

# Residential Development Opportunity - 3.52 acres



## 1370 Dundas Street East, Mississauga, ON

- 3.52 acre site
- Potential development density of over 1 million ft<sup>2</sup> of GFA
- Walking distance to the Dixie GO Station
- Currently used as retail/office building providing holding income
- Structured VTB financing available

For more information please contact **The Multi-Residential Group:**

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<sup>†</sup> Broker

<sup>\*</sup> Sales Representative

# 1370 Dundas Street East, Mississauga

## Opportunity

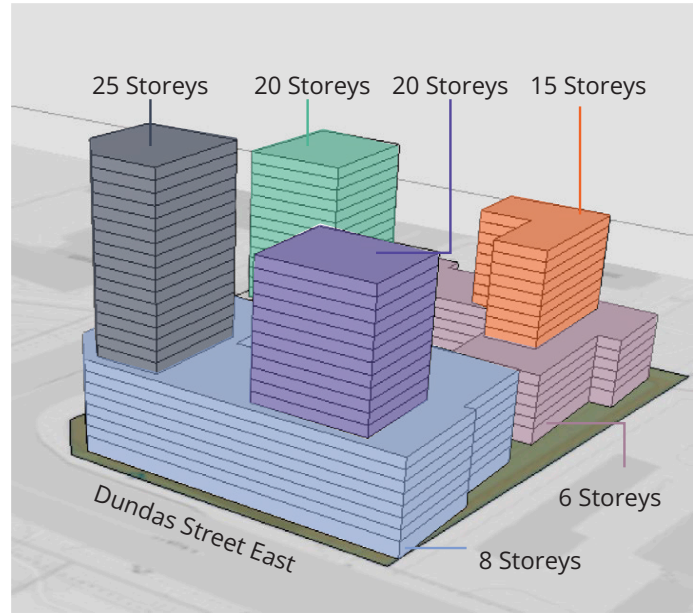
Avison Young has been mandated to advise and manage the sale of **1370 Dundas Street East, Mississauga, ON**. This is an outstanding opportunity to acquire a large scale mixed-use development site in Mississauga with holding income.

## Proposed Development Details

<b>Description</b>	Concept design for two mixed-use blocks separated by an open courtyard.	
<b>Proposed GFA</b>	Block 1	578,000 ft <sup>2</sup>
	Block 2	453,000 ft <sup>2</sup>
	<b>Total GFA</b>	<b>1,031,000 ft<sup>2</sup></b>
<b>Podium Height</b>	6-8 storeys	
<b>Tower Height</b>	15-25 storeys	
<b>Official Plan</b>	Mixed use	
<b>FSI</b>	6.83x	

## Dundas Connects Master Plan

Currently zoned for Commercial use with a Mixed Use land use designation, the Site is at an intersection poised for imminent transformation, forming part of the City-initiated and endorsed Dundas Connects Master Plan. The Plan aims to integrate transportation and land use planning to address both current and future demands along the Dundas Corridor through the implementation of higher order transit and sustainable transit oriented development. The Property is located within the Dixie Road Focus Area, one of seven key intersections identified in the Plan as appropriate for intensification given the proximity to Dixie GO Station and proposed higher order transit along Dundas Street.



## Existing Building Details

<b>Current Use</b>	Multi-tenant office and retail plaza	
<b>Site Area</b>	3.52 Acres	
<b>Tenant Mix</b>	Office	7 tenants
	Retail	17 tenants
	<b>Total</b>	<b>77% leased</b>
<b>Existing Gross Leasable Area</b>	48,726 sf	
<b>Est. NOI (Yr 1)</b>	\$740,419	
<b>Financing</b>	VTB available	
<b>Existing Tenancies</b>	The Property has a weighted average lease term (WALT) of 3.5 years. All tenants either have a demo clause or lease expiry before October 2025	

 **9 min**  
Walk to Dixie Go Station

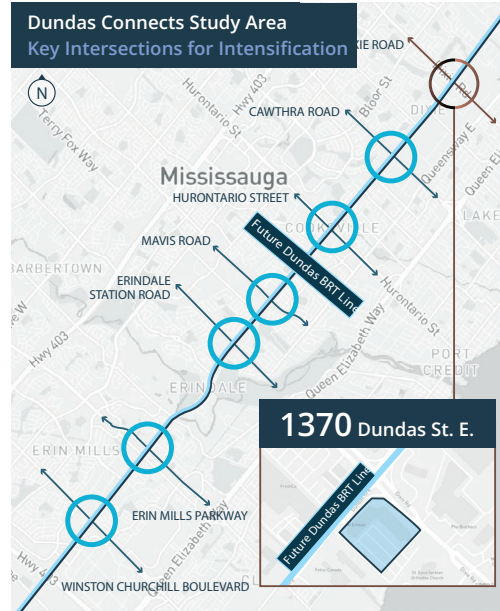
 **5 min**  
Drive to Gardiner Expressway

 **4 min**  
Drive to QEW

# 1370 Dundas Street East, Mississauga

## Mississauga, ON

The Site is prominently located in a highly accessible node of Mississauga, on the southeast corner of the Dundas / Dixie intersection. The intersection forms one of seven focus areas identified in the City's Dundas Connects Master Plan to accommodate growth with a dynamic mix of affordable and market housing, community uses, parks, and commercial opportunities. The area is well served by major shopping malls, restaurants, golf courses, community centres, parks, hospitals and medical facilities, offering the ultimate convenience for future and current residents. The area is set to seamlessly connect with destinations across Mississauga and beyond with the proposed BRT stop locations at the Dixie GO Station and Kipling Mobility Hub. With immediate access to major highways including the 401, 403, 427 and the QEW, the entire GTA is within reach.



Source: City of Mississauga  
<https://www.mississauga.ca/projects-and-strategies/city-projects/dundas-connects>

Dixie GO Station



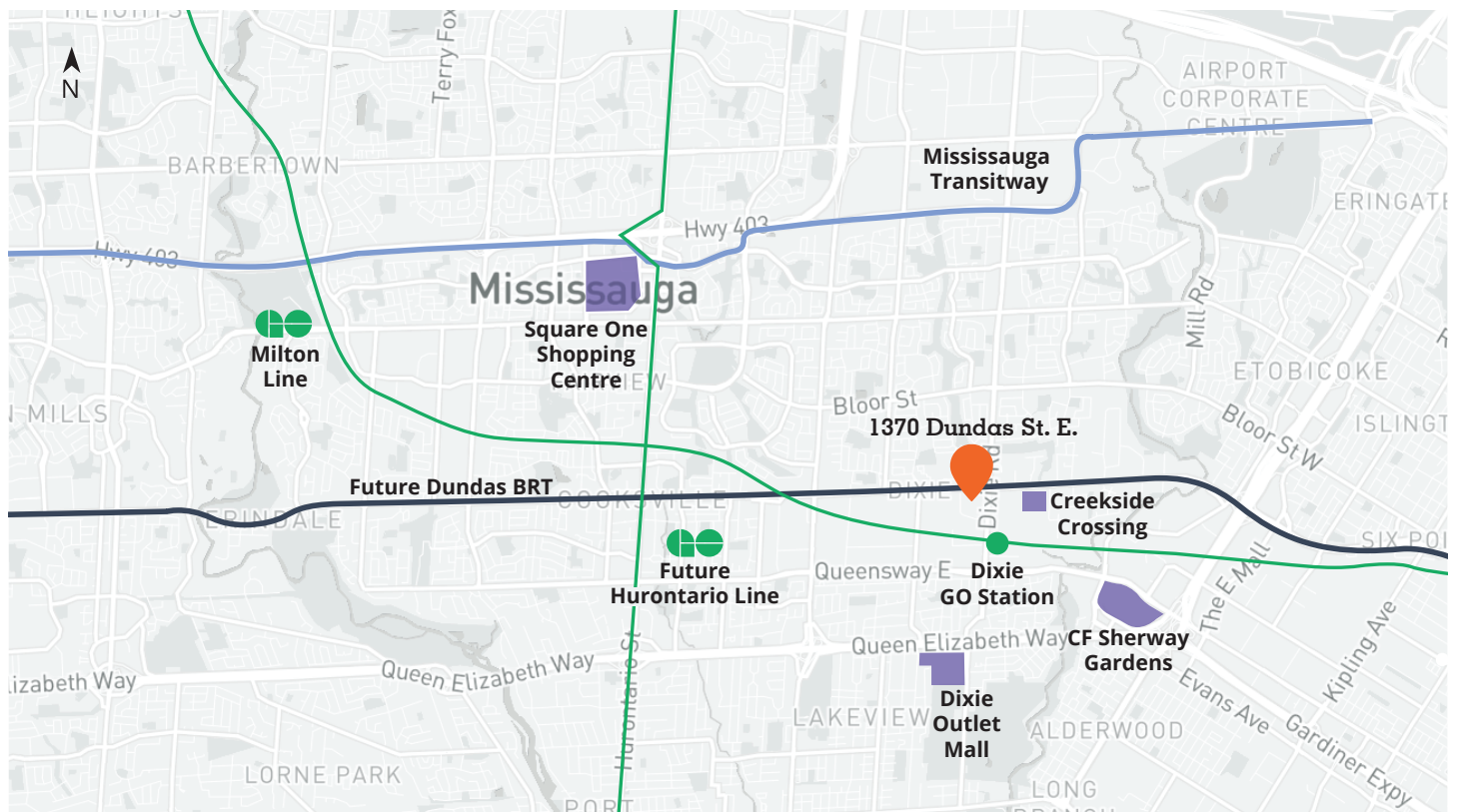
Creekside Crossing

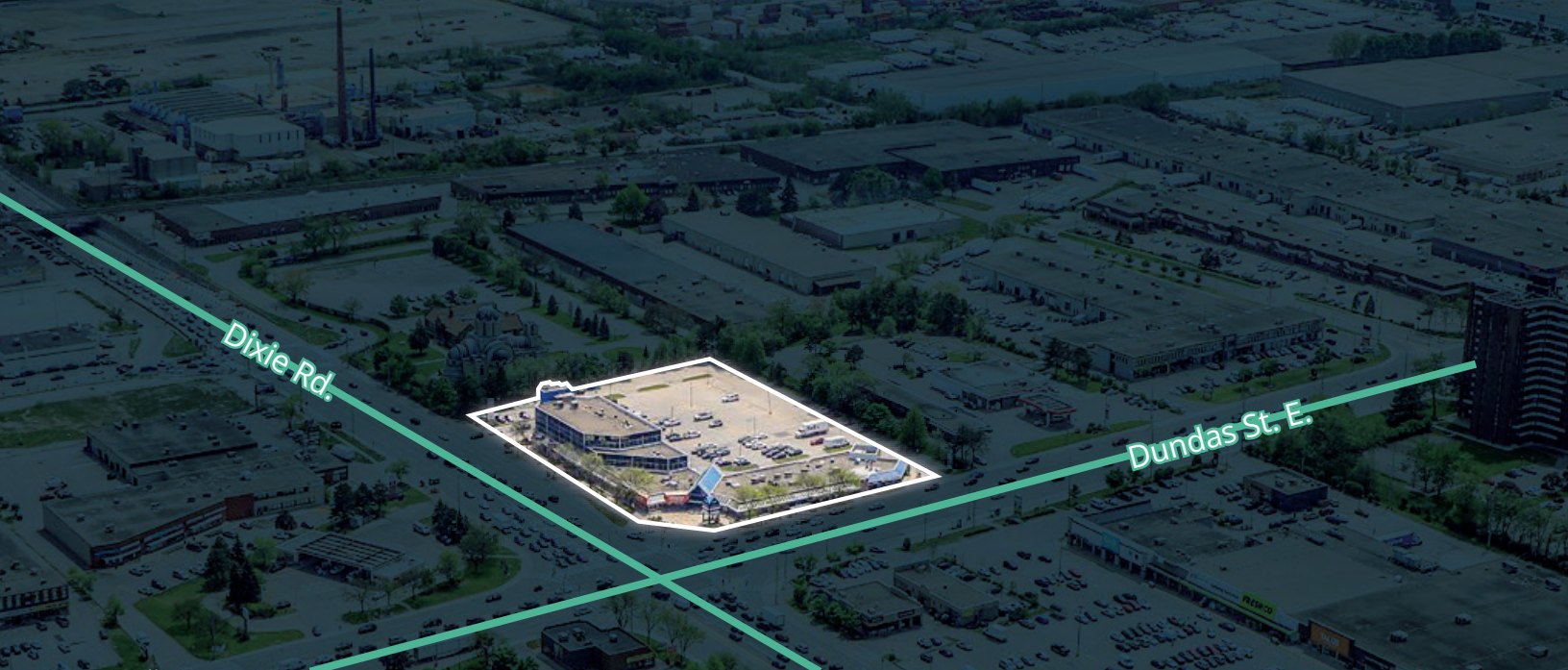


CF Sherway Gardens



Dixie Outlet Mall





# For Sale

1370 Dundas Street East, Mississauga ON

Pricing and offering process

**The property is being offered for sale, "Unpriced."**

All expressions of interest may be submitted in the form of a Letter of Intent or an Agreement of Purchase and Sale and should include the following:

- Address and contact info
- Purchase price
- Deposit structure
- An indication of material terms required by the purchaser
- Evidence of the purchaser's financial ability to complete the transaction

**Offers will be reviewed on an  
"as come basis."**

For more information and to discuss pricing please contact

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