FOR SALE Commercial Condominium

34 C ZZERA ROBOTICS

6635 Kitimat Road, Unit 34, Mississauga

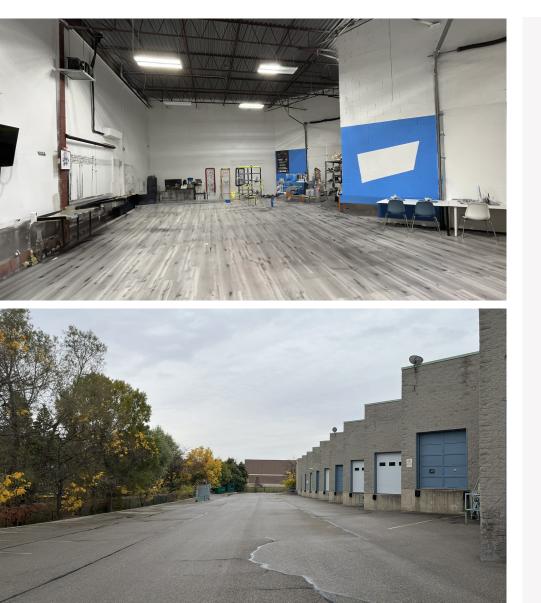
High-Demand Meadowvale Industrial/Office Condo



35 SIGNS

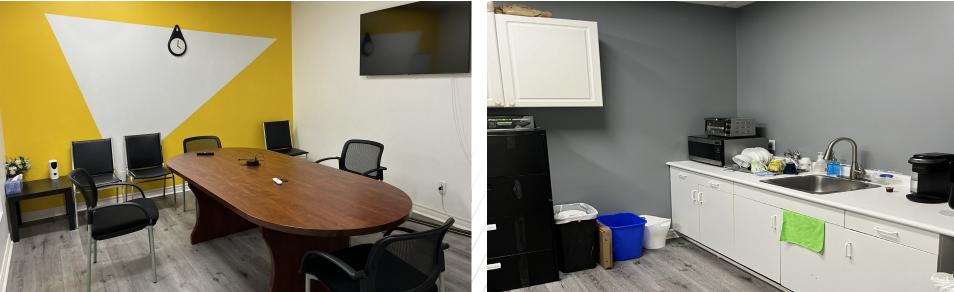
PROPERTY FEATURES

Highly sought after commercial condominium in Meadowvale area. Great connectivity to the GTA with quick access to Hwy's 401 & 407. Shipping can accomodate 53 foot trailers and there is ample surface parking for employees. The unit has excellent curb appeal and is improved with over 50% finished space in "move-in" condition. The unit is suitable for a variety of uses ranging from light manufacturing and warehousing to professional offices.



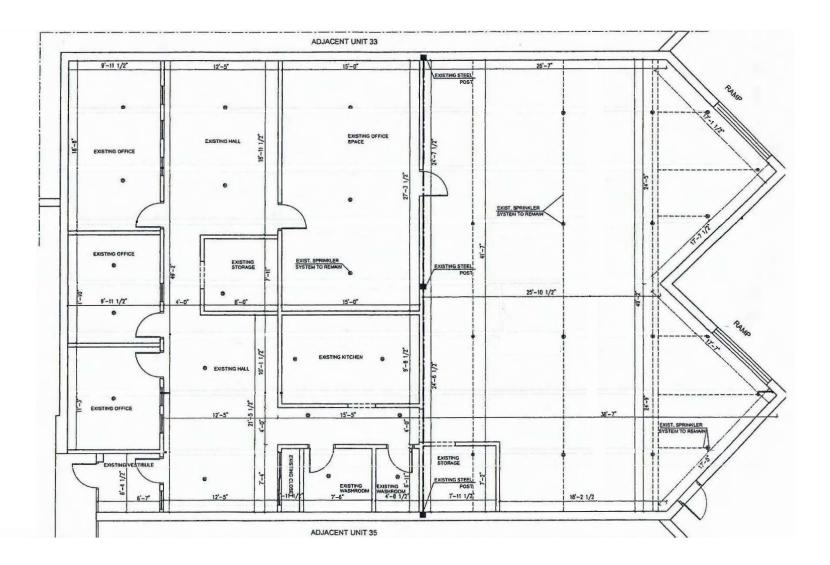
| Unit Size: | 3,500 SF |
|---------------|-----------------------|
| Office Area: | 1,900 SF |
| Warehouse: | 1,600 SF |
| Clear Height: | 18' 6" |
| Loading: | 2 Truck-Level Doors |
| Parking: | Ample Surface Parking |
| Sprinkler: | Yes |
| Zoning: | E2 - 29 |
| 2024 Taxes: | \$14,170.84 |
| Asking Price: | \$1,645,000.00 |
| | |



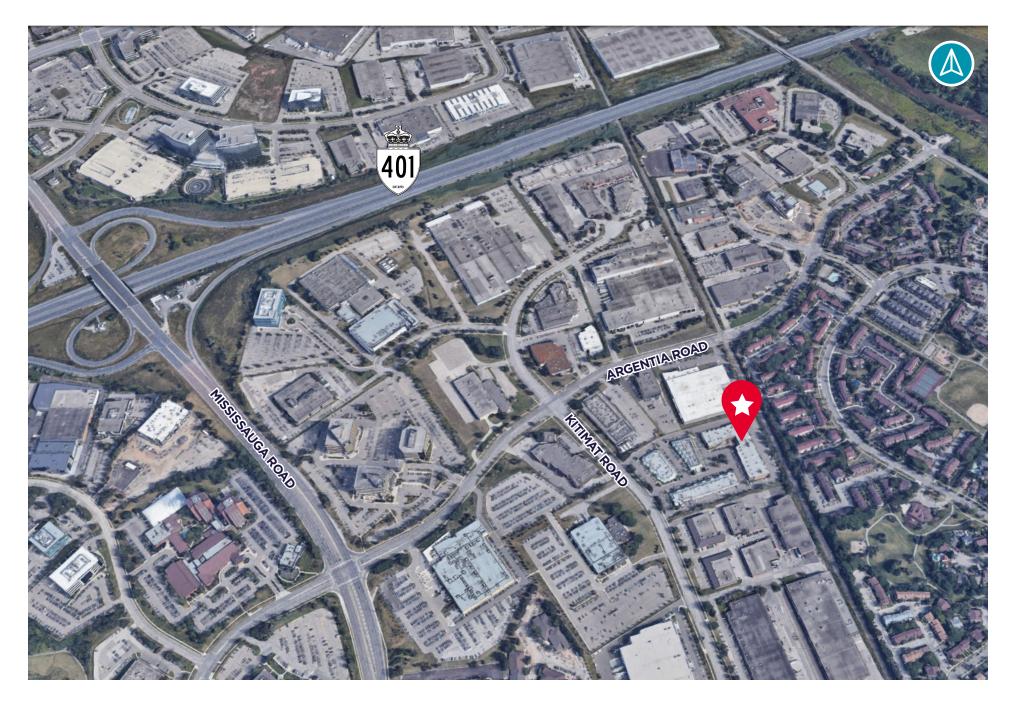




FLOOR PLAN



UNIT AERIAL





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34

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