



Colliers



Modern and bright office condo **For Sale**

On behalf of our client, Milo Dara Inc., (the "Vendor"), Colliers International Inc. (the "Advisor") is pleased to present for sale a 100% freehold interest in 30 Topflight Drive, Unit 1, Mississauga, Ontario (the "Property"). This exceptional offering is comprised of 2,818 sq. ft with ample onsite surface parking. This is a rare opportunity to own a fully finished, turnkey professional office condo at 30 Topflight Drive, Mississauga.

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Property Overview



Location:	Highway 407 & Hurontario
Size (SF):	2,818
Zoning:	O2-1
Parking:	Outside Surface
Asking Price:	\$925.00 PSF Net
Taxes & Operating:	\$10.00 PSF Net (estimated)
Condo Fee:	\$10.00 PSF Net (estimated)
Legal Description:	PART LOT 11, CONCESSION 1, EAST OF HURONTARIO STREET (TORONTO), PARTS 1, 2 & 3 PLAN 43R41496 SUBJECT TO AN EASEMENT IN GROSS OVER PART 3 PLAN 43R41496 AS IN PR2184269 SUBJECT TO AN EASEMENT OVER PART 1 PLAN 43R41496 AS IN TT63115 CITY OF MISSISSAUGA
Comments:	<ul style="list-style-type: none">2,818 sq. ft. includes its proportionate share of the common elementsPrime location along the highly accessible Hurontario Street corridorMinutes from Highway 401 and 407Steps from the future Hurontario LRT, offering seamless GTA connectivityIdeal for legal, consulting, and other professional servicesStrategically located near the Mississauga courthouse and major business nodesAmple on-site parking for staff and clientsExcellent visibility and strong curb appeal

Property Highlights

1

Transit-Oriented, Superior Location

- Highly connected Mississauga business location
- Near Hwy 401, 410 & 407 + steps to Hurontario LRT
- Minutes to Pearson Airport and Mississauga Courthouse
- Ideal for professional service firms seeking visibility and convenience

2

High-quality Building with Branding Opportunities

- Well-maintained with modern, professional finishes
- Strong corporate presence and curb appeal
- Prominent Mississauga business location
- Excellent exposure along Topflight Drive
- Ample parking + steps to the Hurontario LRT
- Great signage and visibility for branding

3

Build Equity and Own Your Own Workspace!

- Build equity and ownership value over time
- Benefit from tax advantages (interest + property taxes)
- Lock in stable occupancy costs
- Customize your space to your needs
- Long-term security and control of your location
- Flexibility to expand, sublet, or sell in the future

Property Overview

Why Rent When You Can Own!

Benefits of Commercial Condominium Ownership

Building Equity

Every mortgage payment contributes to your long-term equity, turning your monthly occupancy cost into an investment rather than an expense.

Tax Advantages

Ownership provides substantial tax benefits, allowing deductions for condominium fees, mortgage interest, property taxes, operating costs, and depreciation - advantages not available to tenants who can only expense their rent.

Flexibility to Expand

Planning for growth? With additional units available within the building, you'll have the opportunity to purchase more space in the future as your business expands.

Dual Asset Building

As you grow your business, owning your office condo allows you to build a second asset through real estate ownership. If you decide to sell your business, the property can be included in the sale, sold separately, or retained as a long-term investment.

Capital Investment

Customize your space to perfectly suit your business needs, with improvements that increase the value of your unit, unlike leased spaces, where upgrades benefit the landlord, not you.

Capital Appreciation

As real estate values increase, the value of your unit may rise, enhancing your investment and potential return over time.

Security of Location

Ownership provides long-term stability and peace of mind, ensuring your business remains in place without the risk of lease termination or renegotiation.

Unit Photos



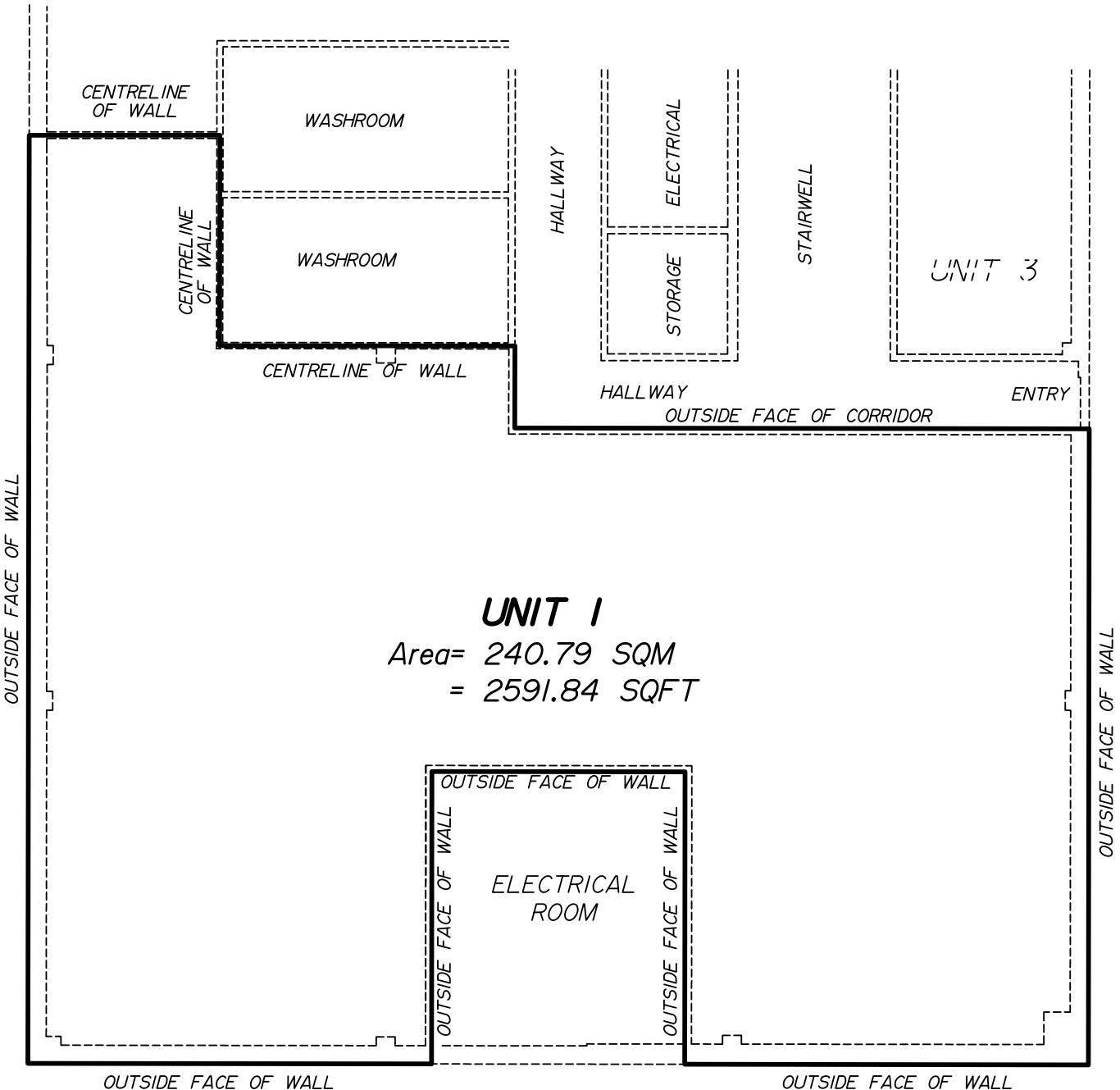
30

Topflight Drive, Unit 1 | Mississauga

Unit Photos



Floor Plan



Location Map

Excellent Mississauga Location!

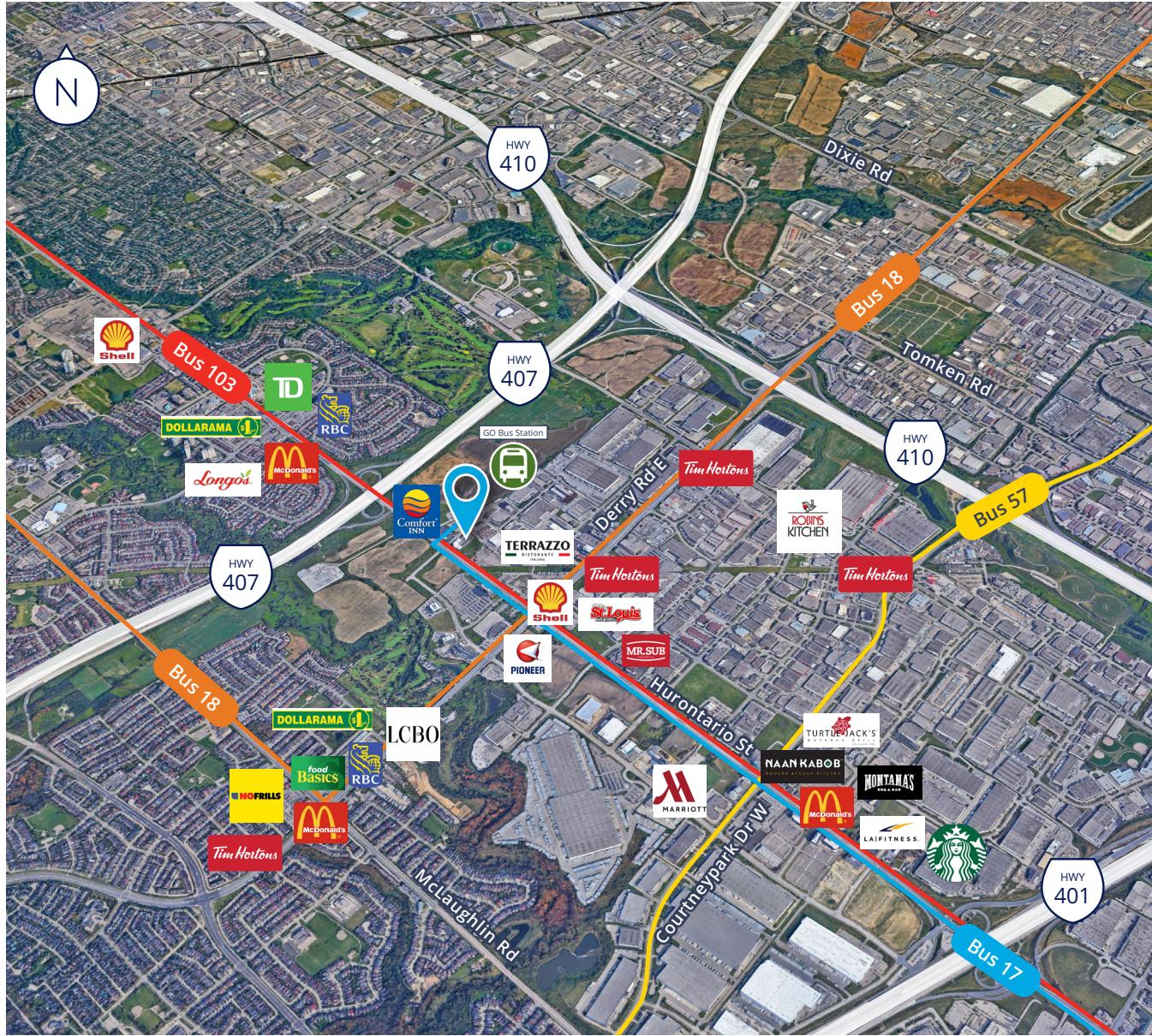
- Excellent visibility and accessibility in a vibrant business district
- Near Hwy 401 & Hurontario Street with quick access to 401, 410 & 407
- Steps to the upcoming Hurontario LRT station
- Surrounded by shopping, dining & professional amenities
- Convenient, connected location for tenants and visitors



30 Topflight Drive, Unit 1 | Mississauga

17 ——————
Bus Routes: 18 ——————

57 ——————
103 ——————





Terms of Sale

Colliers International Inc. (the "Advisor") has been retained on an exclusive basis by Milo Dara Inc., (the "Vendor") to offer for sale a 100% freehold interest in *30 Topflight Drive, Unit 1, Mississauga, Ontario* (the "Property").

The Property is offered for sale at a *price of \$925 PSF* and is free and clear of financing. Offers will be reviewed by The Vendor on an as-received basis. The Vendor's objective is to maximize sale proceeds and preference will be given to offers with limited conditionality.

We are offering a 2.5% fee to co-operating brokers representing bona fide buyers. 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 via an online data room.

[View Online Listing](#)

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