



FOR SALE

10 FALCONER DRIVE | UNIT 8 MISSISSAUGA, ON

EXCEPTIONAL SALE OPPORTUNITY SITUATED IN THE HEART OF STREETSVILLE

For more information, contact:

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**CUSHMAN &
WAKEFIELD**

10 FALCONER DRIVE, MISSISSAUGA

PROPERTY DETAILS

Total Size 4,272 sf

Office Size 2,173 sf

Industrial Size 2,099 sf

Shipping Doors 1 TL

Clear Height 18'

Condo Maintenance Fee \$802.13 (monthly)

Taxes (2023) \$17,742

Zoning E2-35

Possession Immediate

Asking Price \$1,995,000

The Offering

An exceptional sale opportunity in Streetsville.

This **beautifully maintained**, owner-occupied unit offers over 4,272 sq. ft. **ideal for various businesses** such as a gym, physiotherapy clinic or other industrial or office uses.

This **versatile industrial space** features an 18' clear height warehouse, 1 truck level door, air conditioning and 2,099 sq. ft. **accommodating 53 ft trailers**.

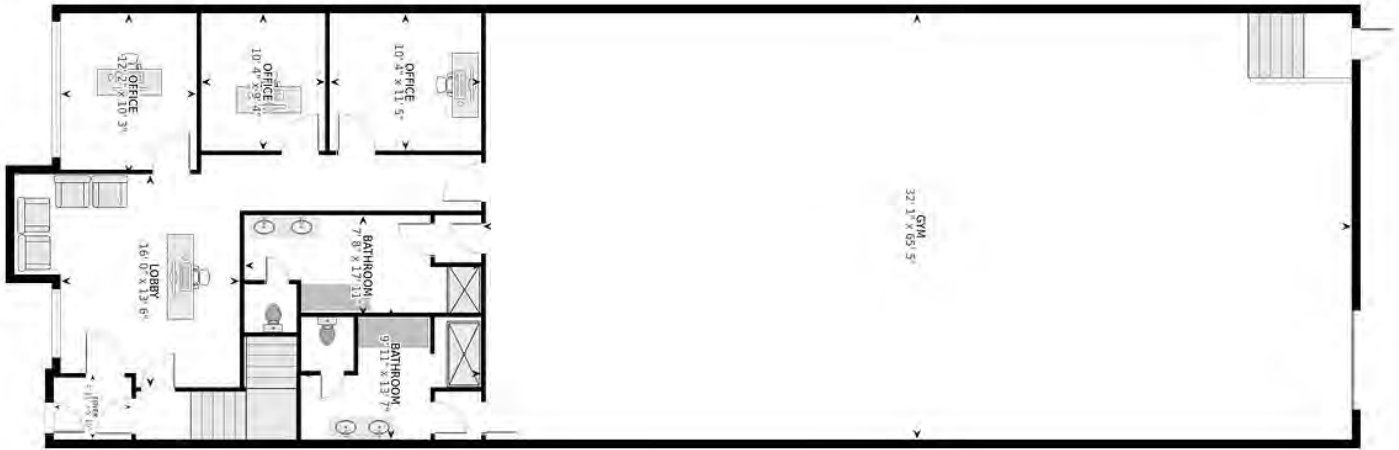
The unit is currently set up as a gym with his/her washroom, showers and lockers.



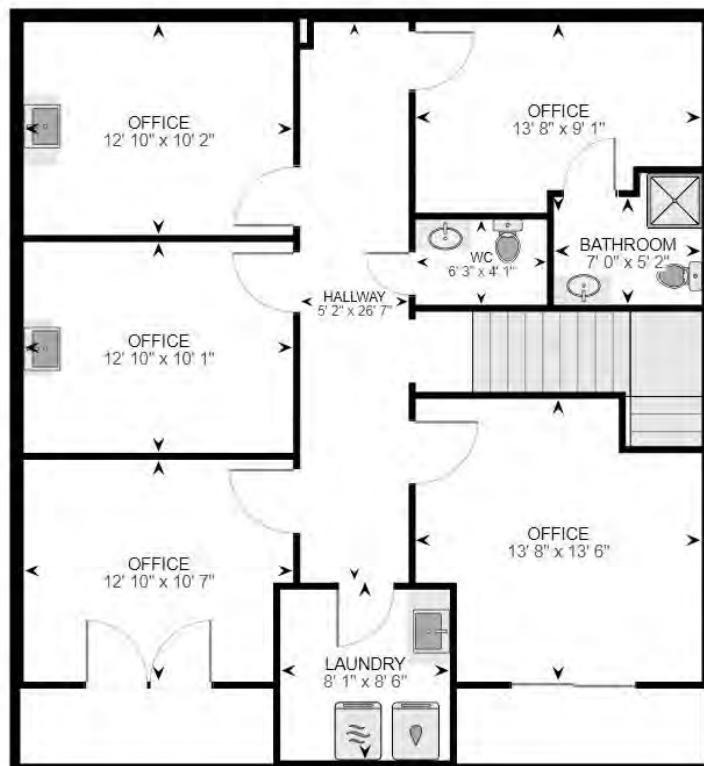
10 FALCONER DRIVE, MISSISSAUGA

FLOOR PLAN

Main Floor:

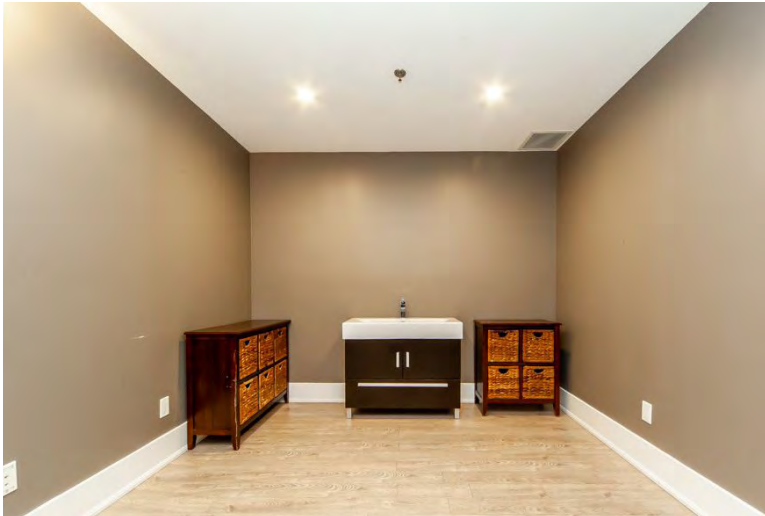


Second Floor:



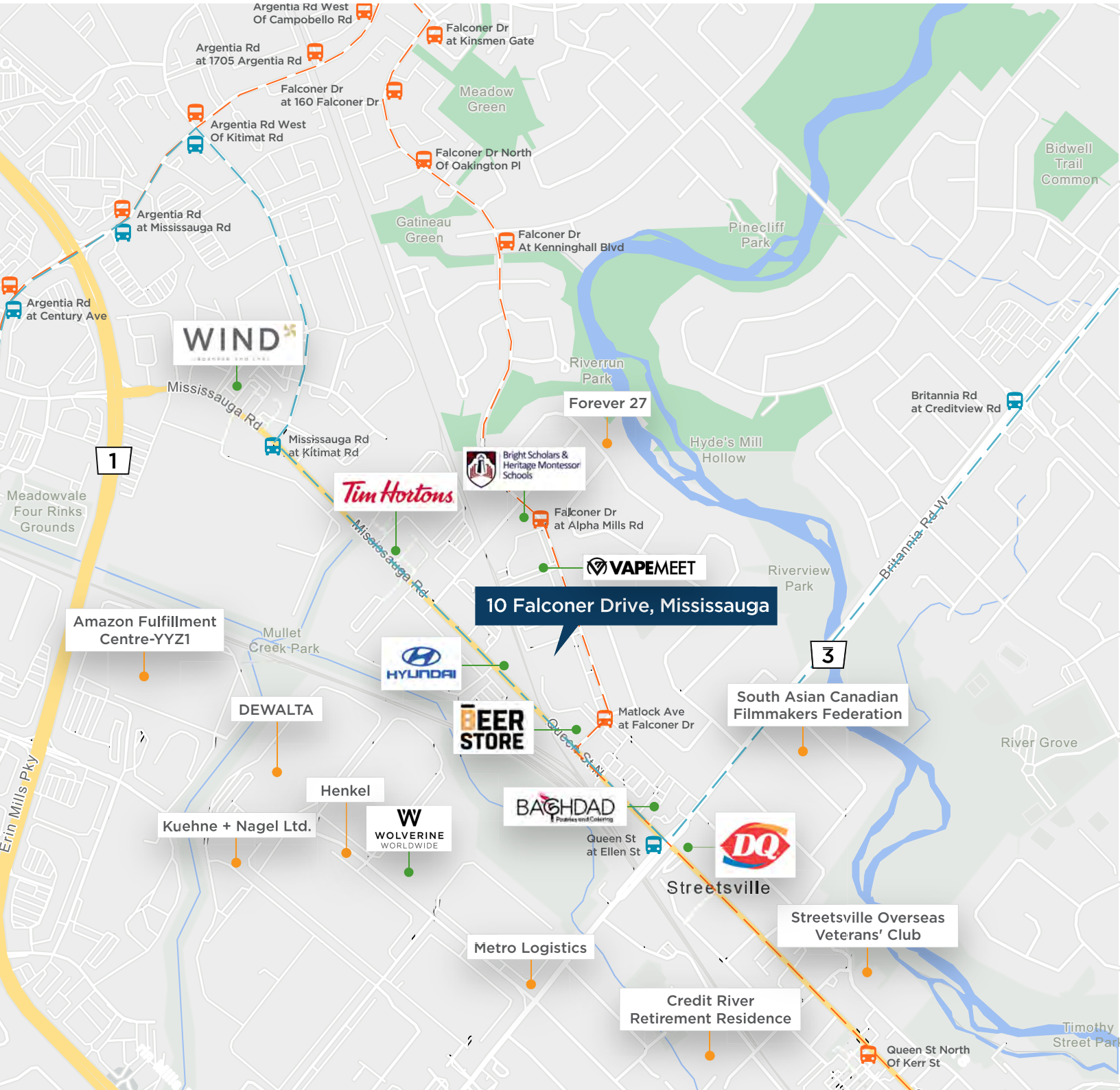
10 FALCONER DRIVE, MISSISSAUGA

PHOTOGRAPHY



10 FALCONER DRIVE, MISSISSAUGA

LOCATION MAP



● Amenities

● Corporate Tenants

— Bus Route 44

— Bus Route 43

10 FALCONER DRIVE, MISSISSAUGA

ZONING: E2-35

FOR MORE INFORMATION ON ZONING, VISIT
WWW.MISSISSAUGA.CA

E2-35 PERMITTED USES

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

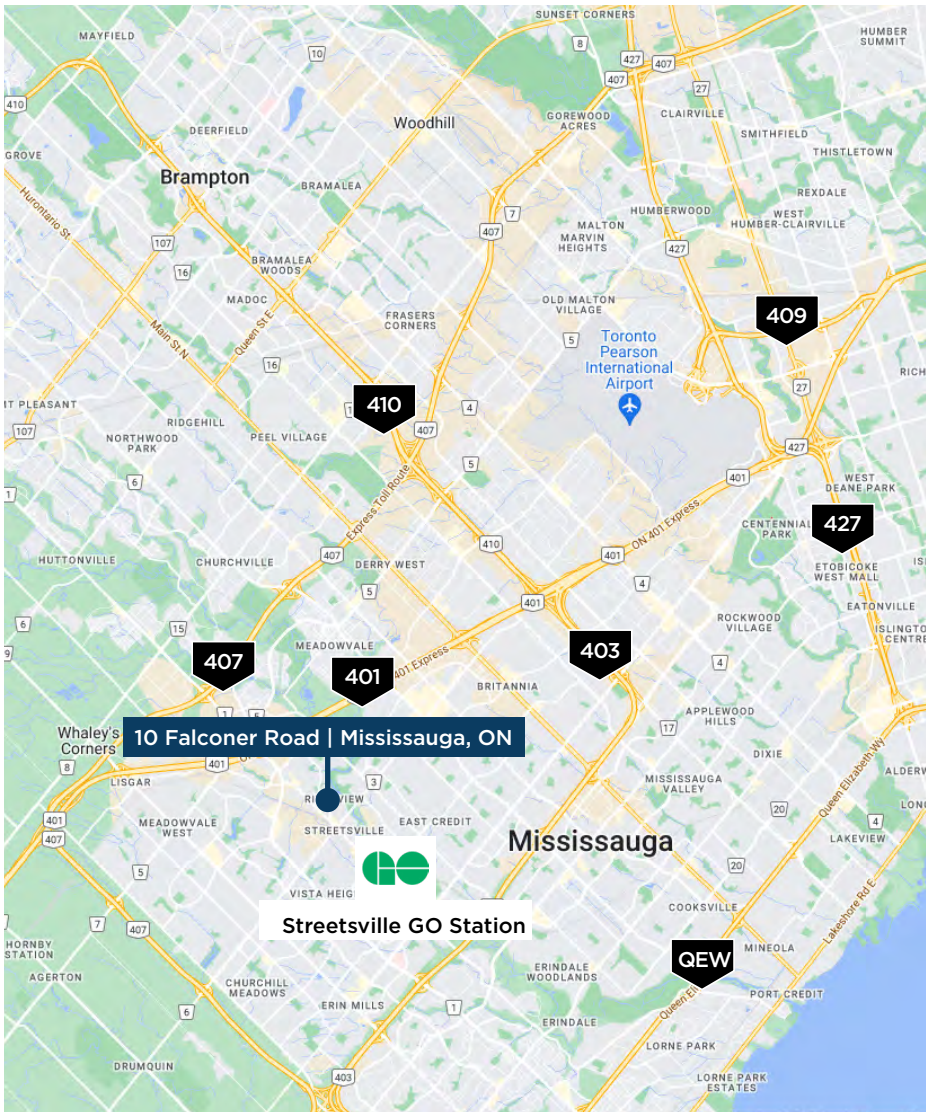
HOSPITALITY

- 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
- Courier/messenger service

10 FALCONER DRIVE, MISSISSAUGA



DRIVE TIMES

Highway 401
5 Minutes | 3.5 KM

Highway 407
9 Minutes | 5.8 KM

Highway 403
12 Minutes | 12.2 KM

Highway 410
11 Minutes | 11.3 KM

Highway 427
16 Minutes | 19.2 KM

QEW
20 Minutes | 26.5 KM

Pearson Airport
21 Minutes | 21.5 KM

Streetsville GO Station
6 Minutes | 2.6 KM

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