

**AVISON
YOUNG**

7111

Syntex Drve
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

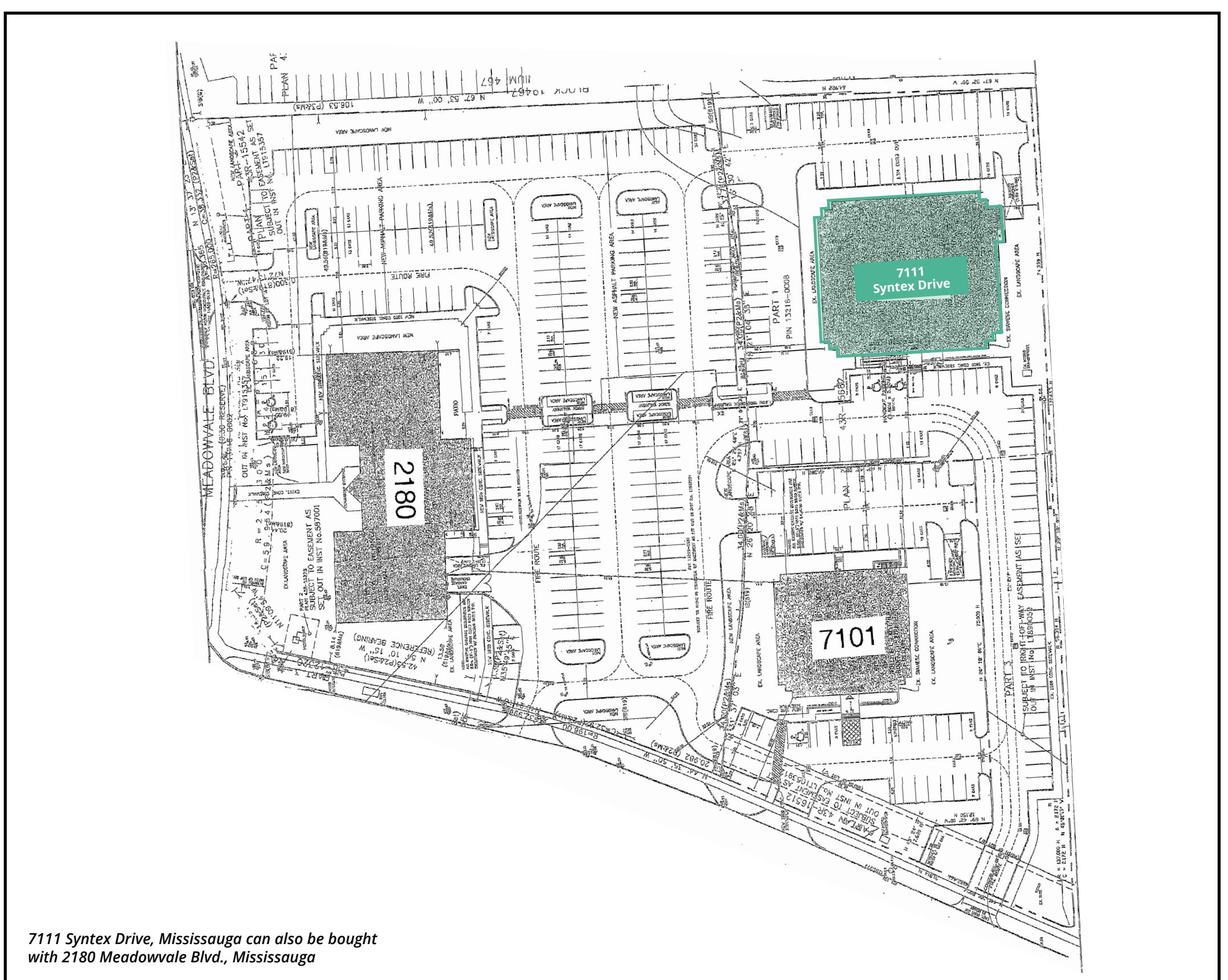
OPERATING EXPENSES \$431,804 (2025)

CAP RATE 6.25%

ASKING PRICE \$7,600,000



SITE PLAN



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

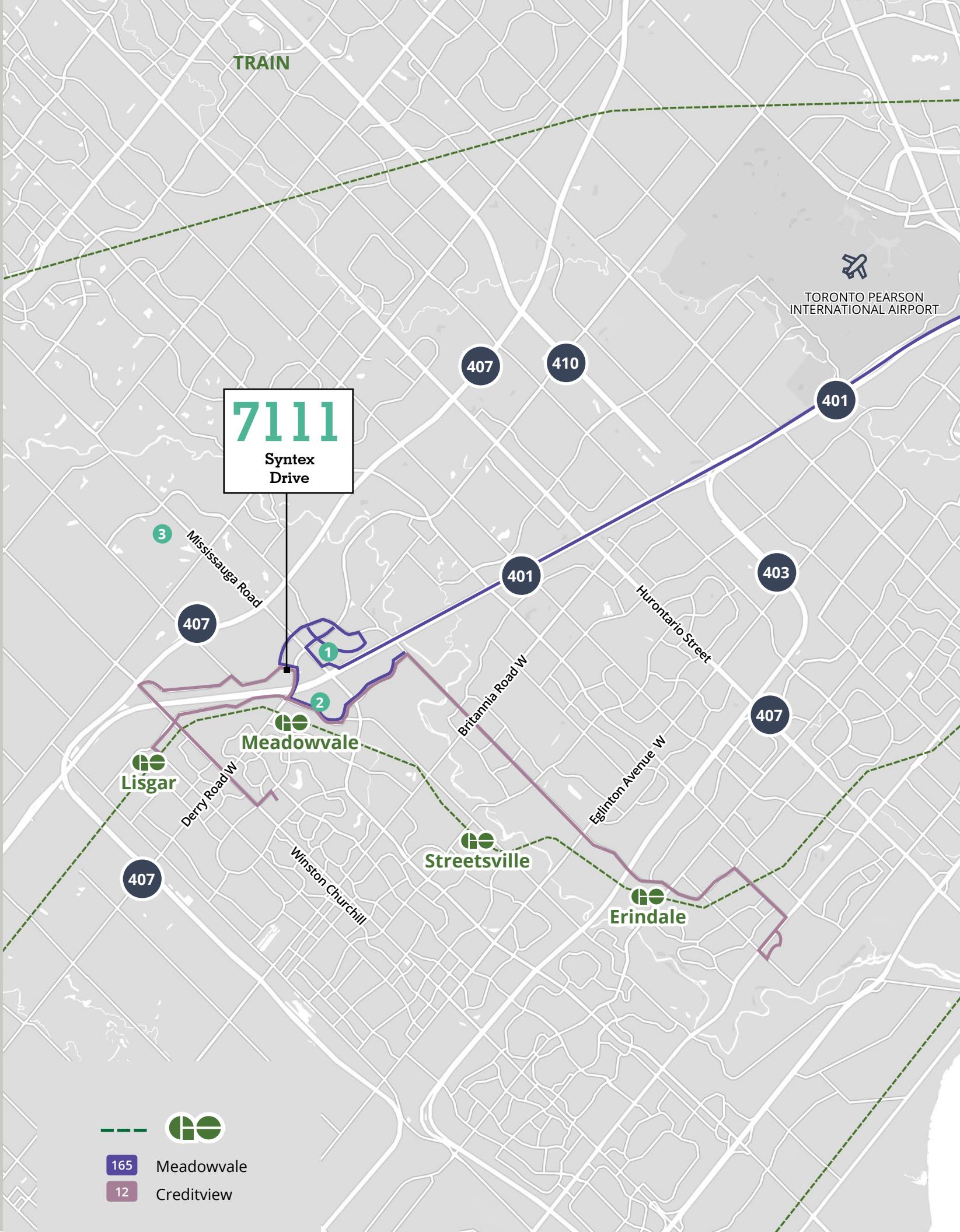
- Motor Vehicle Repair Facility (Restricted)
- Motor Vehicle Rental Facility
- Motor Vehicle Wash Facility (Restricted)
- HOSPITALITY
- Banquet Hall/Conference Centre/Convention Centre
- Overnight Accommodation

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 within 5 km

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

166

RESTAURANTS

386

RETAIL

25

GAS STATIONS

32

BANKS

12

FITNESS CENTRES

8

HOTELS

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