

EMPLOYMENT LAND

FOR SALE

6351 Goreway Dr - Mississauga - Ontario



RON FEHLER

Vice President | Sales Representative

O: +1(416)636.8898 EXT. 235

C: +1(647)408.4084

rfehler@thebehargroup.com

ANDREW KICHLER

Director | Sales Representative

O: +1(416)636.8898 EXT. 288

C: +1(416)587.2550

akichler@thebehargroup.com

The Behar Group Realty Inc., Brokerage

1170 Sheppard Avenue West, Suite 24

Toronto, ON M3K 2A3

Tel: 416.636.8898

Fax: 416.636.8890

www.TheBeharGroup.com

AERIAL MAP



PROPERTY DETAILS

SALE PRICE	\$11,888,000
------------	--------------

PROPERTY INFORMATION

Current Use	Truck Storage
Property Type	Land
Zoning	E2 - Employment
Lot Size	2.55 Acres
APN #	210505010003312
Services	Limited
Environmental Issues	Phase II ESA Completed
Soil Type	Graded Gravel
Legal Description	Part Lot 8, Concession 8 EHS(TOR,TWP) Being That PT Of Highway 427 As Closed By RO680696 Parts 1,2 & 3, 43R34618 Save And Except Part 2 43R40638; Subject To An Easement Over Part 3 43R34618 As In TT111202;Subject To An Easement Over Part 2 43R34618 As In VS183880;City Of Mississauga

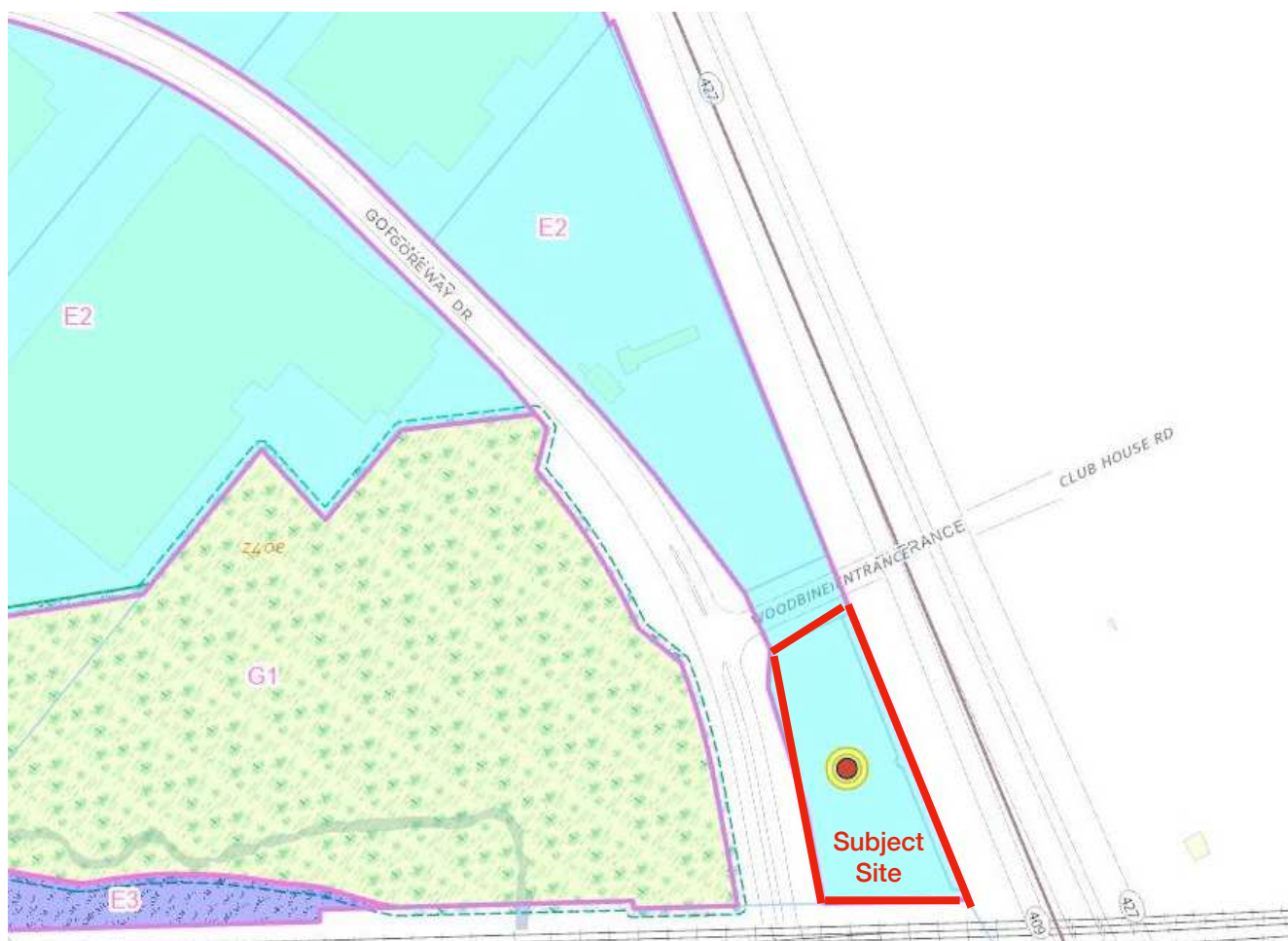
PERMITTED USES

Office
Manufacturing Facility
Transportation Facility
Warehouse Facility
Medical Office
Truck Terminal
Waste Transfer Facility
Waste Transfer Station
Motor Vehicle Services
Parking Lot
Self-Storage Facility
Animal Boarding Facility
Active Recreational Use
Distribution Facility
Commercial School
Veterinary Clinic
Animal Care Facility
Banquet Hall/Conference Centre

ZONING DETAILS AND PERMITTED USES

[CLICK HERE FOR MISSISSAUGA ZONING BYLAW](#)

[CLICK HERE FOR ZONING MAP](#)



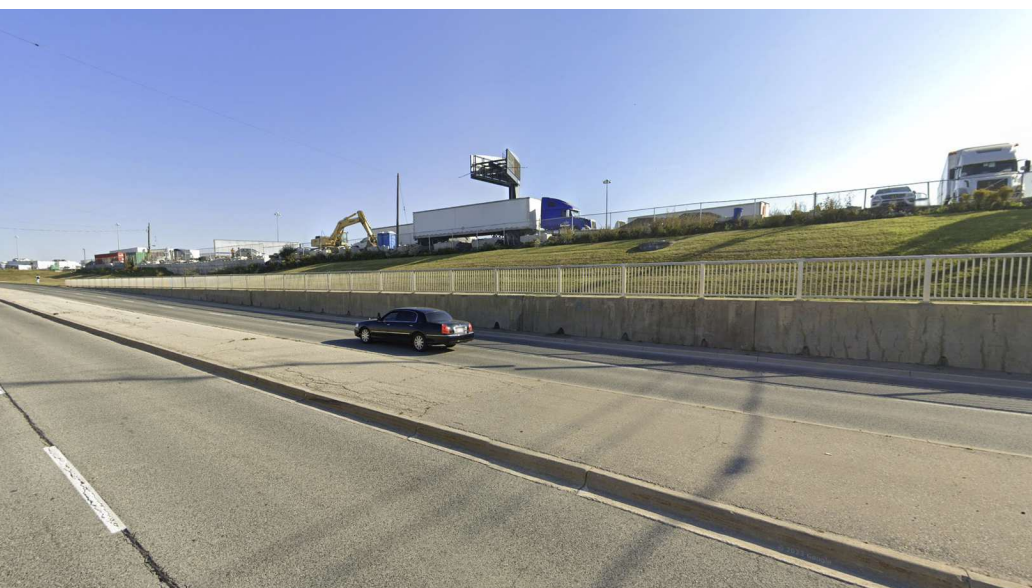
ADDITIONAL PHOTOS



View From Woodbine Avenue



View From Intersection of Goreway Dr and Woodbine Ave

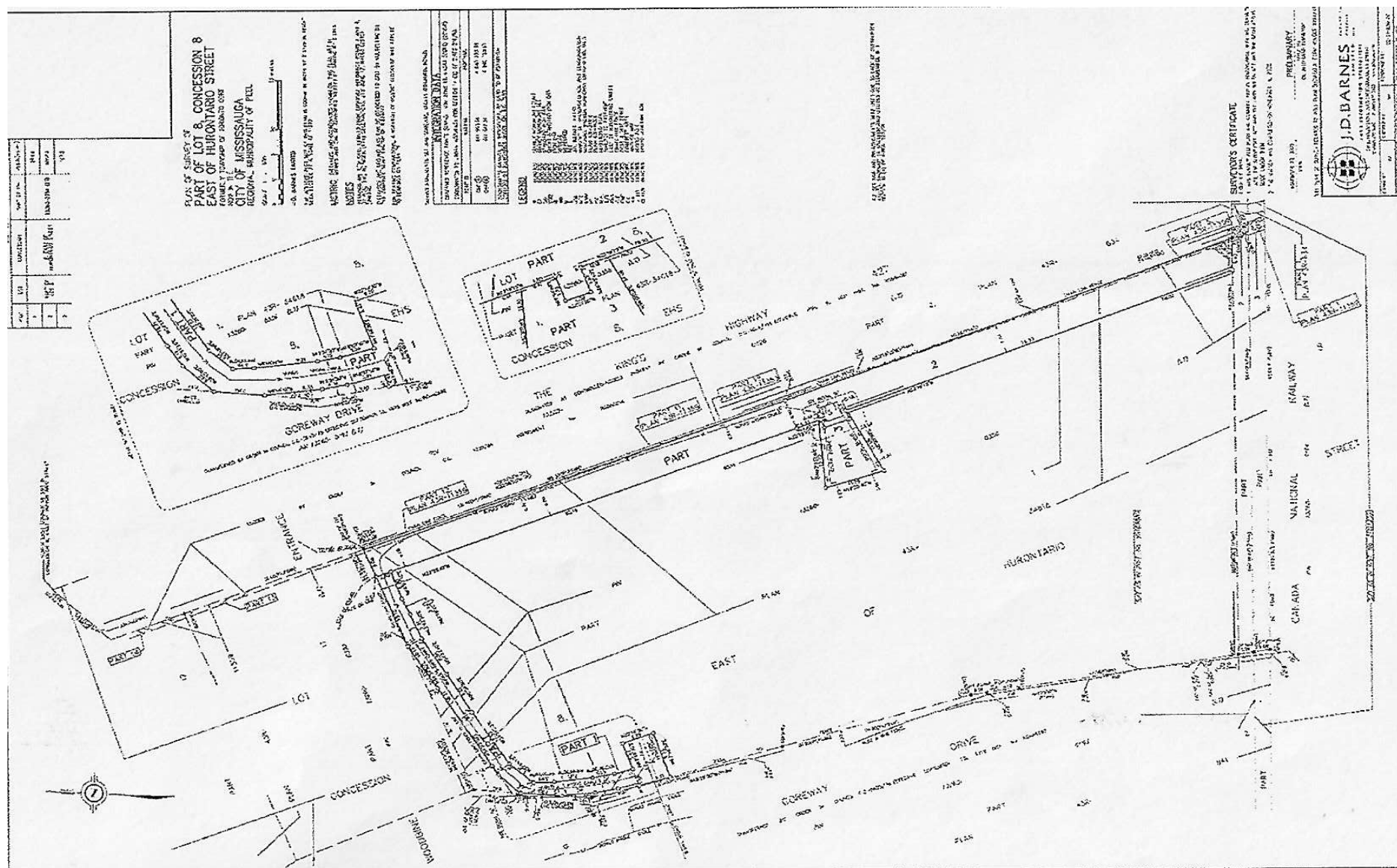


View From Goreway Drive



Subject Property

SITE PLAN



Woodbine Entertainment Plans To Develop A 684-Acre Mixed-Use Community.



CONTACTS

All listing inquiries should be directed to the Designated Representative(s)

RON FEHLER

Vice President | Sales Representative

O: +1(416)636.8898 EXT. 235

C: +1(647)408.4084

rfehler@thebehargroup.com

ANDREW KICHLER

Director | Sales Representative

O: +1(416)636.8898 EXT. 288

C: +1(416)587.2550

akichler@thebehargroup.com



THE BEHAR GROUP™
BROKERAGE & COMMERCIAL
REAL ESTATE SERVICES

LANDLORD SERVICES

Head Office (Mailing Address)
1170 Sheppard Avenue West, Suite 24,
Toronto, ON, M3K 2A3
Tel: 416.636.8898 | Fax: 416.636.8890

TENANT SERVICES

Downtown Office
30 Duncan Street, Suite 201
Toronto, ON, M5V 2A3

CAPITAL MARKETS

Vancouver Office
1090 Homer Street, Unit 310
Vancouver, BC V6B 2W9
Tel: 604.616.0013

ADVISORY SERVICES

Calgary Office
639 5th Ave SW, Suite 2500
Calgary, AB T2P 0M9

The Behar Group Realty Inc., Brokerage

www.TheBeharGroup.com

DISCLAIMER & DISCLOSURE - IMPORTANT INFORMATION - PLEASE READ

Brokerage Duties and Representation Disclosure: The Real Estate Council of Ontario (RECO) regulates real estate professionals in Ontario. RECO's mandate is to protect the public interest by promoting a safe and informed marketplace and administering the rules that real estate agents and brokerages must follow.

As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

If you are represented by another Brokerage under a Tenant or Buyer Representation Agreement (Brokerage or Designated), please have your Designated Representative contact us on your behalf. This marketing material is not intended to solicit clients who are represented by another brokerage or Designated Representative. If you are not represented by another brokerage or another Designated Representative, and wish to hire brokerage representation, please contact us for details on our Landlord, Tenant, Advisory and Capital Markets Services.

This property is a Listing of The Behar Group Realty Inc. ("TBG") and the Designated Representative(s) named on these materials. The Landlord/Seller is our client to whom the Designated Representative(s) owes Fiduciary Duties.

Unless you are also a Client of TBG or the Designated Representative for this Listing (and you consent to Multiple Representation), then you are a Self Represented Party (SRP). It is important that you understand and acknowledge the risks and role as a SRP. Please read the RECO Information Guide, and before asking for assistance from the Designated Representative listed on this flyer be prepared to sign and acknowledge the RECO Information and Disclosure form for Self Represented Parties: [Click Here](#).

TBG strongly recommends that consumers retain the services of a qualified and experienced real estate agent.

For all transactions completed with TBG, you will be required to sign a Confirmation of Cooperation and Representation Agreement, whether you are a SRP or not, to ensure acknowledgement of representation disclosure.

Photo/Renderings Disclosure: Any photos used in these materials may have been digitally manipulated for illustrative purposes, and the actual property's appearance may differ; please verify details independently. Any property renderings used are artistic concepts only and may not reflect the final build of the project.

Errors and Omissions Disclosure: All information is from sources deemed reliable and is subject to errors and omissions which we believe to be correct and assume no responsibility. Changes in respect of price, rental, prior sale and withdrawal may be changed without notice. None of the information contained herein is intended to be construed as legal or tax or other professional advice. You should consult your legal counsel, accountant, planner/architect/engineer or other advisors as necessary on matters relating to these materials.