

FOR SALE

Exceptional
**User/Investment
Opportunity**

5705 Cancross Court
MISSISSAUGA



Investment Highlights

OWNER-OCCUPIER OPPORTUNITY WITH THIRD-PARTY INCOME

This offering presents an exceptional opportunity for an owner-occupier to acquire and fully control a standalone asset, ideally suited for a wide range of business operations. With 43,162 square feet of dedicated space, the purchaser gains the flexibility to customize the premises to suit their specific operational needs—free from the limitations often associated with multi-tenant environments.

Operating within a single-tenant building allows for greater privacy, branding potential, and security, while also eliminating potential conflicts with neighboring tenants. Whether for corporate headquarters, specialized services, or institutional use, this asset offers a rare chance to secure long-term operational efficiency and autonomy in a highly desirable location.

TRANSIT-ORIENTED, SUPERIOR LOCATION

The Property is well-located just south of the Highway 401-Hurontario interchange and north of the Highway 403-Hurontario interchange, providing excellent commuter access. Public transit is prominent in the area with several surface routes operating on Hurontario (including the upcoming LRT), Traders Blvd., Kennedy Rd. and Matheson Blvd. as well as providing connections to GO Transit services including the Cooksville GO station. Matheson station on the upcoming HuLRT, is set to be completed in the short future, is less than 500 metres away, which will immediately improve commuter access to this location. The Property is also a short distance from Heartland Town Centre, Square One Shopping Centre as well as many other amenities, restaurants, hotels and services.

HIGH-QUALITY BUILDING WITH BRANDING OPPORTUNITIES

The building has been operated and maintained to an institutional standard since 2004 and has attractive curb appeal within a major GTA west business node. The building offers ample tenant parking with 189 stalls and an overall parking ratio of 4.4 spots per 1,000 sf. The Property also has prominent exposure on Matheson Boulevard East, providing the opportunity to maximize an owner-occupier's branding and visibility.

FLEXIBLE OFFICIAL PLAN AND ZONING DESIGNATION

The property is currently zoned E2 – Employment and is designated Business Employment under the official plan which permits a wide array of uses on the site in addition to the current office use. Industrial uses such as warehousing and manufacturing are permitted along with science and technology and self storage uses all of which are highly coveted asset classes in today's market. The broad spectrum of permitted uses allows flexibility for the future and creates a long-term land bank opportunity for a Purchaser looking to occupy the space today. The property is currently zoned E2 – Employment and is designated Business Employment under the official plan which permits a wide array of uses on the site in addition to the current office use. Industrial uses such as warehousing and manufacturing are permitted along with science and technology and self storage uses all of which are highly coveted asset classes in today's market. The broad spectrum of permitted uses allows flexibility for the future and creates a long-term land bank opportunity for a Purchaser looking to occupy the space today.



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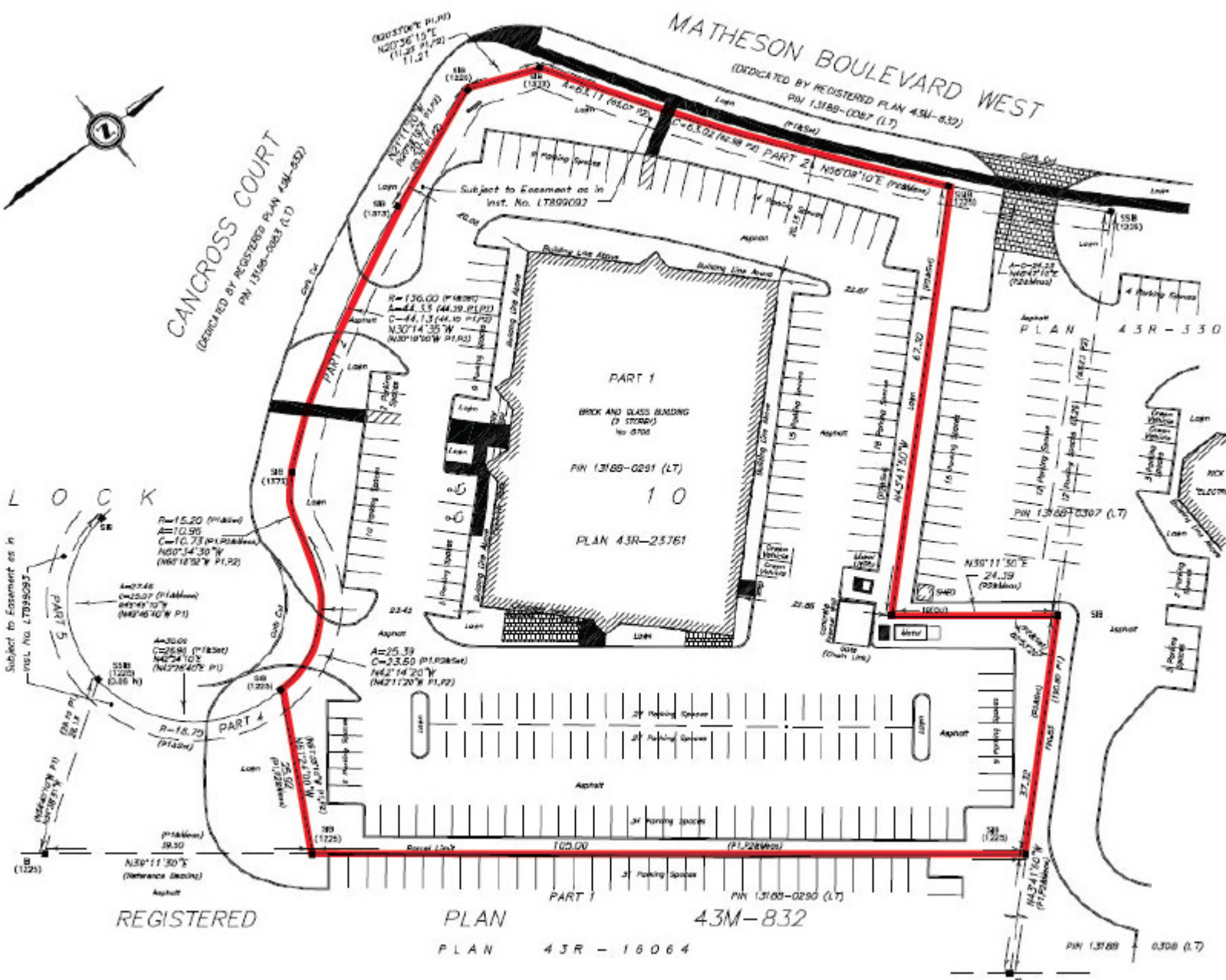
CANCROSS COURT
MISSISSAUGA

Property Overview



Address	5705 Cancross Court, Mississauga
PIN	131880291
Location	Hurontario & Matheson Blvd. W
Site area	2.62 acres
Year built	1999
Total rentable area	43,162 sf
Zoning	E2 - Employment
Official Plan	Business Employment
Parking	+/- 189 stalls 4.4 parking ratio
Server Room	The property features a dedicated server room, offering enhanced operational efficiency and security for businesses with critical data infrastructure needs. This space is ideal for insurance firms, data management companies, and other organizations that require reliable, on-site IT capabilities. With raised floors for optimized cable management and airflow, the server room supports uninterrupted connectivity and compliance with modern data protection standards. Its presence allows tenants to minimize offsite storage costs while maintaining direct oversight of sensitive information. This turnkey amenity adds strategic value for companies seeking a tech-ready environment within a professional office setting.

Site Plan



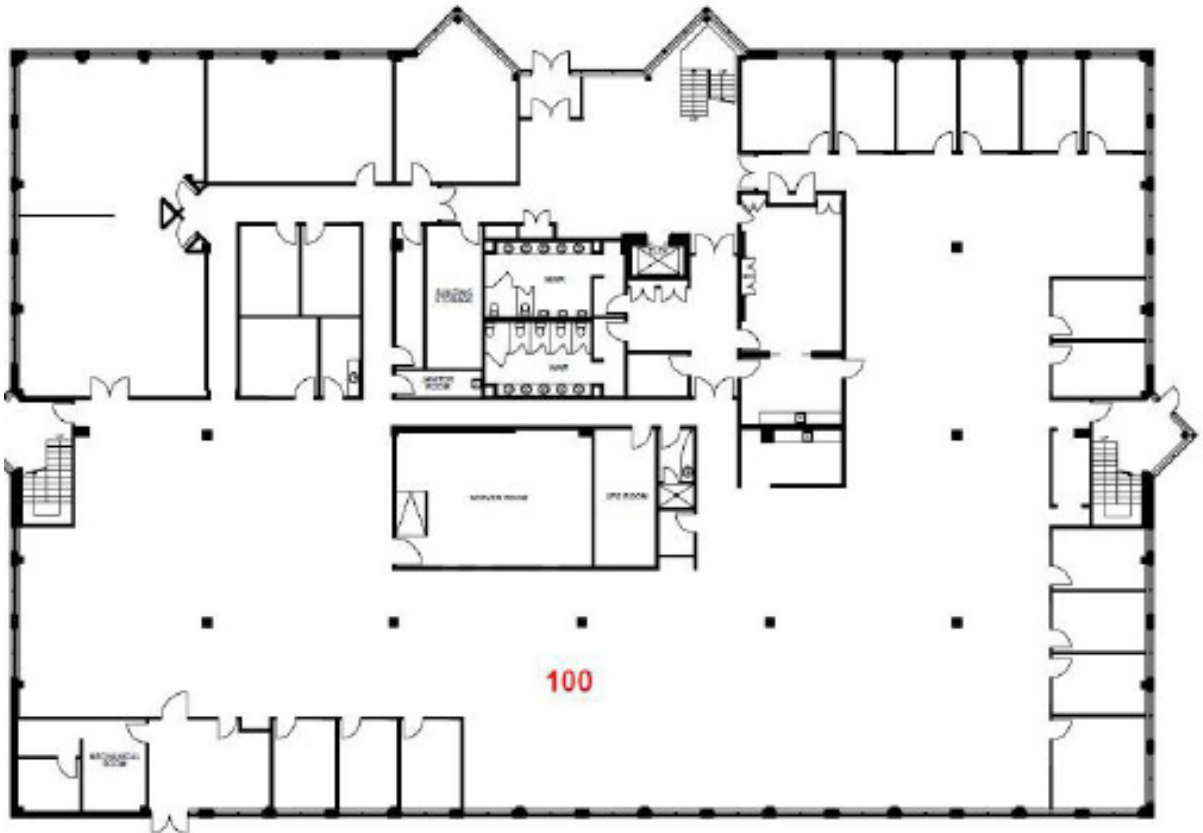
189
parking stalls



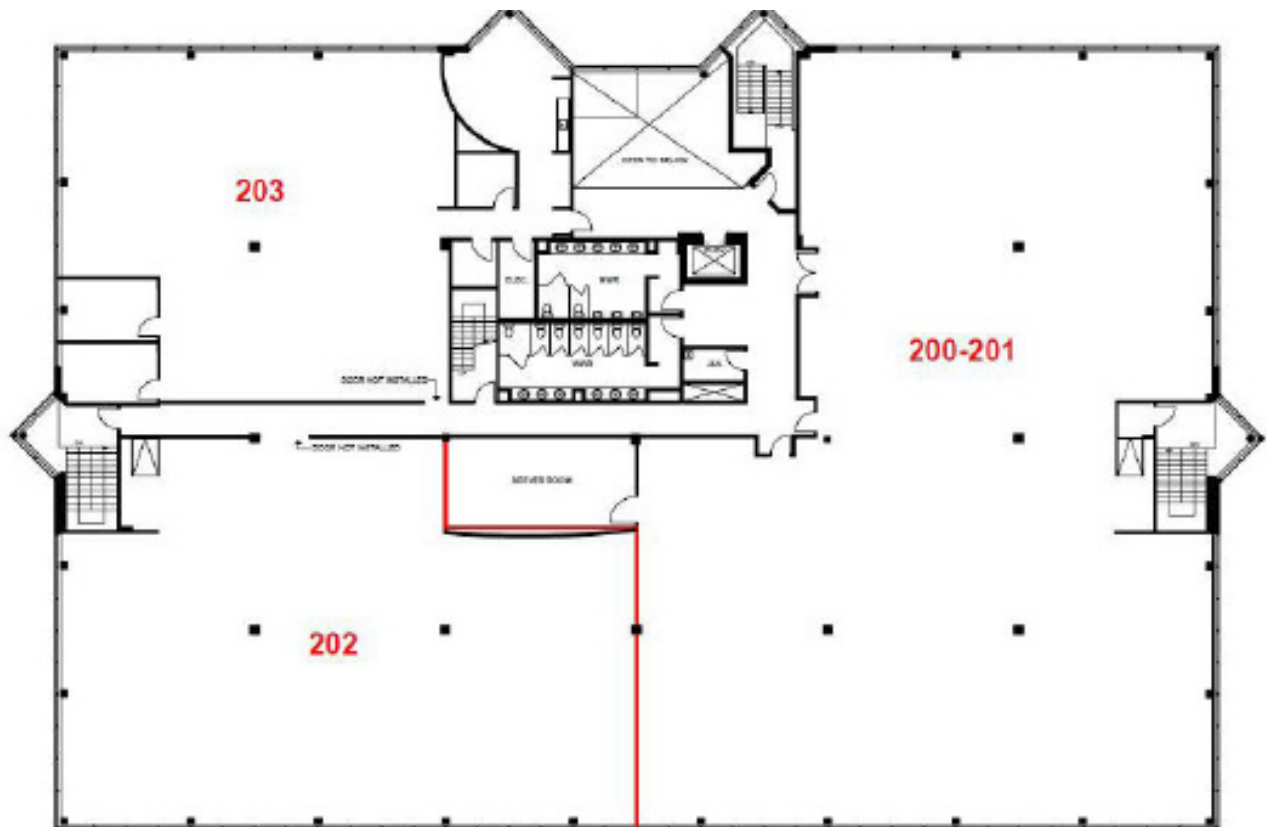
43,162 SF
rentable area total

Building Overview

1st Floor

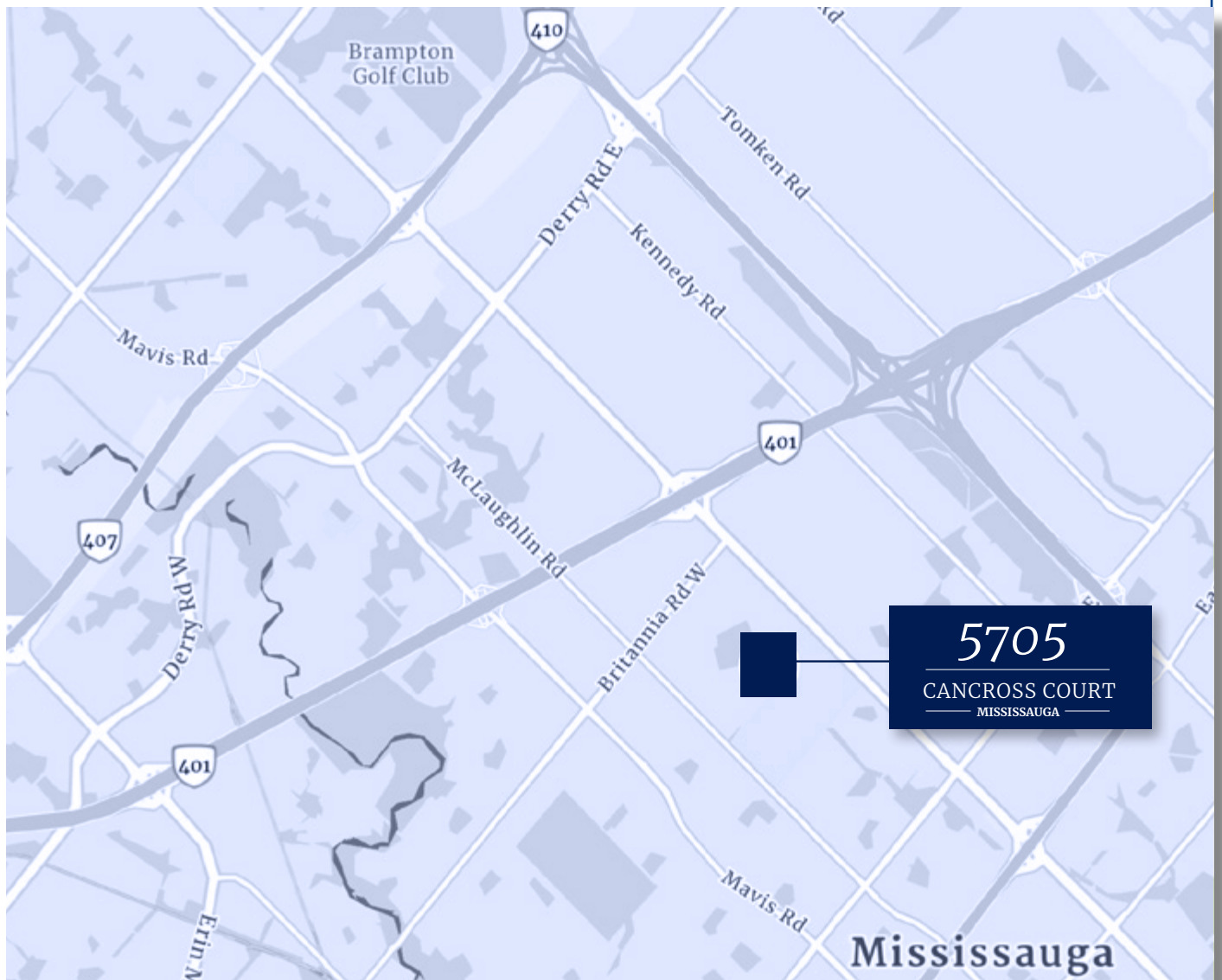


2nd Floor





Location Map



DRIVE TIMES

- **5 Mins** to Hwy 401
- **15 Mins** to Hwy 410
- **13 Mins** to Hwy 407
- **18 Mins** to Airport

Offering Guidelines

Colliers International Group Inc. has been retained by the Vendor as exclusive advisor ("Advisor") to seek proposals for the disposition of **5705 Cancross Court, Mississauga, Ontario**.

The Property is offered for sale at a listing price of **\$15,250,000** and will be sold free and clear of debt. The Vendor's objective is to maximize sale proceeds and preference will be given to offers with limited conditionality.

We are offering a 1.0% 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 by an online data room.

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