

50 Matheson Blvd. E., Mississauga

Trophy Retail & Industrial
Opportunity in the Centre
of Mississauga.

*What more
could you ask for?*

SQUARE ONE

FOR SALE
176,338 SF
ON 13.88 ACRES

MATHESON BLVD E

HURONTARIO ST

WHITTE RD

WATLINE AVE

Colliers

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INVESTMENT OVERVIEW

50 Matheson Blvd E (the “Property”) is a trophy asset in one of the most desirable submarkets in the Greater Toronto Area (GTA). Currently occupied and operated by a prominent regional grocery chain, the Property spans an astonishing 13.88 acres with an excellent site configuration, frontage on four municipal roads and five points of site access. Strategically located along one of Mississauga’s highest exposure corridors, the property provides just shy of 700 feet of prominent exposure along Hurontario St.

The Property is currently improved with a 176,338 SF retail store and distribution centre, equipped with cooler and freezer rooms and ambient storage. The building is served by nine truck level doors, and three

drive in doors. The site has low site coverage and benefits from over 1100 total parking spaces. The Property is zoned O2 (Major Office) Exception “6” and C3 (Commercial), allowing for a wide array of commercial and employment uses, differentiating itself from neighbouring parcels.

The Property is currently occupied by the Vendor who will vacate upon the closing of the sale of the Property. This offering provides users/investors with the opportunity to acquire a trophy asset in one of the GTA’s most desirable submarkets. The property is one of the last remaining in sites in Peel Region offering scale, highly functional building features and a competitive advantage well below replacement cost.



INVESTMENT HIGHLIGHTS



176,338 SF total floor area



13.88 acres total lot size



Frontage on 4 streets



30' Clear height in warehouse
30' & 13'10" in retail



1100 Car parking stalls



9 Truck level doors
3 Drive in doors



5 Points of site access



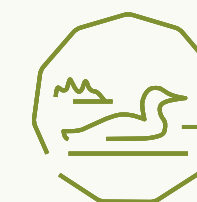
Existing freezer and cooler
infrastructure



Free and clear of existing
financing



Full site or single parcel offers
will be considered



Unpriced



Offer date will be communicated
by the agent

PROPERTY PROFILE

Total Building Size	176,338 SF
Retail Area	93,322 SF
Warehouse Area	70,392 SF
Office, Lunch Room & Service Areas (2 nd Floor)	12,624 SF
Total Site Area	13.88 acres
West Property	+/- 9.03 acres
East Property	+/- 4.85 acres
Year Built	1981
Power	3,000 Amps with backup diesel generator
Clear Height	Warehouse - 30' Retail - 30' & 13'10"
Shipping	9 Truck level 3 Drive in currently configured with trash compactors
Parking	1,100 stalls
Official Plan Land Use	Commercial / office / mixed use
Zoning	O2-6 (major office) & c3 (commercial)



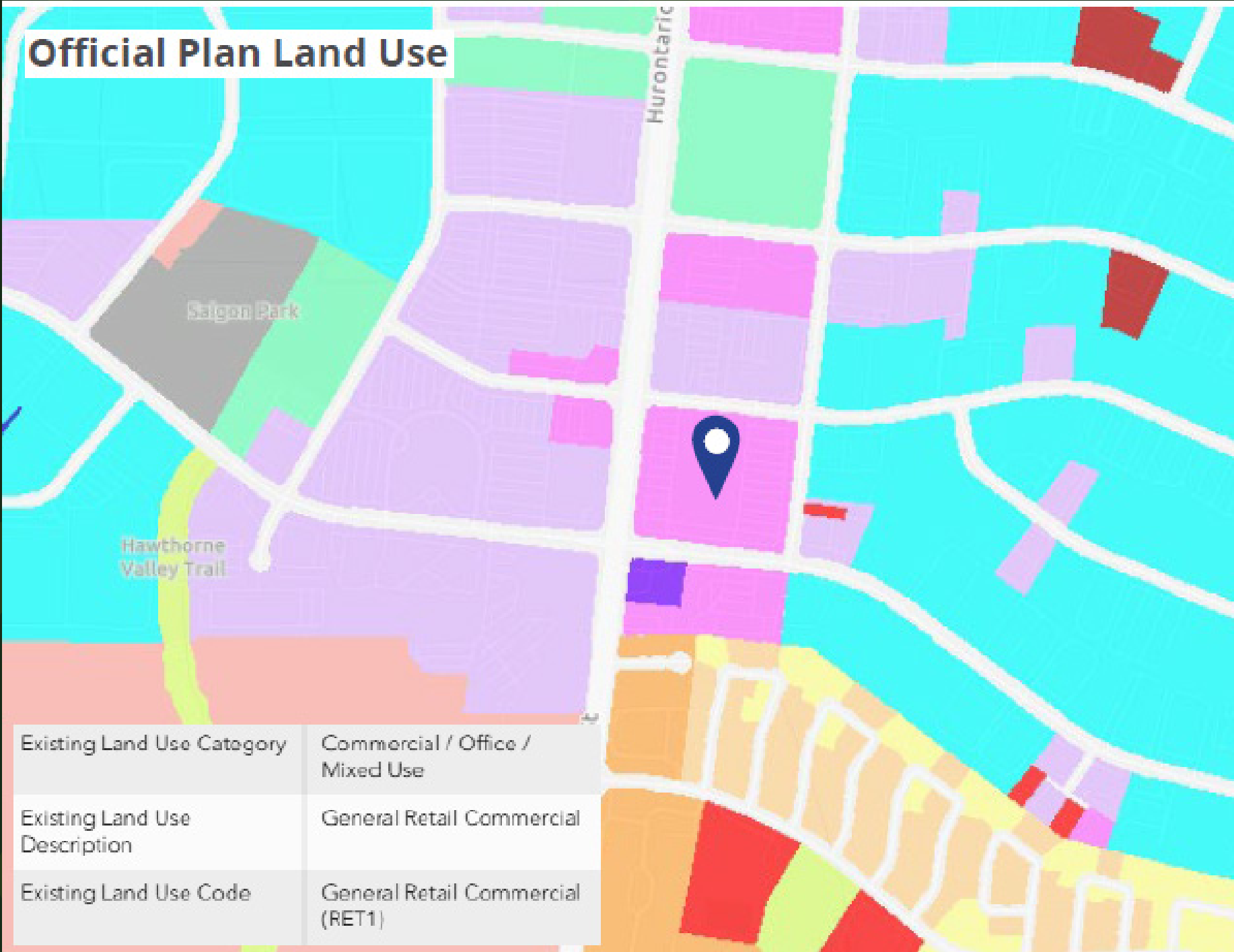
ZONING AND OFFICIAL PLAN

02 (Major Office)

- Medical Office
- Office
- Broadcasting/Communication Facility
- Science and Technology Facility
- Banquet Hall/Conference Centre/ Convention Centre
- Overnight Accommodation
- University/College
- Exception O2-6 – Uses legally existing on the date of passing the bylaw (2020), (e.g. Warehousing, Industrial, Retail)

C3 (Commercial)

- Retail Store
- Restaurant/Take-Out Restaurant
- Veterinary Clinic
- Animal Care Establishment
- Funeral Establishment
- Service Establishment
- Commercial School
- Financial Institution
- Recreational Establishment
- Entertainment Establishment
- Private Club



The Property is located along Hurontario Street, the major urban thoroughfare for both Mississauga and Brampton. This superior location provides unmatched connectivity to highways, public transit, and residential. The Property further benefits from multiple MiWay bus stops at the property doorstep. To support the City's continued growth, Mississauga is actively investing in infrastructure and transit improvements. Among the most transformative projects is the Hazel McCallion Line—an 18 km light rail transit line that will link the Brampton Gateway Terminal to the Port Credit GO Station, significantly enhancing north-south transit throughout Mississauga and Brampton.

SITE ACCESS

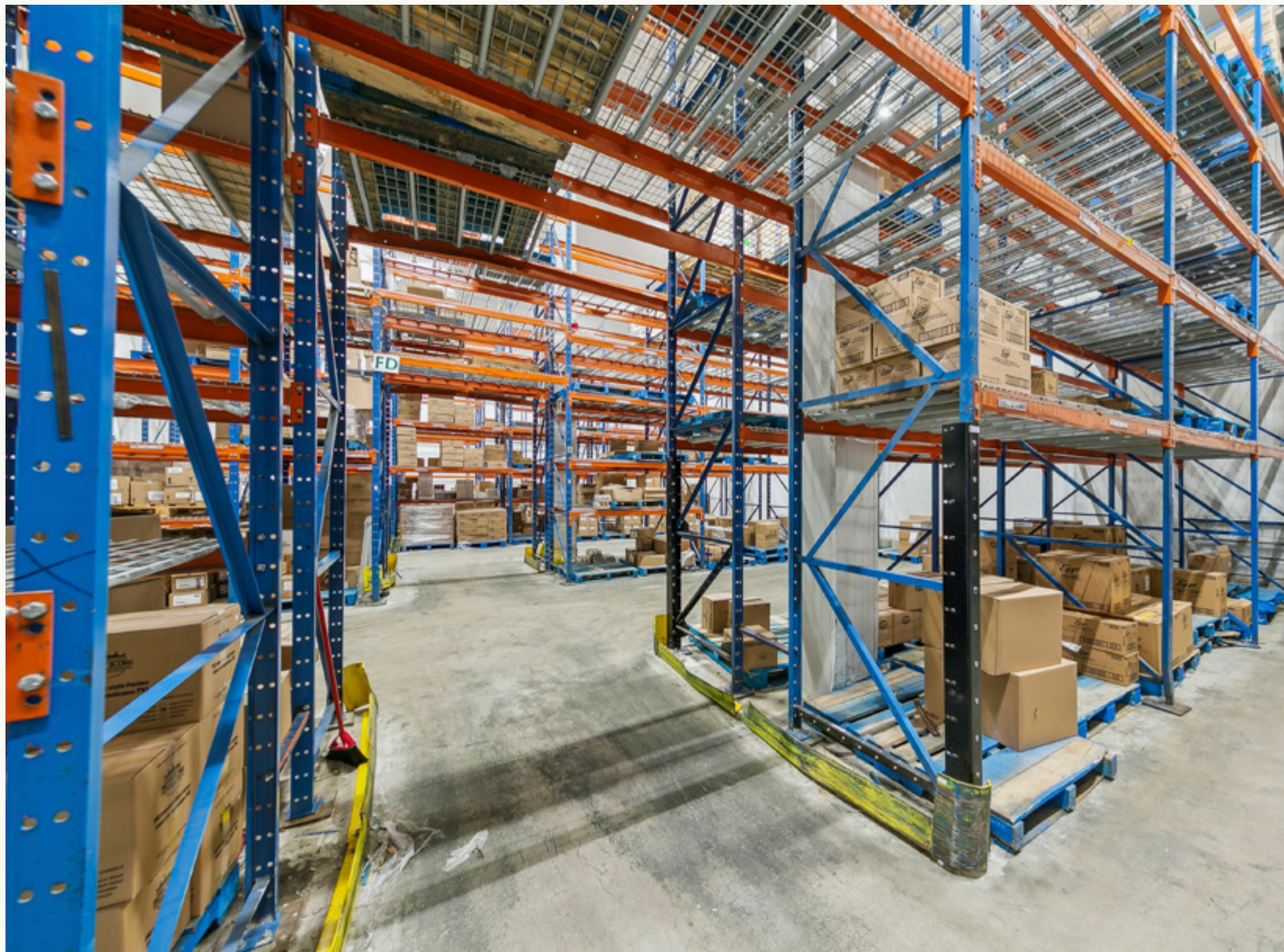


LOCATION

*A Thriving and
Well-Established Community*



	3KM	5KM	20-MINUTE RADIUS
Total Population	69,746	237,144	1,275,379
2024-2029 Population Change	4,884	26,475	128,724
2024-2029 Population Change Rate	1.36%	1.24%	1.94%
Median Age	38.2	36.9	37+
Total Households	22,523	79,514	408,234
Average Household Income	\$127,778	\$123,850	\$131,251
Average Annual Household Food Spend	\$14,872	\$14,552	\$15,144
Employment Rate	89.30%	89.20%	89.6%



Contact

Thomas Cattana

Senior Vice President*

thomas.cattana@colliers.com

+1 416 620 2863

George Siotas

Senior Vice President*

george.siotas@colliers.com

+1 416 791 7204

Gord Cook

Vice Chairman*

gord.cook@colliers.com

+1 416 620 2831

*Sales Representative

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401 The West Mall #800,
Etobicoke, ON M9C 5J5

