



1185 Cardiff Boulevard, Mississauga

For Sale

At Dixie & Derry. 1.367 Acres of Land. E3-M2 Zoning. Clear ESA 1 available. 88 Parking Spots with plugins

A Rare Find 1.367 acres of land Exceptionally positioned in a prime location. E3-M2 zoning that permits full outside storage. Ideal for trucking / transportation terminal, container operations, equipment rental facility, dump truck parking, Investment etc. The site offers high functionality to many heavy industrial users including but not limited to, trucking and transportation uses and equipment and supply yards. Fully lit and securitized yard with gate and perimeter fencing. Conveniently located near various highways 401, 403, 407, 410, 427, Toronto Pearson International Airport and an amenity-rich neighbourhood with immediate access to public transit. Professionally owned and managed. Great Value, Incredibly Unique Opportunity, Tentative possession date 90 Days. Vacant possession on closing. Fenced + gated + improved yard + plugins. Ideal for turn-key use.



Param Sidhu
Broker of Record

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Property Overview

1185 Cardiff Boulevard, Mississauga

Dir/Cross St:	Dixie Rd / Derry Rd & Cardiff Blvd
Price:	\$7,999,999.00
Taxes:	\$37,210.84 Annual 2025
Total Area:	59,545.89 ft ² (1.367 ac) As per GeoWarehouse
Lot Dimensions:	120 Ft. X 495 Ft. Irregular.
Zoning:	E3-M2 Zoning.
Property Type:	Employment Zone Land
Legal Descriptions:	PCL 14-1, SEC 43M435 ; LT 14, PL 43M435 ; S/T DP2708
Possession Date:	To Be Arranged

Key Highlights



Official Plan Designated - Employment



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



Amenity-rich neighbourhood



Public Transit Nearby.



E3-M2 zoning that permits many uses.



Walk Score

1185 Cardiff Boulevard, Mississauga

Walk Score
51

Somewhat Walkable
Some errands can be accomplished on foot

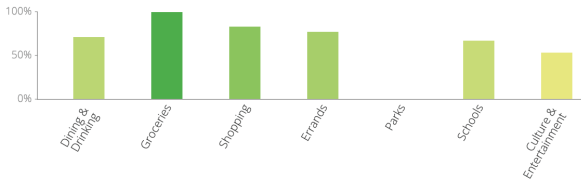
Transit Score
54

Good Transit
Many nearby public transportation options

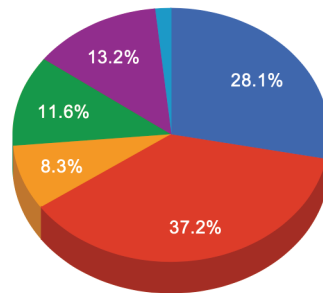
Bike Score
48

Somewhat Bikeable
Minimal bike infrastructure

The Walk Score here is 51 out of 100 based on these categories. [View a map](#) of what's nearby.

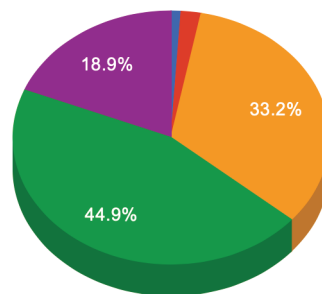


Household Income



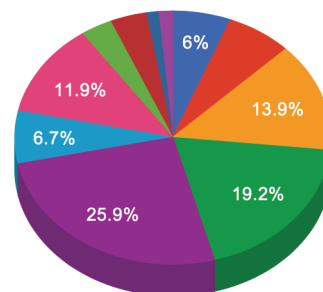
- \$0 - \$29,999 (34)
- \$30,000 - \$59,999 (45)
- \$60,000 - \$79,999 (10)
- \$80,000 - \$99,999 (14)
- \$100,000 - \$149,999 (16)
- \$200,000+ (2)

Occupations



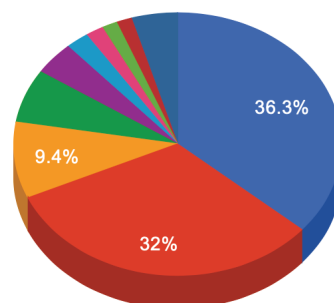
- Not Applicable (2)
- Art, Culture, Recreation, Sport (4)
- Sales and service (65)
- Trades, Transport, Operators (88)
- Manufacture and Utilities (37)

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)



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