

70 Superior Blvd., Mississauga

# For Sale

A Rare find 10 acres of land in a prime location. E2 & O3 zoning that permits many uses. Near to various highways 401, 403, 407, 410, 427, Airport and an amenity-rich neighbourhood with immediate access to public transit. Ready for Hotels, Convention centre, banquet facility or as you can Imagine.

An exceptional opportunity for developers and investors! This prime parcel of land is strategically located along Mississauga's Hurontario LRT, offering seamless access to major highways and public transportation. This makes it ideal for future intensification and growth. Situated just a stone's throw away from Cineplex Courtney Park Cinemas and surrounded by numerous retail outlets and hotels, it provides synergy with established businesses. The land is also surrounded by thriving commercial and residential developments, making it ideal for mixed-use, retail, commercial, office buildings, or hotels & convention center, banquet facility developments. With excellent transit options for both tenants and employees, this property presents a unique opportunity to capitalize on one of Mississauga's most vibrant corridors.



**Param Sidhu**  
Broker of Record

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# Property Overview

70 Superior Blvd., Mississauga

|                            |   |
|----------------------------|---|
| <b>Dir/Cross St:</b>       | Hurontario (HWY 10)/ Hwy 401/<br>Superior Blvd.     |
| <b>Price:</b>              | \$39,999,999.00                                     |
| <b>Taxes:</b>              | \$229,338.26 Annual 2024.                           |
| <b>Total Area:</b>         | 435776.49 Sq.Ft. (10.004 ac)<br>As per GeoWarehouse |
| <b>Lot Dimensions:</b>     | 468.63 Ft. X 845.07 Ft. Irregular.                  |
| <b>Zoning:</b>             | RCL 1-E2-O3 Split Zoning.                           |
| <b>Property Type:</b>      | Commercial/ Multi-Use                               |
| <b>Legal Descriptions:</b> | 43M901 PT LOT 15                                    |
| <b>Possession Date:</b>    | To Be Arranged                                      |

## Key Highlights



Ready for Hotels, Convention centre, banquet facility or as you can Imagine.



Close to Major Highways  
401, 403, 407, 410, 427.



Amenity-rich neighbourhood



Public Transit Nearby.



E2 & O3 zoning that permits many uses.





# Walk Score

70 Superior Blvd., Mississauga

Walk Score  
**43**

Car-Dependent

Most errands require a car

Transit Score  
**63**

Good Transit

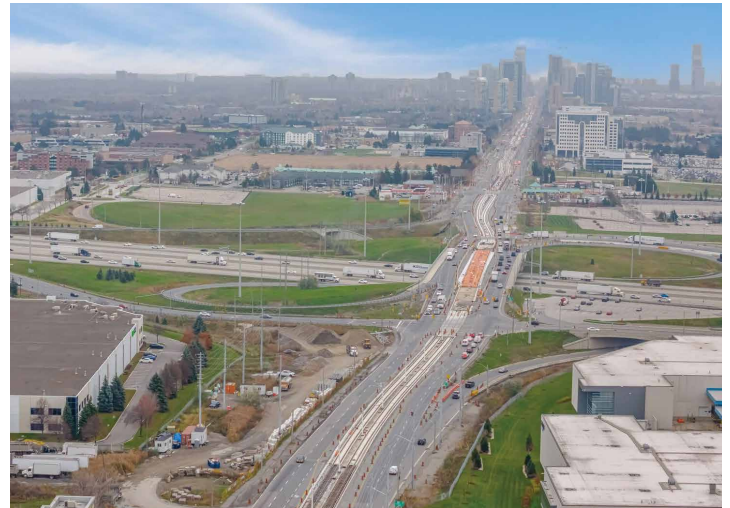
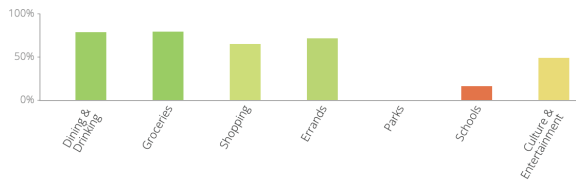
Many nearby public transportation options

Bike Score  
**39**

Somewhat Bikeable

Minimal bike infrastructure

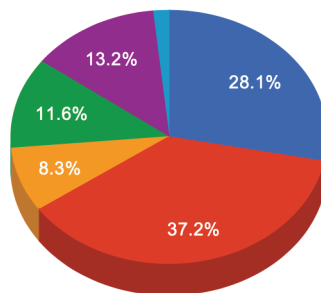
The Walk Score here is 43 out of 100 based on these categories. [View a map](#) of what's nearby.



# Demographics

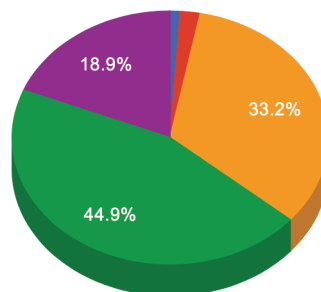
70 Superior Blvd., Mississauga

## Household Income



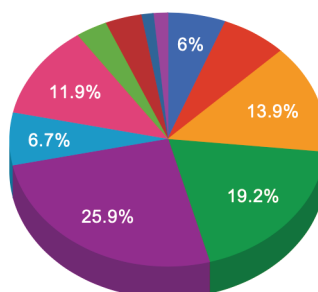
- \$0 - \$29,999 (34)
- \$30,000 - \$59,999 (45)
- \$60,000 - \$79,999 (10)
- \$80,000 - \$99,999 (14)
- \$100,000 - \$149,999 (16)
- \$200,000+ (2)

## Occupations



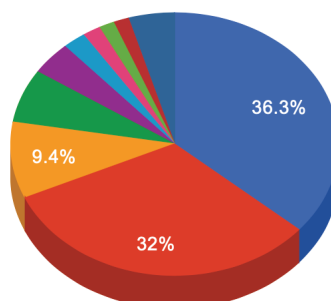
- Not Applicable (2)
- Art, Culture, Recreation, Sport (4)
- Sales and service (65)
- Trades, Transport, Operators (88)
- Manufacture and Utilities (37)

## Population by Age Group



- 0 - 4 years old (24)
- 5 - 9 years old (27)
- 10 - 19 years old (56)
- 20 - 34 years old (77)
- 35 - 49 years old (104)
- 50 - 54 years old (27)
- 55 - 64 years old (48)
- 65 - 69 years old (13)
- 70 - 79 years old (15)
- 80 - 84 years old (5)
- 85+ years old (6)

## Languages

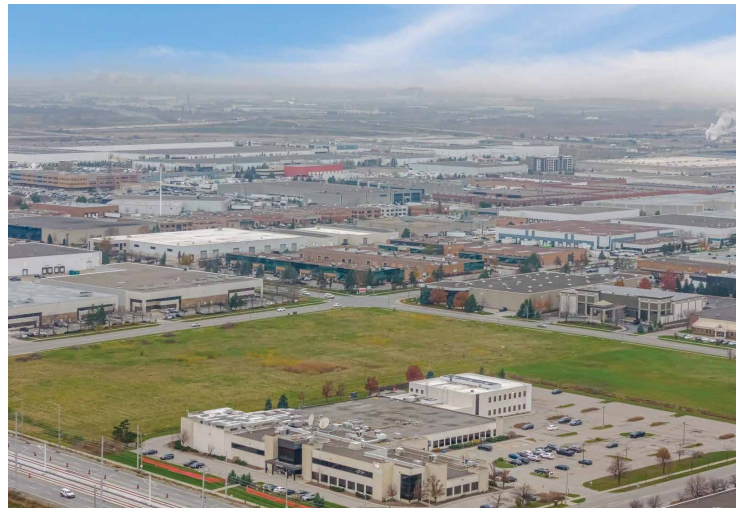


- English (143)
- Punjabi (126)
- Urdu (37)
- English & Non-Official (26)
- Hindi (16)
- Tagalog (9)
- Italian (7)
- French (6)
- Gujarati (6)
- Other Languages (18)



# Gallery

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