



For Sale

Turnkey Freestanding Building with High End Office Space for Sale

7305 Rapistan Court, Mississauga, ON

Ideally situated in the heart of Meadowvale's thriving business node and offers immediate access to Highway 401 and 407 with public transit just steps away.

Accelerating success.

Sale Price:

\$6,242,600

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Property Features

7305 Rapistan Court, Mississauga, ON



Total Area
12,740 SF



Lot Size
0.815 Acres



Office Area
45%



Warehouse Area
55%



Shipping
2 TL / 1 DI



Clear Height
16'4"



Power
600 V / 200 A



Zoning
E2-1



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\$6,242,600

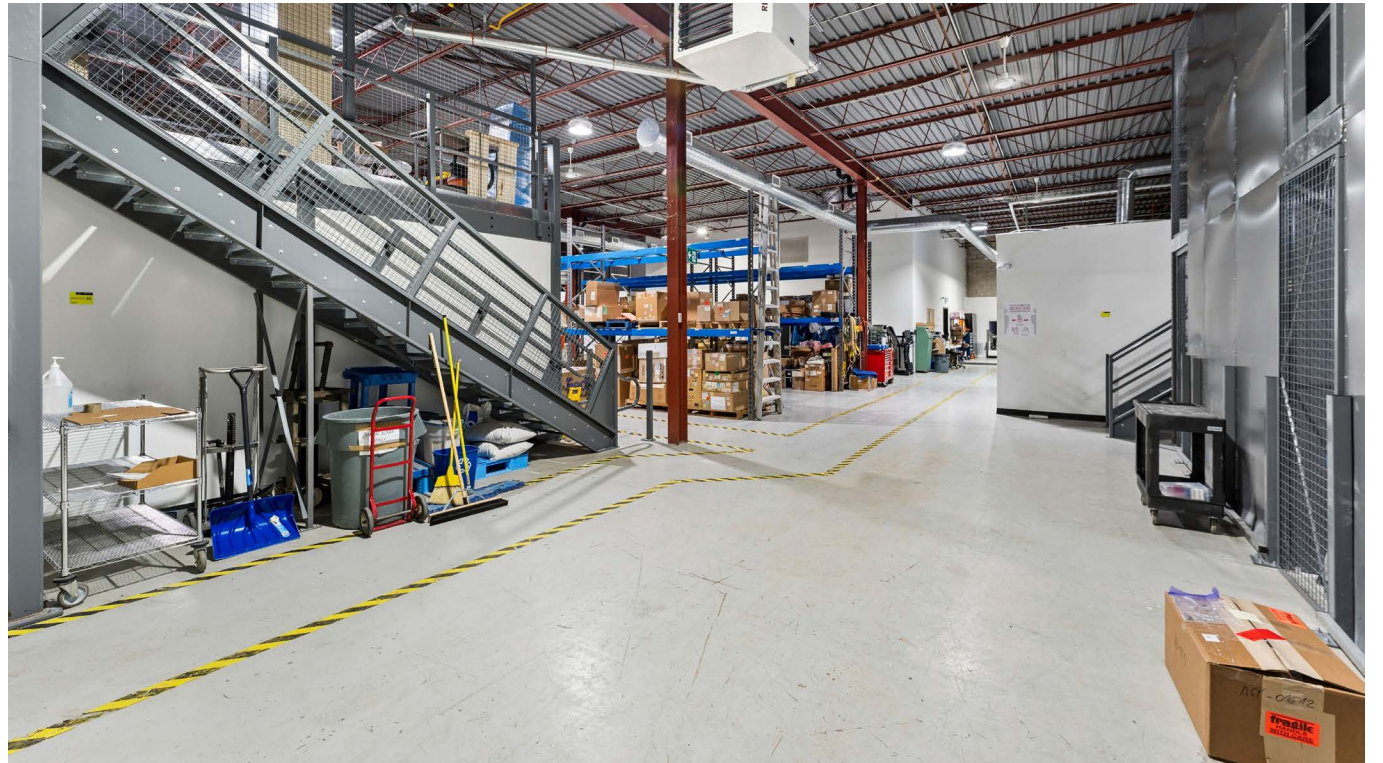
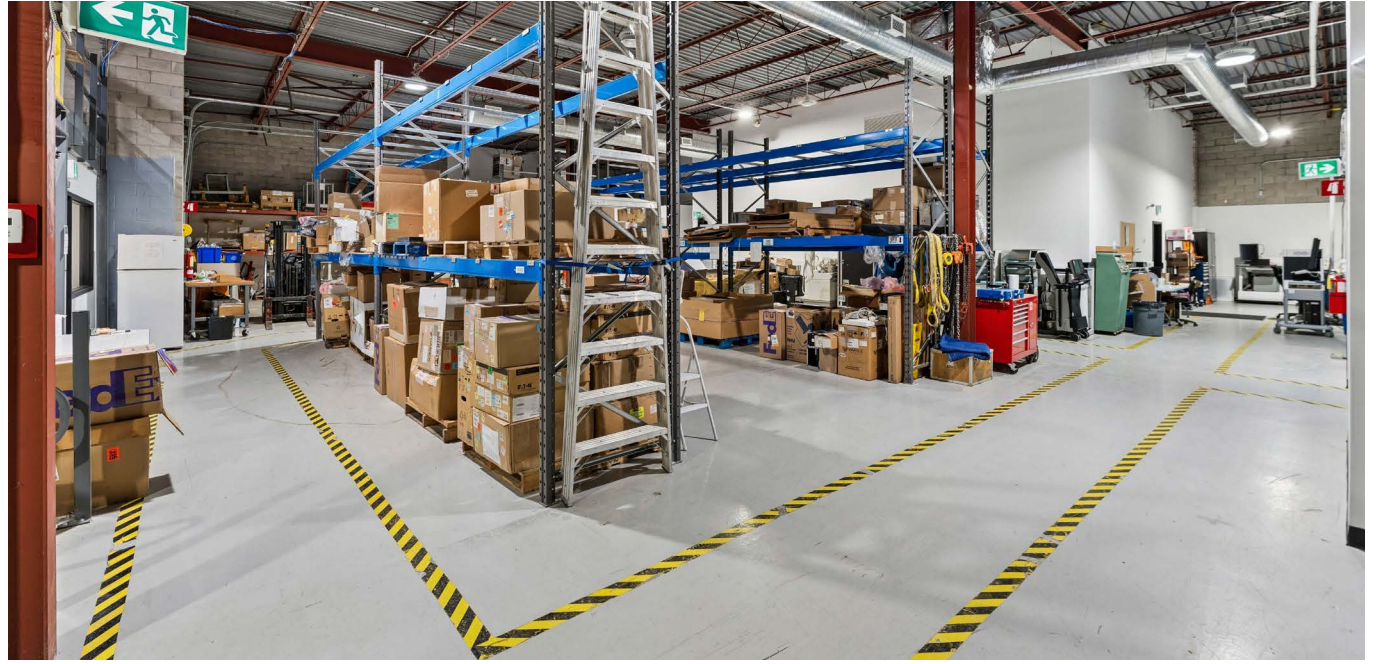
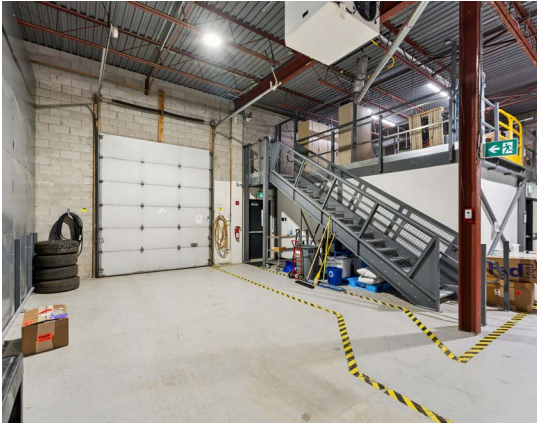


Annual Taxes
\$47,936.00

- Freestanding building with excellent curb appeal
- High end office space
- Warehouse boasts durable expoxied floors, LED lighting and 53' trailer access
- Warehouse is temperature controlled
- Immediate access to Highway 401 and Highway 407







Zoning E2-1

Permitted Uses

Office

- Medical Office
- Office

Business Activities

- Broadcasting/Communication Facility
- Manufacturing Facility
- Science and Technology Facility
- Warehouse/Distribution Facility
- Wholesaling Facility
- Self Storage Facility
- Contractor Service Shop

Commercial

- Restaurant
- Convenience Restaurant
- Take-Out Restaurant
- Commercial School
- Financial Institution
- Veterinary Clinic
- Animal Care Establishment

Motor Vehicle Service

- Motor Vehicle Repair Facility - Restricted
- Motor Vehicle Rental Facility
- Motor Vehicle Wash Facility - Restricted
- Gas Bar
- Motor Vehicle Service Station
- Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles

Hospitality

- Banquet Hall/Conference Centre/Convention Centre
- Overnight Accommodation

Other

- Adult Video Store
- Animal Boarding Establishment
- Active Recreational Use
- Truck Fuel Dispensing Facility
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment
- Private Club
- Repair Establishment
- Parking Lot
- University/College



Nearby Amenities

 Subject property

- | | |
|----|------------------------|
| 1 | Wendy's |
| 2 | Boston Pizza |
| 3 | Starbucks |
| 4 | Chop Steakhouse & Bar |
| 5 | Movati Athletic Centre |
| 6 | Wynn Fitness |
| 7 | Moxies |
| 8 | Jack Astor's |
| 9 | Church's Texas Chicken |
| 10 | Walmart Superstore |
| 11 | Costco Business Centre |
| 12 | Canadian Tire |
| 13 | Cora Breakfast |
| 14 | McDonald's |
| 15 | Shoppers Drug Mart |



Property Access

Highway 407
3 minutes

Highway 401
6 minutes

Highway 410
10 minutes

Highway 403
13 minutes

Highway 427
19 minutes

Highway 400
33 minutes

Highway QEW
17 minutes

Toronto Pearson Airport
23 minutes





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Interested parties will be required to execute and submit the Advisor's Confidentiality Agreement prior to receiving access to the Vendor's electronic data room containing additional information on the Offering.

By signing the Confidentiality Agreement, prospective Buyers will gain access to the following:

- > Property Tax Information
- > Environmental Site Assessment (ESA) Report
- > Property Condition Assessment
- > Floor Plans

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