

**FOR SALE**

# Commercial Condominium

6635 Kitimat Road, Unit 34, Mississauga

**High-Demand  
Meadowvale  
Industrial/Office Condo**



# 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 accommodate 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.



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



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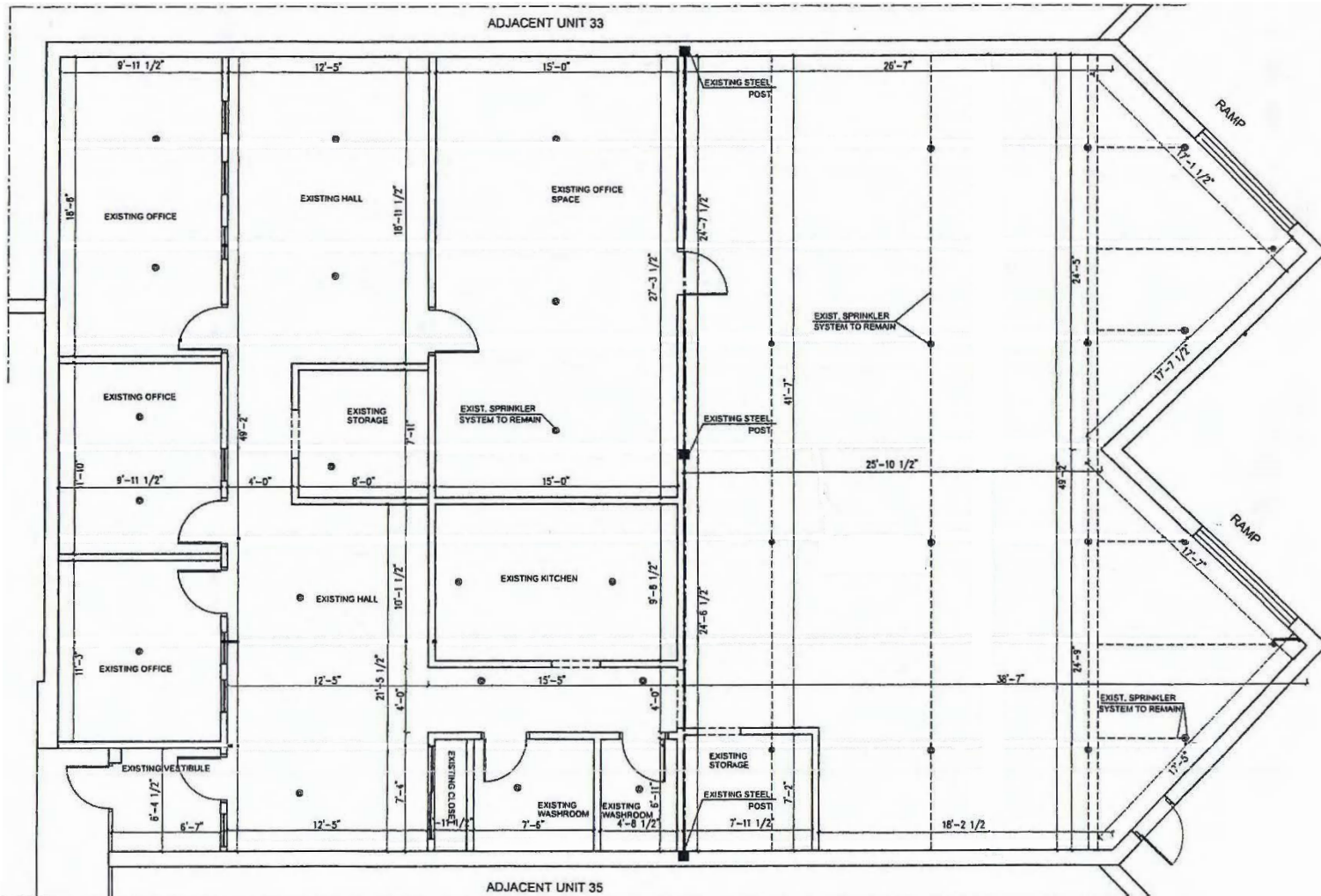




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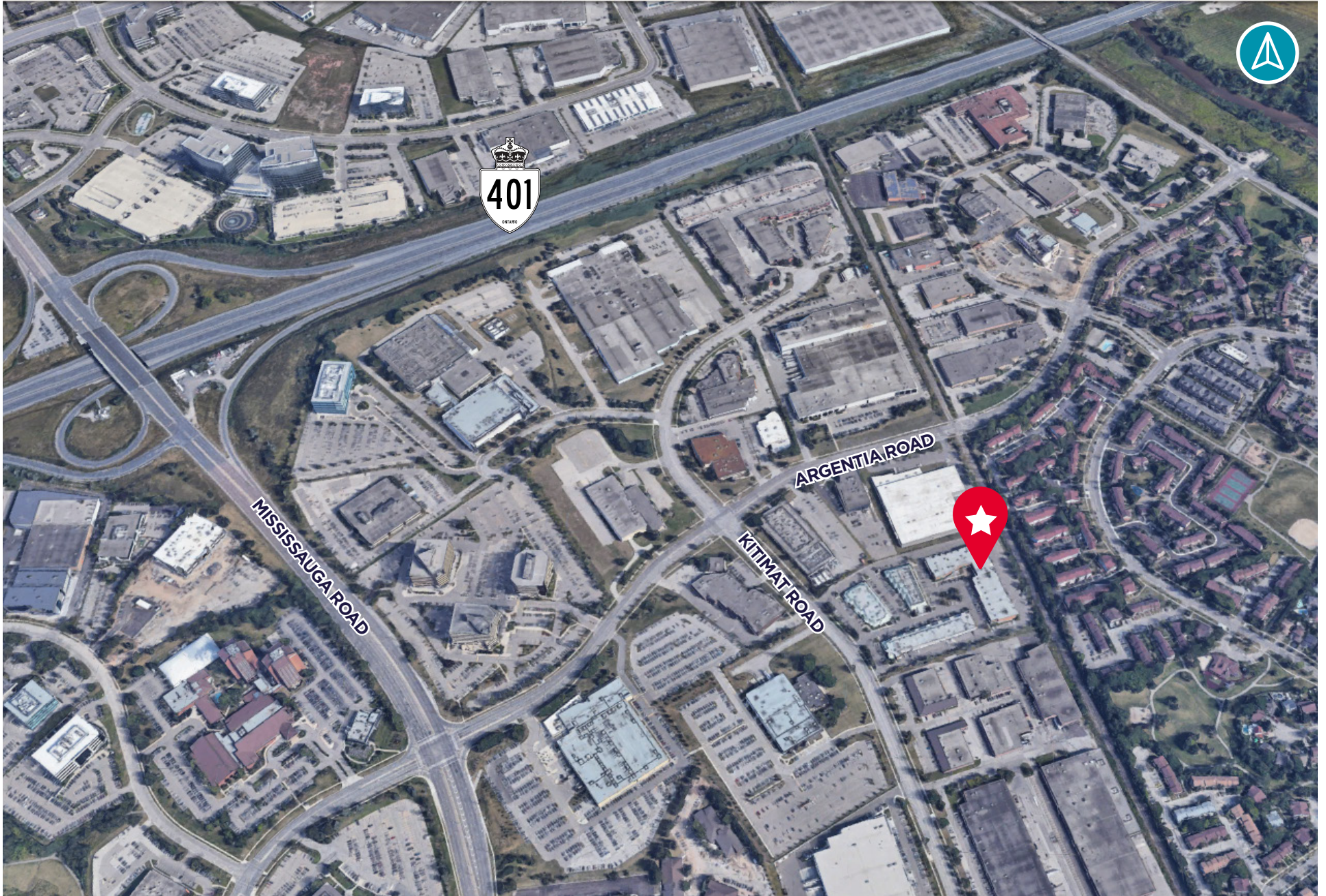


# FLOOR PLAN





# UNIT AERIAL







## CONTACT

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