

**Price Reduction!**  
From \$19,750,000 to \$18,200,000



For Sale

# Office Space For Sale - Class A Office Building

1450 Meyerside Drive, Mississauga

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# Property Profile

<b>Total Gross Leasable Area</b>	88,454 SF
<b>Number of Stories</b>	7
<b>Total Area</b>	2.53 Acres
<b>Number of Units</b>	35
<b>Zoning</b>	M1
<b>Year Built</b>	1991

## Property Highlights

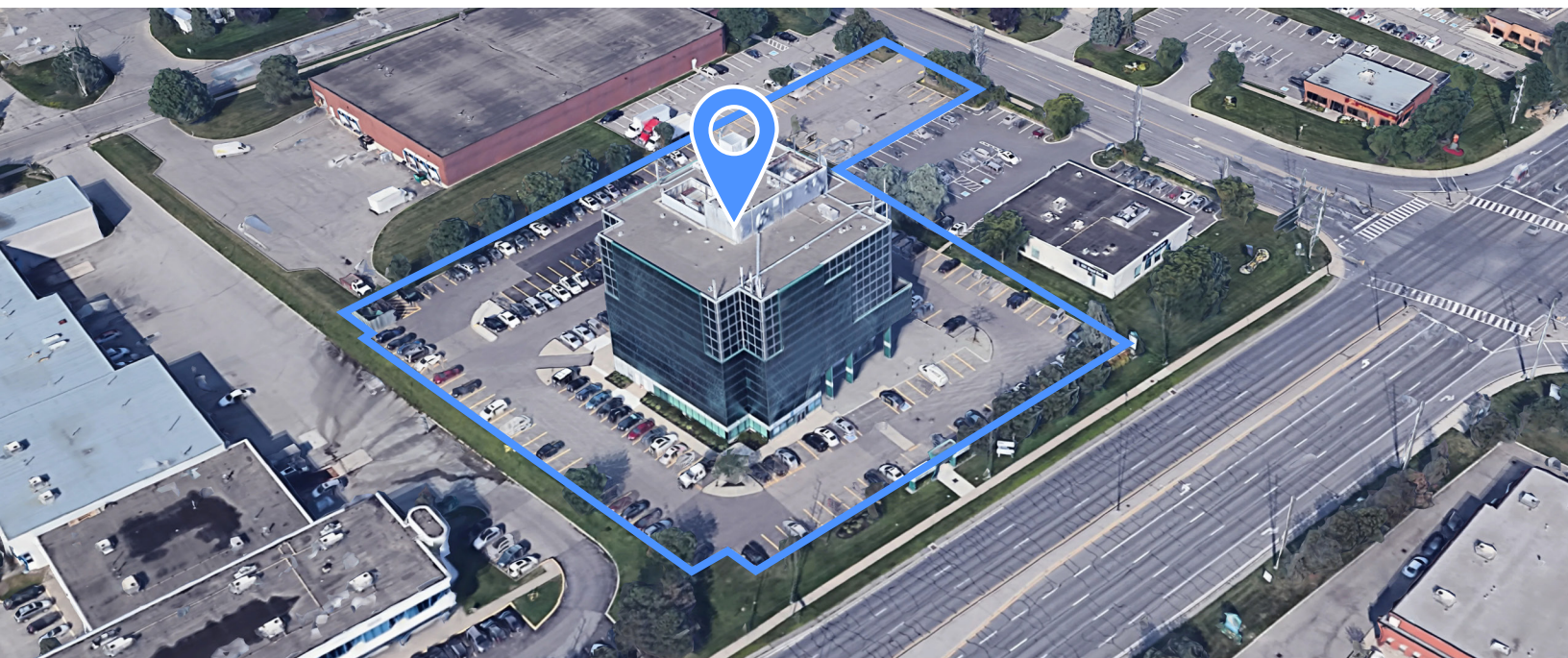
This Class A Office Tower offers the unique opportunity for an owner-occupier to acquire space that is well positioned to serve their business while providing a health revenue stream. The vacant first floor unit totaling 3,467 SF has an open concept finished space that is attractive for a prime retail location. The landscaping and glass façade have been well maintained to enhance the curb appeal of the building and has an abundance of surface parking. Given the position of the building there are prime podium signage opportunities on the Dixie Road front. The owner occupier is leaving add available units in the building for immediate use.

## Flexible Official Plan

The Property is currently zoned E1 (Employment) and is designated as Business Employment under the City of Mississauga Official Plan. This allows for a wide array of uses on the site in addition to the current office use. The broad range of permitted uses creates long term re-development potential to meet market demands and extract the highest and best possible use.

## Rental Income

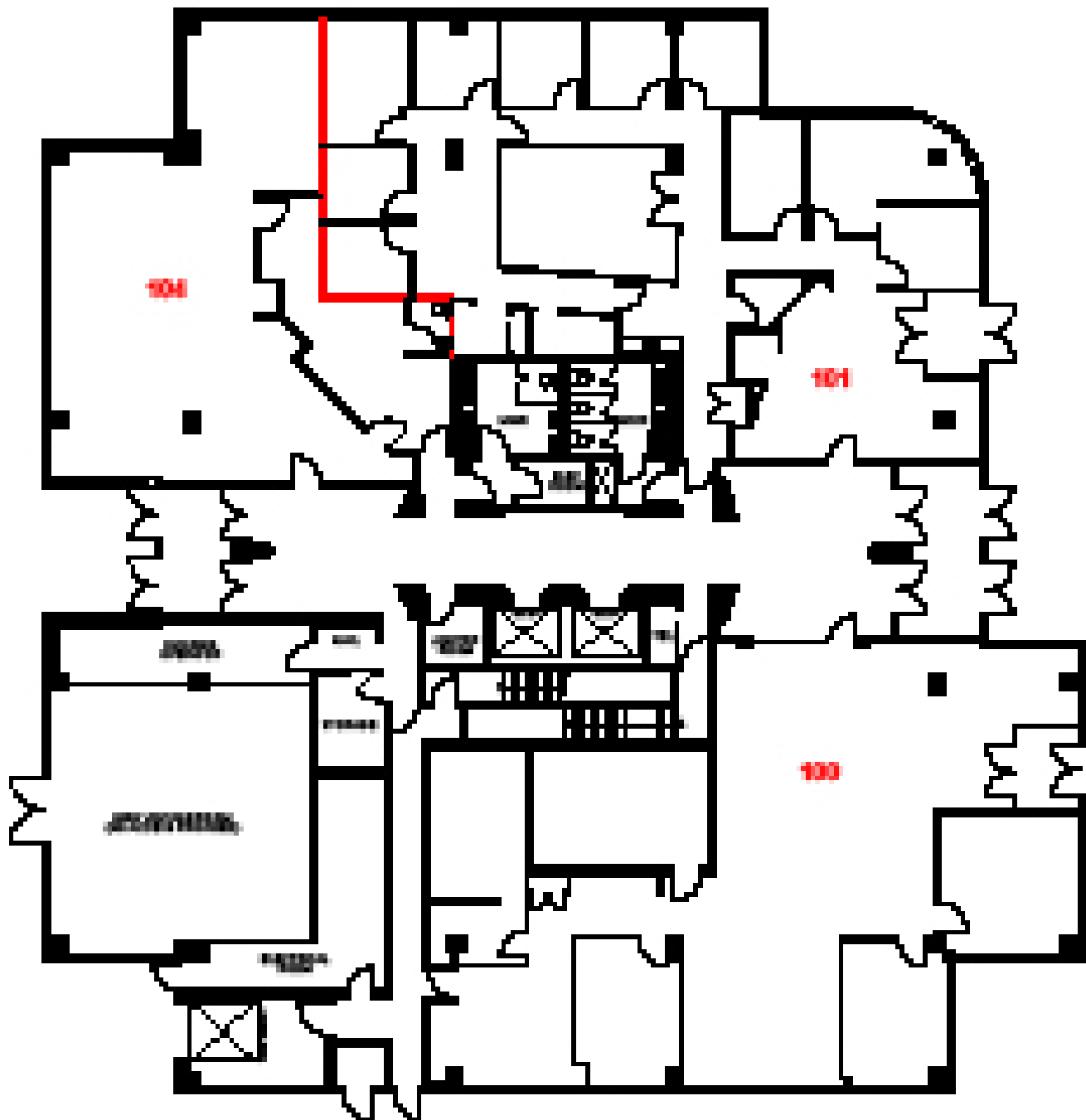
Longstanding Tenants that occupy the building with a breath of available units will market Dixie Place a highly desirable opportunity. The average remaining term is approximately 2.5 years.





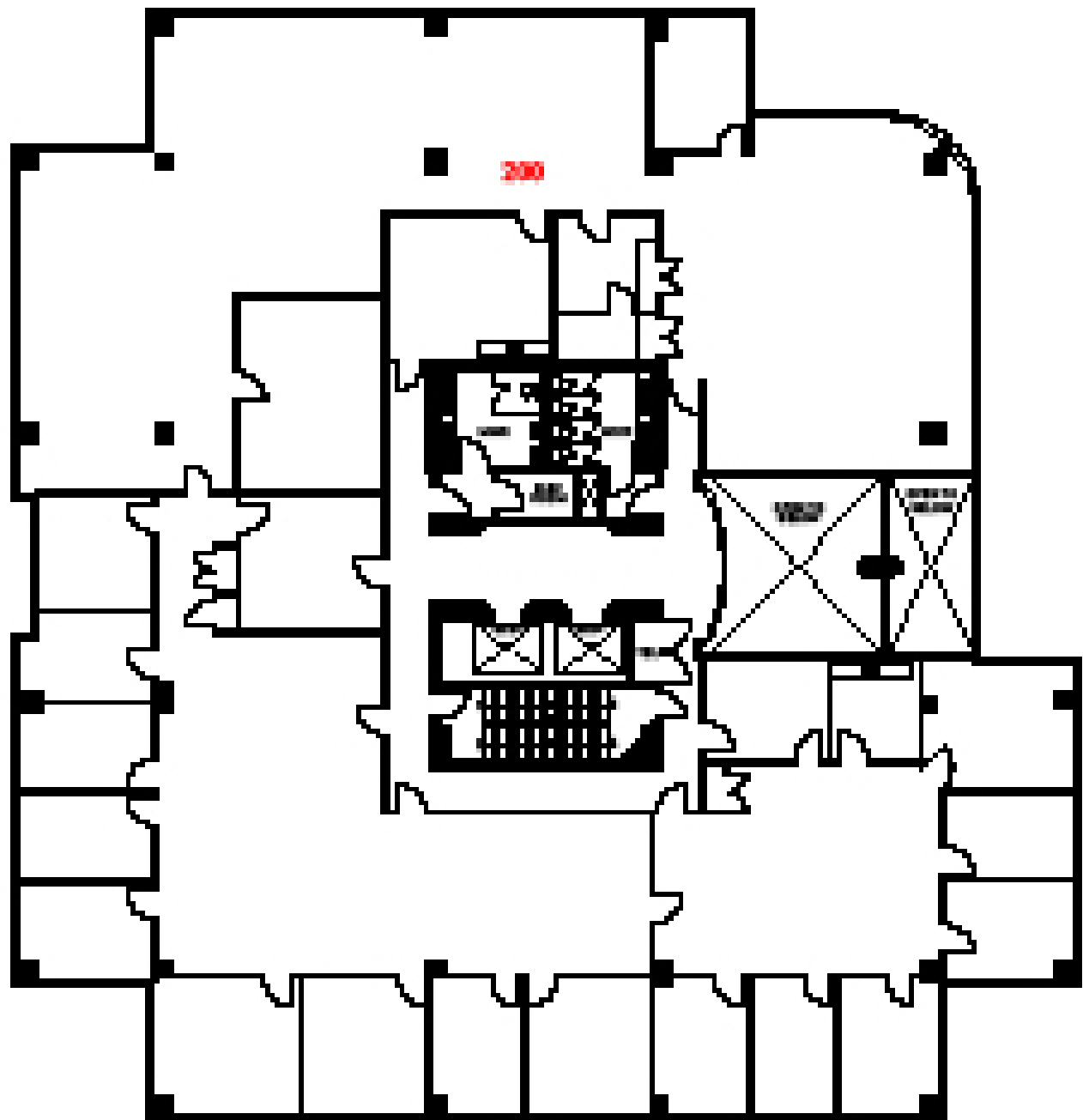
# Floor Plan

## *First Floor*



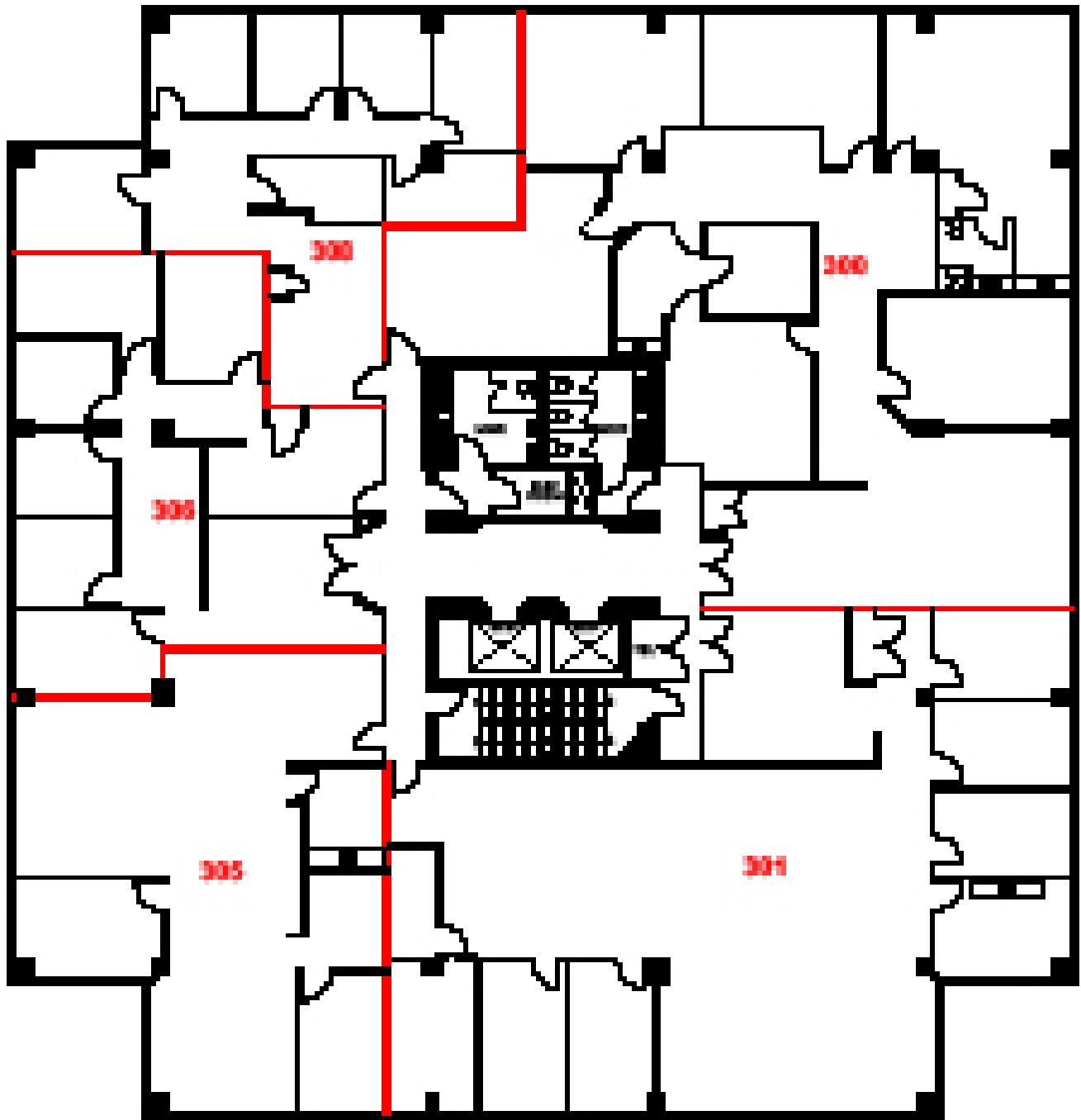
# Floor Plan

## *Second Floor*



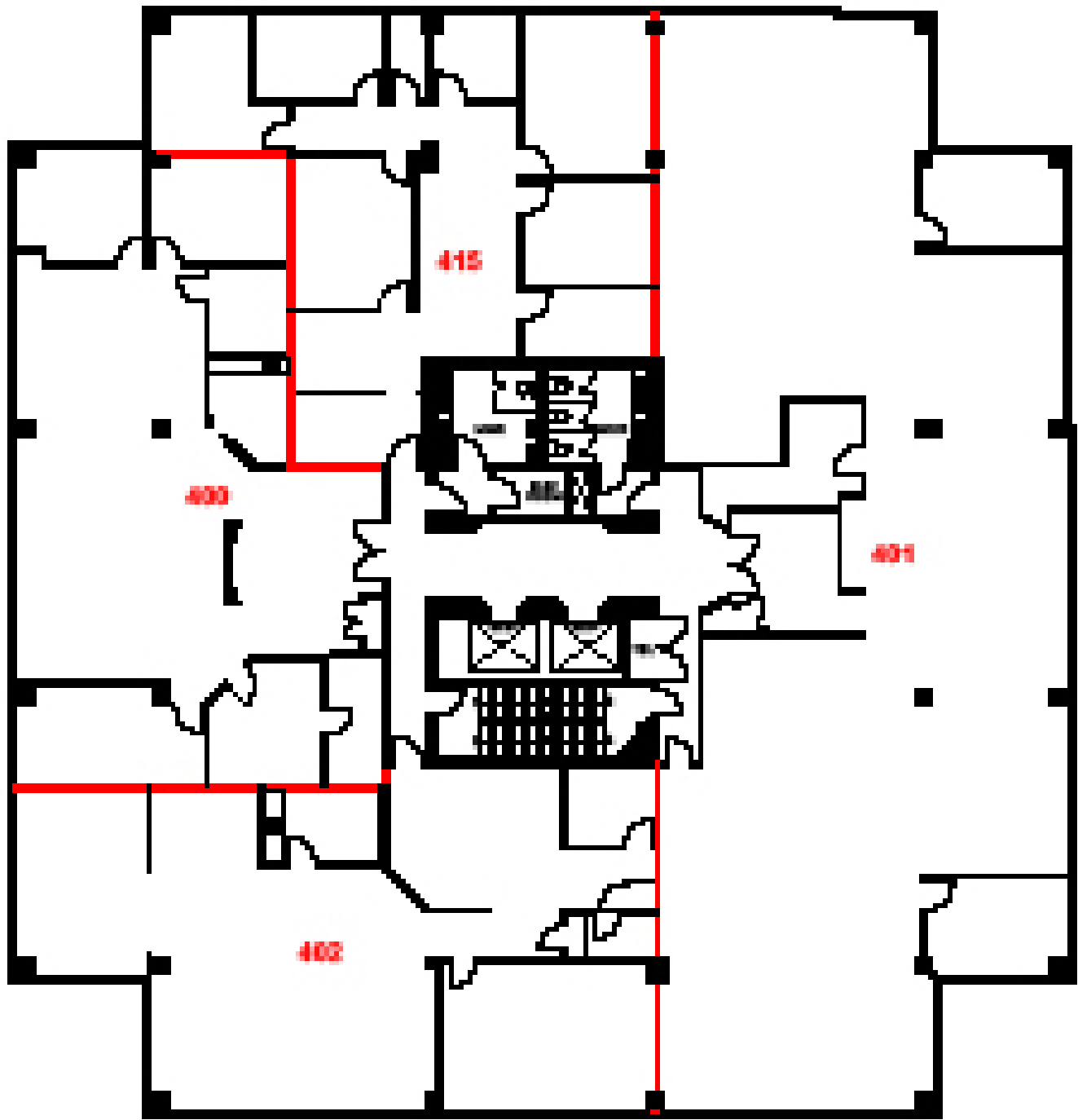
# Floor Plan

## *Third Floor*



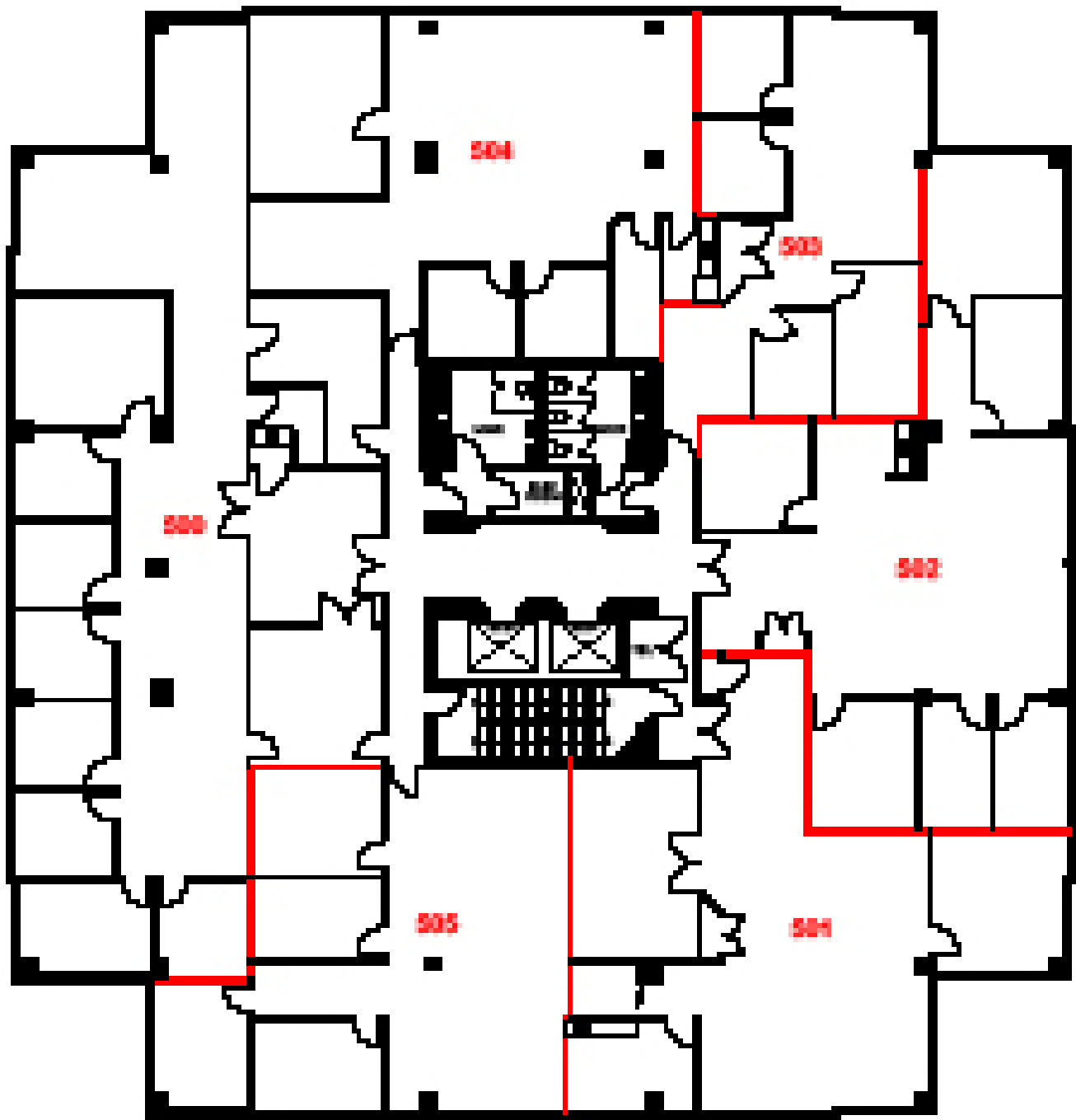
# Floor Plan

*Fourth Floor*



# Floor Plan

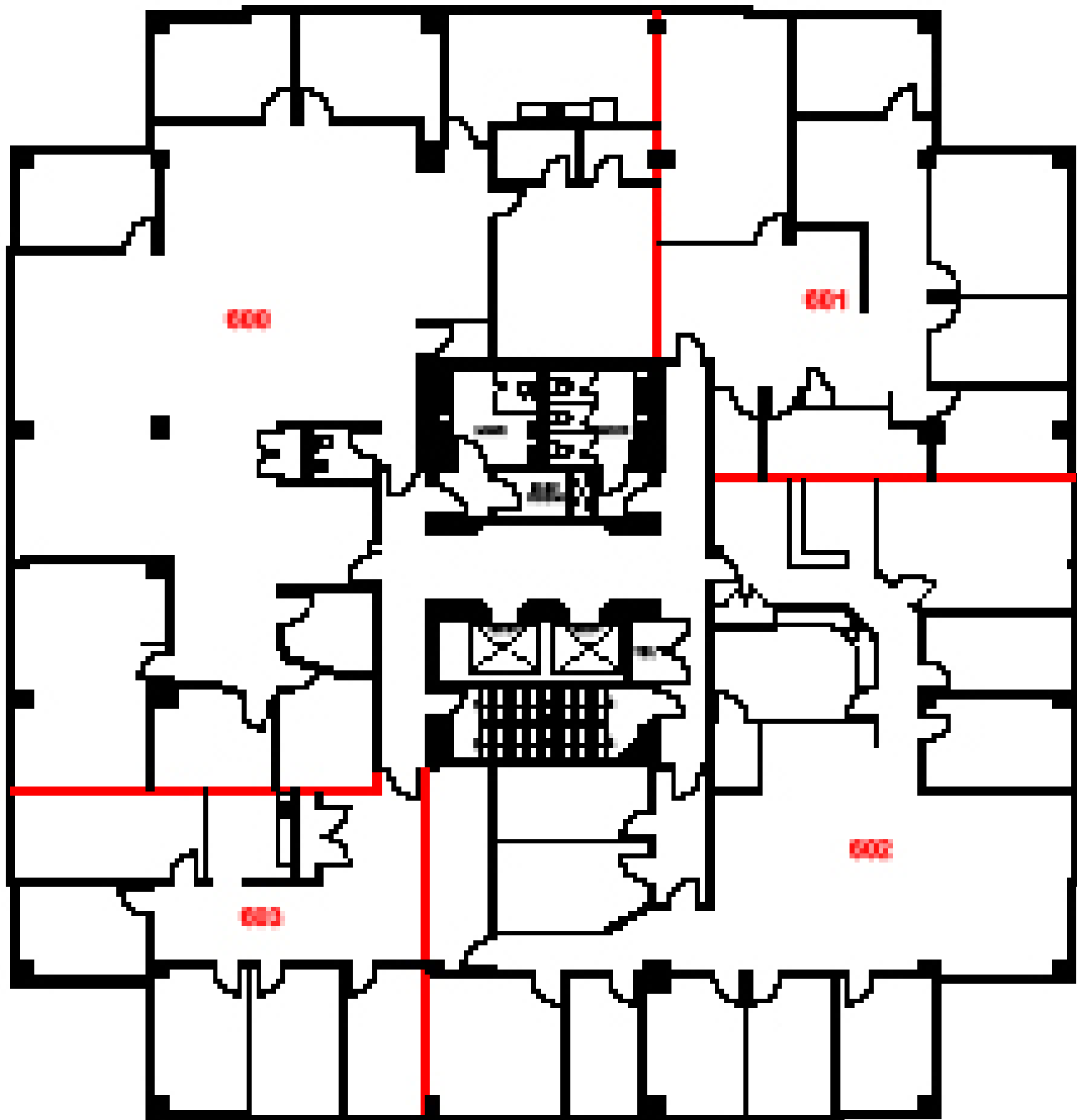
*Fifth Floor*





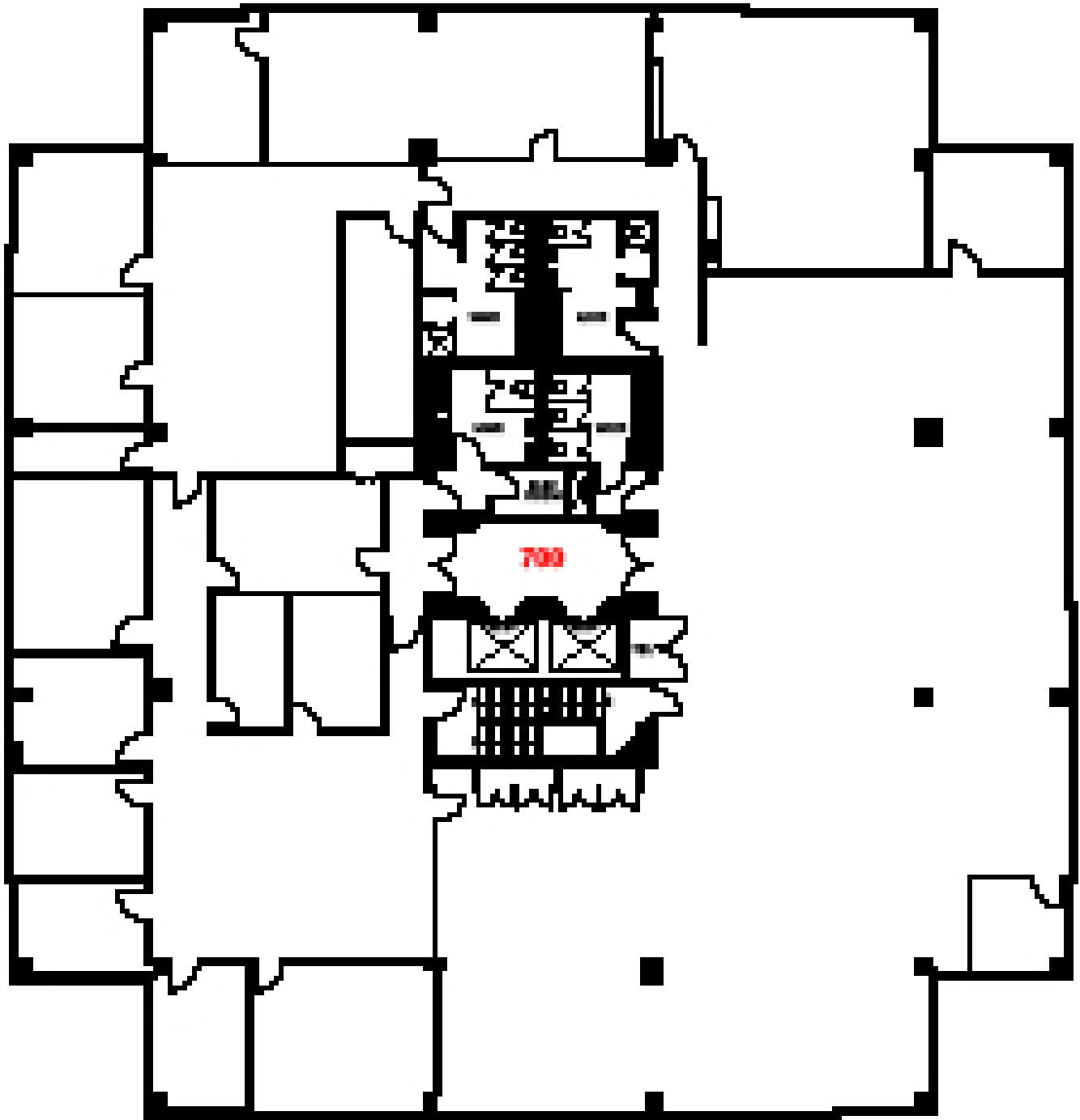
# Floor Plan

*Sixth Floor*



# Floor Plan

*Seventh Floor*



# Surrounding Highways & Transits





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