



For Sale: Land Development Opportunity

1160
South Service Road

MISSISSAUGA, ONTARIO



Investment Highlights

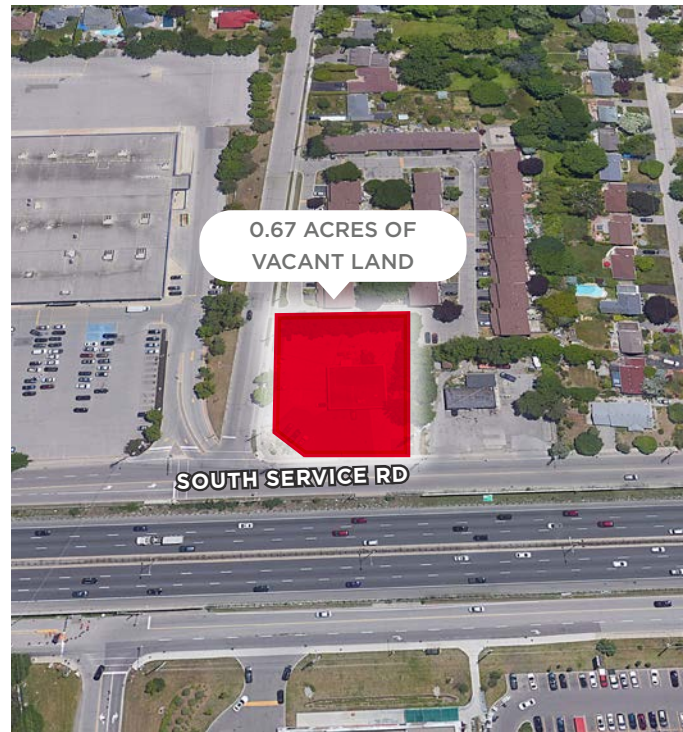
The Property is located at the corner of South Service Road and Haig Boulevard in Mississauga's Lakeview Neighbourhood. The general area experiences a high volume of vehicular and pedestrian traffic due to its positioning immediately west of Dixie Outlet Mall, with high-traffic volume exposure to the East and Westbound QEW.

Dixie Outlet Mall is an enclosed mall with more than 100 retail tenants including Tommy Hilfger, GUESS Factory Store, Winners, Adidas and Nike. Situated on 45 acres of land, Dixie Outlet Mall is poised for redevelopment. Currently in the preapplication phase, the proposed redevelopment will include as many as 6,400 residential units (mixed tenure) over 32 buildings. A mix of non-residential uses will also be present on the site.



Permitted Uses

- » Gas Bar
- » Motor Vehicle Service Station
- » Motor Vehicle Wash Facility - Restricted
- » Motor Vehicle Repair Facility - Restricted
- » Maximum building height 2-storeys



Property Details

| | |
|--------------------------|--|
| PIN | 134780275 |
| Legal Description | PART LOT 27, PLAN 348 AS IN RO761075 EXCEPT PLAN PR3432067 CITY OF MISSISSAUGA |
| Lot Dimensions | 152 x 191 feet (est.) |
| Land Area | 0.67 acres / 29,019 square feet |
| Official Plan | Motor Vehicle Commercial |
| Local Area Plan | Lakeview Local Area Plan & Lakeview Neighborhood City Structure |
| Environmental | Remediation has been completed to residential use standards |
| Zoning | C5 - Motor Vehicle Commercial |
| Asking Price | \$2,625,000 |



Vehicles Per Day
190,000 along the QEW

Location Overview



DRIVE TIMES

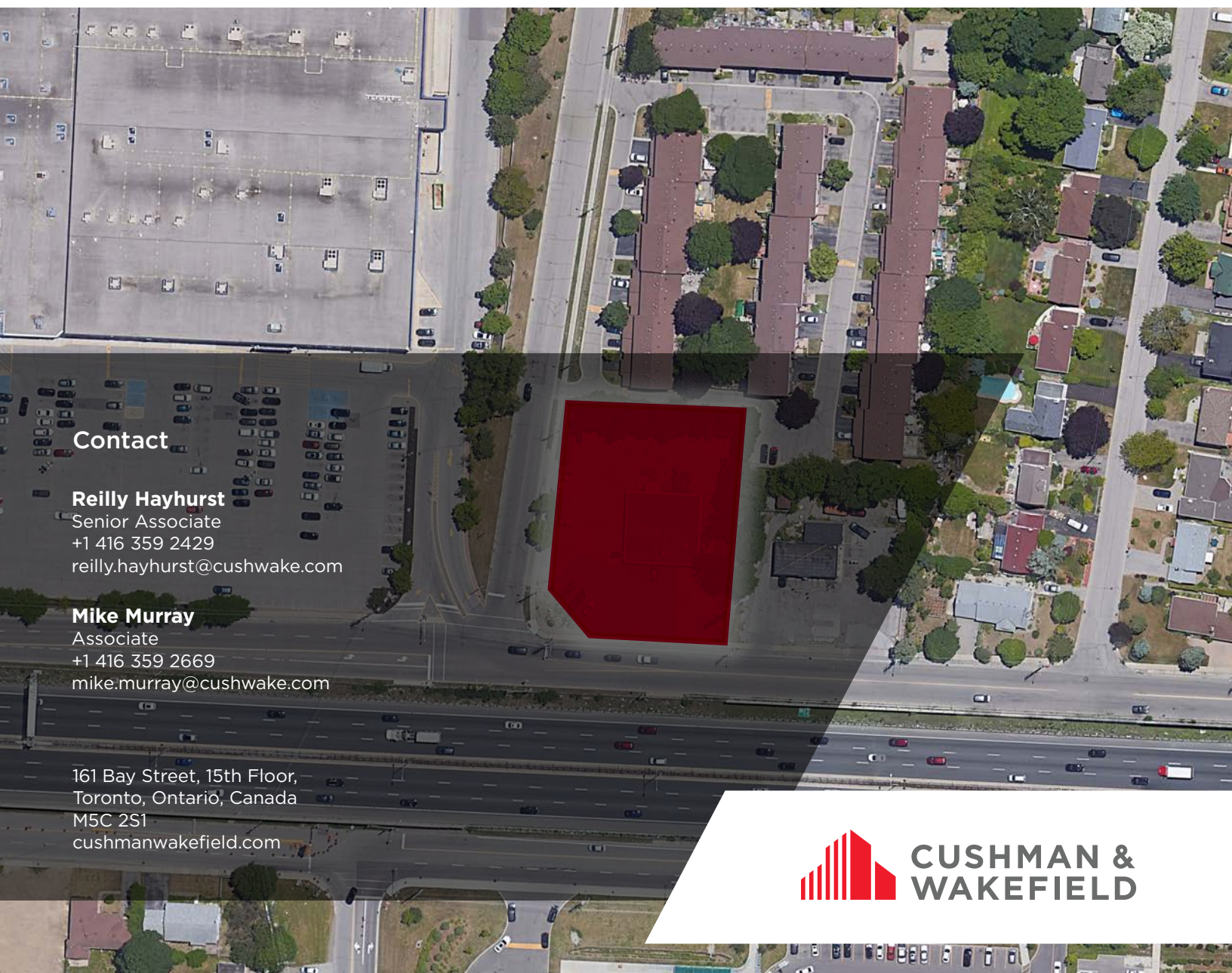
- LONG BRANCH GO STATION 7 MINS
- SHERWAY GARDENS 7 MINS
- SQUARE ONE 15 MINS
- KIPLING TTC STATION 16 MINS
- PORT CREDIT 12 MINS

Submission Guidelines

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the disposition of 1160 South Service Road, Mississauga, Ontario. Interested purchasers will be required to execute and submit the Vendor’s form of Confidentiality Agreement (“CA”) prior to receiving detailed information on the Offering which may be accessed by an online data room. Submission of offers should be received on the Vendor’s form and will be reviewed on an as-received basis.

PRICE

The Property is offered for sale at a price of \$2,625,000.



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