

AVISON
YOUNG

7111

Syntex Drive
Mississauga, Ontario

35,050 SF FREESTANDING MULTI-TENANT OFFICE
BUILDINGS IN A PREMIER LOCATION

FOR SALE





FOR SALE


7111 Syntex Drive
Mississauga, On


THE OPPORTUNITY

Rare suburban office offering in the prestigious Meadowvale Business Park. Freestanding, multi-tenant buildings with excellent access to Highways 401/407, abundant amenities, and public transit- surrounded by leading corporate occupiers.

- 

Well maintained multi-tenant freestanding office building
- 

Total of six units with zero vacancy
- 

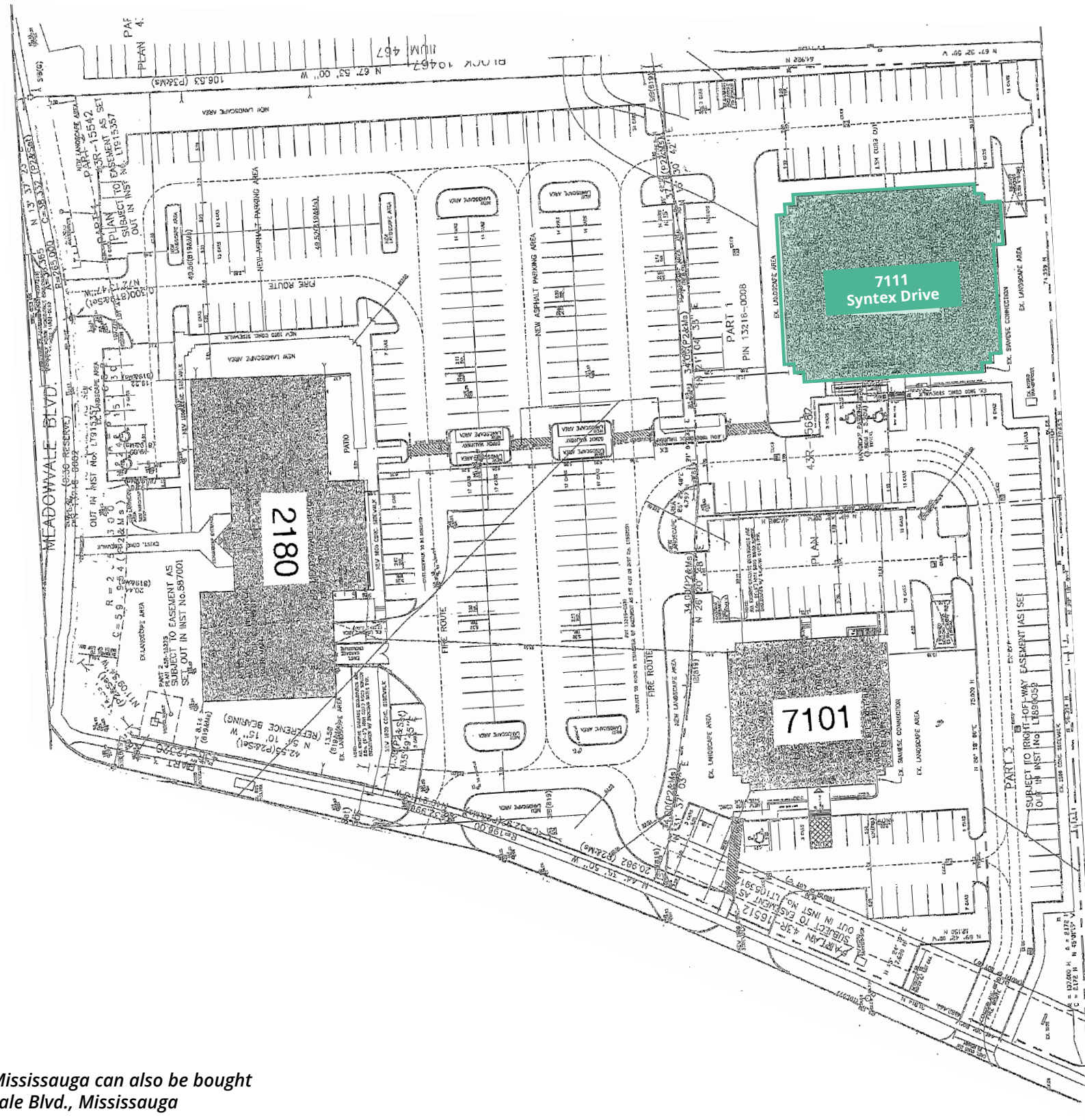
Campus setting with ample surface parking
- 

Direct bus route to Kipling Subway, Meadowvale Go Station, and quick access to Hwy 401/407

BUILDING SIZE	35,050 sf
LOT SIZE	1.56 acres
YEAR BUILT	1999
ZONING	E2-1
EXISTING NET OPERATING INCOME	\$456,162 (2025) WALT 4.62 years
OPERATING EXPENSES	\$431,804 (2025)
CAP RATE	6.25%
ASKING PRICE	\$7,600,000



SITE PLAN



**7111 Syntex Drive, Mississauga can also be bought
with 2180 Meadowvale Blvd., Mississauga**

ZONING - E2-1

Employment zone

Permitted uses

OFFICE

- Medical Office
- Office

BUSINESS ACTIVITIES

- Broadcasting/Communication Facility
- Manufacturing Facility
- Science and Technology Facility
- Truck Terminal
- Warehouse/Distribution Facility
- Wholesaling Facility
- Self Storage Facility
- Contractor Service Shop
- Medicinal Product Manufacturing Facility (Restricted)

COMMERCIAL

- Restaurant
- Take-out Restaurant
- Commercial School
- Veterinary Clinic
- Animal Care Establishment

MOTOR VEHICLE SERVICE

- Motor Vehicle Repair Facility (Restricted)
- Motor Vehicle Rental Facility
- Motor Vehicle Wash Facility (Restricted)

- HOSPITALITY

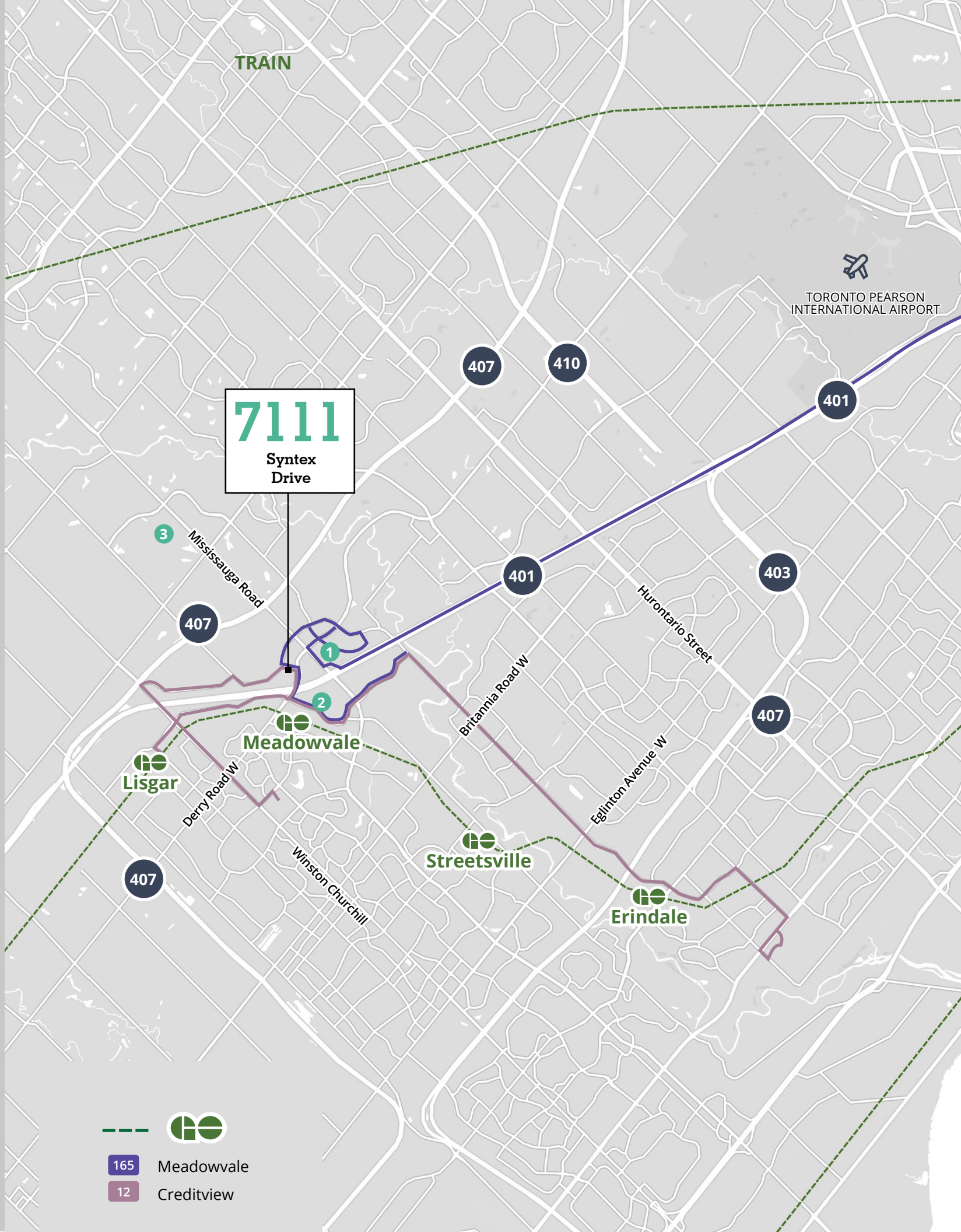
- Banquet Hall/Conference Centre/Convention Centre
- Overnight Accommodation

OTHER

- Active Recreational Use
- Truck Fueling Dispensing Facility
- Entertainment Establishment
- Private Club
- Repair Establishment
- Parking Lot
- University/College

Permitted Uses – With Conditions

- Waste Processing Station
- Waste Transfer Station
- Composting Facility
- Medicinal Product Manufacturing Facility
- Plant-Based Manufacturing Facility (Restricted)
- Convenience Store
- Financial Institution
- Gas Bar
- Motor Vehicle Service Station
- Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles
- Animal Boarding Establishment
- Funeral Establishment



FOR SALE

7111 Syntex Drive
Mississauga, On

AMENITIES & TRANSIT

- 1 Meadowvale North Shopping Centre**
RBC
Pharmsave
RX Connect
Union Social Eatery
Mama Fatma
Watan Kabob
Rico Burrito
Royal Garden
Boston Pizza
Daal Roti
Porta Via
Tim Hortons
- 2 Hilton**
Courtyard By Marriott
Four Points By Sheraton
Holiday Inn
Chop Steakhouse
Meadowvale Four Rinks
- 3 Chalo Freshco**
Shelby's Shawarma
Peel Regional
Paramedic services
Dollarama
Pharmsave
Scotiabank
RBC
Brampton Library
Kelseys
Dairy Queen
Mary Brown's
Eggsmart
Burrito Boyz
Turtle Jack
Winners

Amenities within 5 km

166
RESTAURANTS

386
RETAIL

25
GAS STATIONS

32
BANKS

12
FITNESS CENTRES

8
HOTELS

**AVISON
YOUNG**

7111

Syntex Drive

Mississauga, Ontario

35,050 SF FREESTANDING MULTI-TENANT OFFICE
BUILDINGS IN A PREMIER LOCATION

FOR SALE

Get more information

Tom Clancy

Principal, Broker

647.774.6040

tom.clancy@avisonyoung.com

Nick Neila

Sales Representative

647.869.6692

nick.neila@avisonyoung.com

Tessa Compagno

Sales Representative

647.869.6692

tessa.compagno@avisonyoung.com

Avison Young Commercial Real Estate Services, LP, Brokerage

77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5

Office 905 712 2100 **Fax** 905 712 2937 avisonyoung.ca

© 2025. Avison Young Commercial Real Estate Services, LP, Brokerage. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. © Mapbox, © OpenStreetMap

