



1.22 ACRES

ARGENTIA RD & 10TH LINE

MISSISSAUGA | ONTARIO

FOR SALE

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OUTLINES ARE APPROXIMATE



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 **SUBJECT TO FINALIZATION OF REFERENCE PLAN

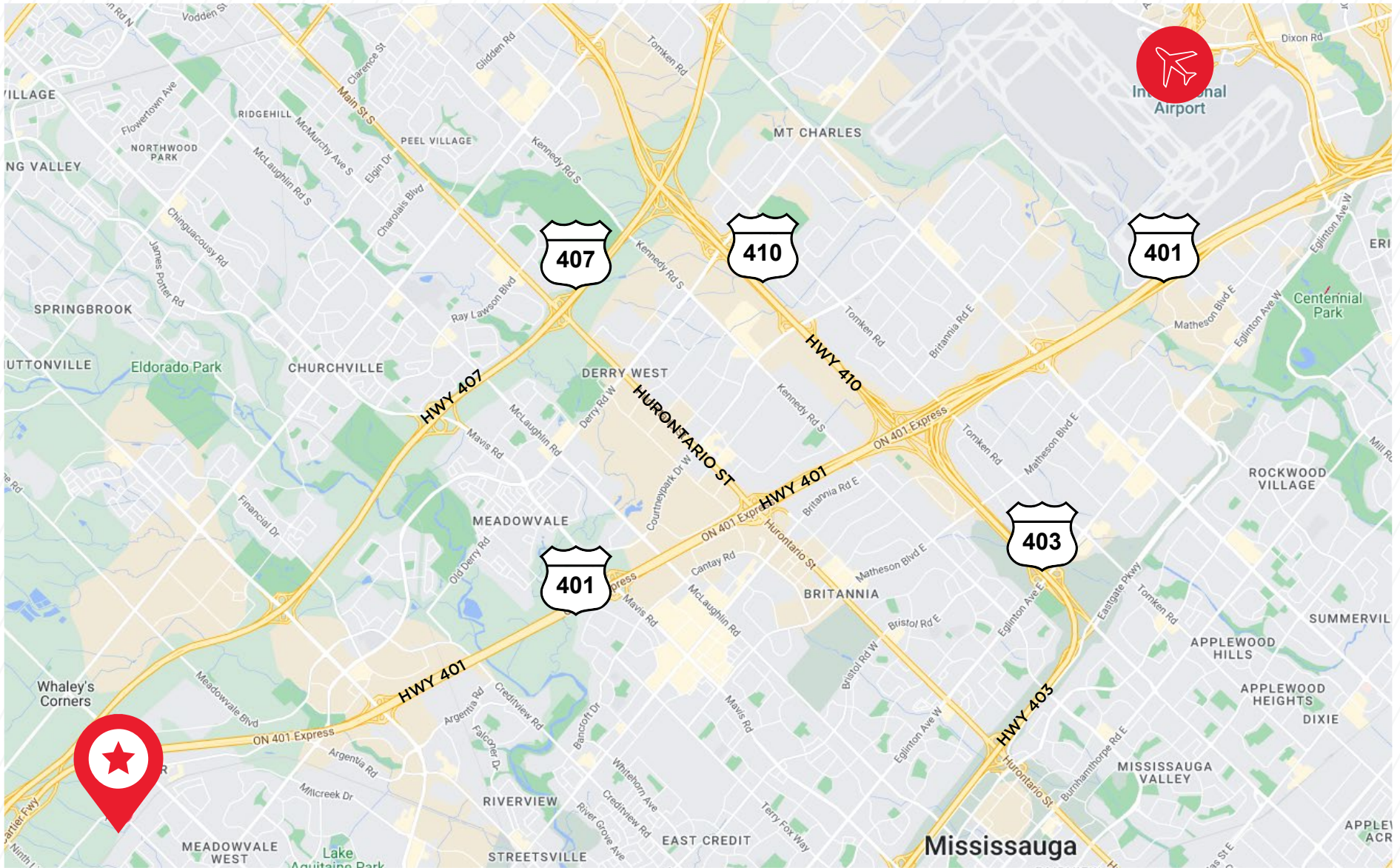
EMPLOYMENT LAND

Rare opportunity to acquire Employment zoned land in prime location with quick access to Highway 401, 407 & GO Station. The surrounding area is a mix of big box retail and class A industrial.

PROPERTY FEATURES

Site Area:	1.22 Acres**
Location:	Highway 401 & Winston Churchill Blvd.
Taxes (2023):	\$16,069.29
Sale Price:	Speak To Listing Agents
Zoning:	H-E2-76
Comments:	<ul style="list-style-type: none"> » High exposure corner lot with 4-way traffic lights » Unparalleled access to Canada's largest labour pool » Zoning permits wide range of employment, industrial & commercial uses

LOCATION MAP



DRIVE-TIME ANALYSIS



HIGHWAY 401
3 MINUTES | 900M



HIGHWAY 403
13 MINUTES | 13.2KM



HIGHWAY 407
10 MINUTES | 7.4KM

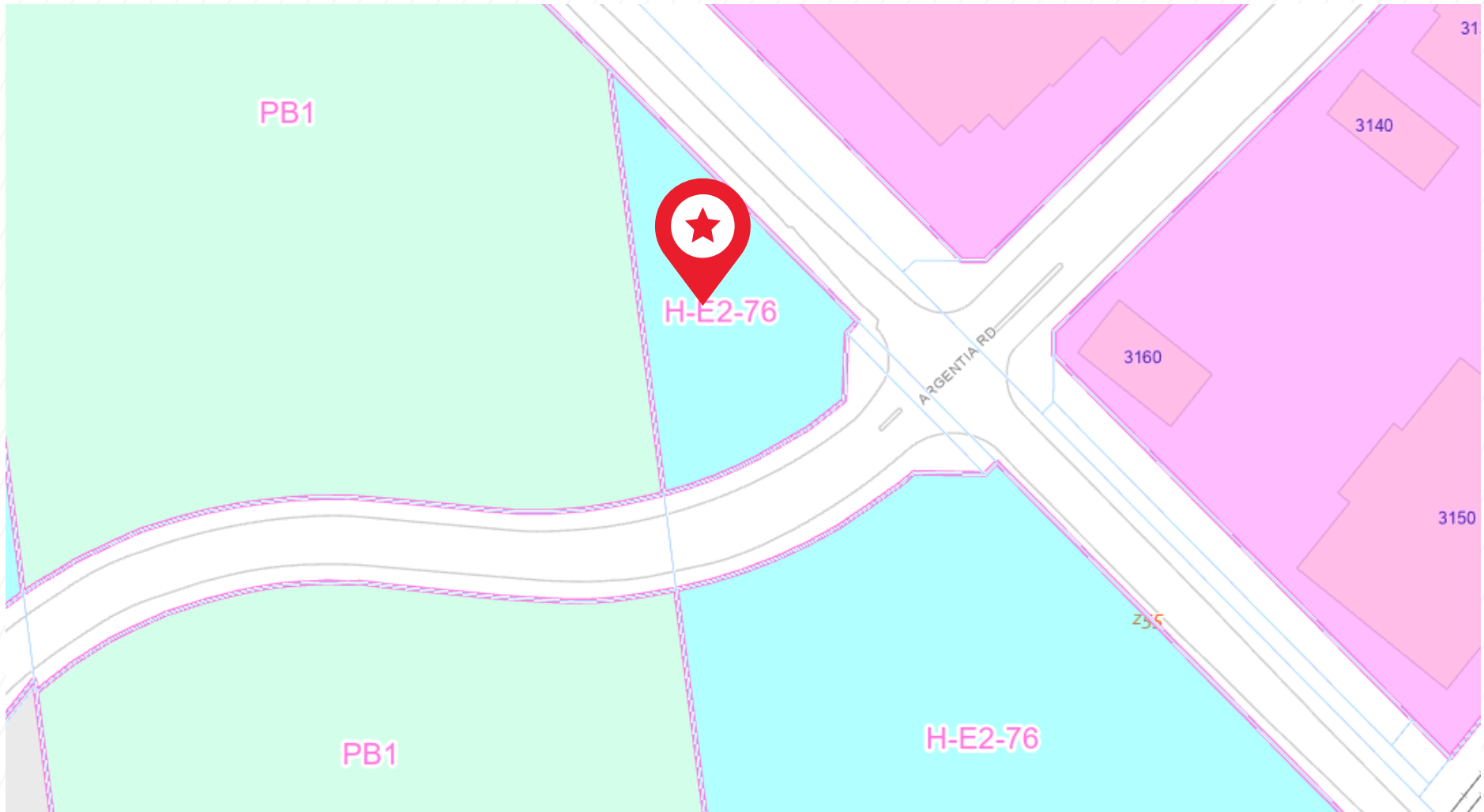


PEARSON AIRPORT
19 MINUTES | 22.7KM



SITE
PIN# 135183516
0 ARGENTA RD

ZONING & LAND USE: E2



PERMITTED USES

OFFICE

- Medical Office
- Office

COMMERCIAL

- Restaurant
- Convenience Restaurant
- Take-out Restaurant
- Commercial School
- Financial Institution
- Veterinary Clinic
- Animal Care Establishment

BUSINESS ACTIVITIES

- Broadcasting/Communication Facility
- Manufacturing Facility
- Science and Technology Facility
- Truck Terminal
- Warehouse/Distribution Facility
- Wholesaling Facility
- Waste Processing Station
- Waste Transfer Station
- Composting Facility
- Self Storage Facility
- Contractor Improved Shop
- Medicinal Product Manufacturing Facility

MOTOR VEHICLE Improved

- Motor Vehicle Rental Facility
- Motor Vehicle Wash Facility
- Motor Vehicle Improved Station
- Gas Bar

HOSPITALITY

- Banquet Hall/Conference Centre/ Convention Centre
- Night Club
- Overnight Accommodation

OTHER

- Active Recreational Use
- Body-Rub Establishment
- Truck Fuel Dispensing Facility
- Entertainment Establishment
- Funeral Establishment
- Recreational Establishment
- Private Club
- Repair Establishment
- Parking Lot
- University/College
- Courier/Messenger Improved

For more information on zoning, visit www.mississauga.ca





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