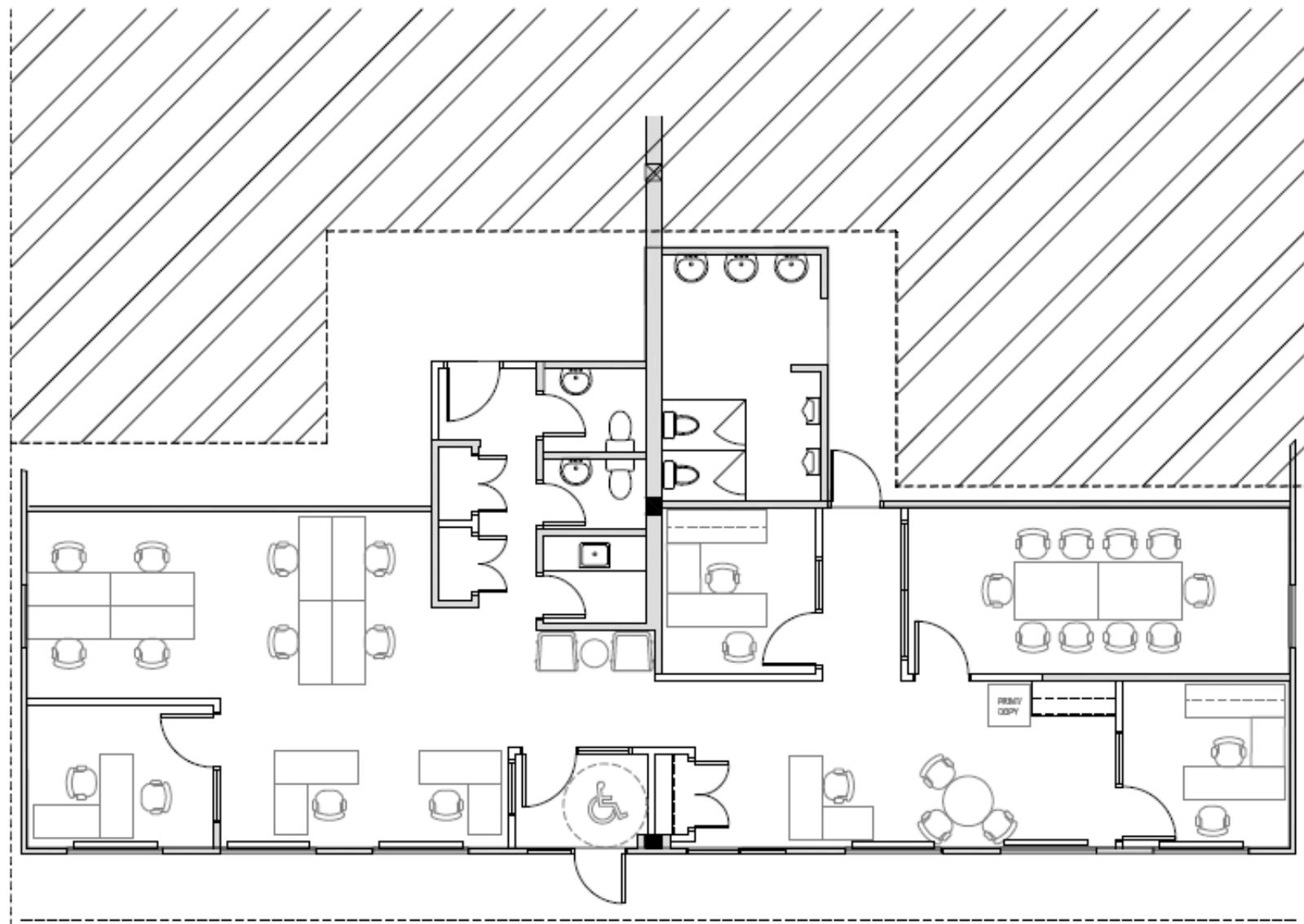
# WAREHOUSE PHOTOS



# WAREHOUSE PLAN



# OFFICE PLAN



# AERIAL PHOTOS



# EXTERIOR PHOTOS



# OFFICE PHOTOS



# STRATEGIC LOCATION



● Amenities

● Corporate Tenants

● Subject Property

mi  
WAY

#73 @ Kamato Road

#5 @ Dixie Road

#39 @ Britannia Road

#51 @ Tomken Road

# DEMOGRAPHIC STATISTICS



5 km

10 km

15 km



**Population:**

200,860

686,766

1,657,415



**Average Household Income:**

\$105,748

\$126,246

\$118,898



**Median Age**

43

42

41



**Employment Rate**

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)



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