



140-160 Derry Road East, Mississauga

For Sale

Prime Location Hurontario (HWY10)/ Edwards/ Derry Rd Exposure.

Official Plan Designated Employment Land with two houses. Excellent purchase opportunity at Hwy 10 & Derry in Mississauga. A Rare Find 2.755 acres of land abuts hydro corridor. Exceptionally positioned in a prime location. The site offers high functionality to many users. 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.



Param Sidhu
Broker of Record

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Property Overview

140-160 Derry Road East, Mississauga

Dir/Cross St:	Hurontario (HWY 10), Edwards / Derry Rd
Price:	\$15,999,999.00
Taxes:	\$26,196.07 Annual 2025.
Total Area:	2.755 Acres As per GeoWarehouse
Lot Dimensions:	456.86 Ft. X 510 Ft. Irregular.
Zoning:	D-E2 Employment Zoning.
Property Type:	Employment Zone Land
Legal Descriptions:	CON 1 EHS PT LOT 10 CON 1 EHS W PT LOT 10
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.



Employment zoning that
permits many uses.

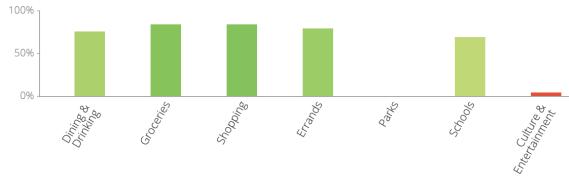


Walk Score

140-160 Derry Road East, Mississauga



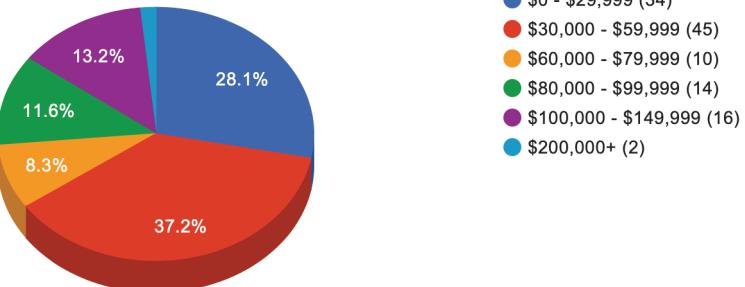
The Walk Score here is 45 out of 100 based on these categories. [View a map](#) of what's nearby.



Demographics

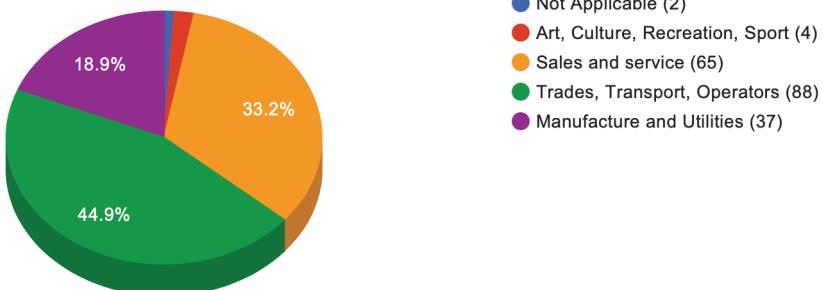
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Household Income



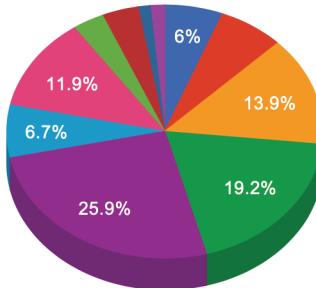
- \$0 - \$29,999 (34)
- \$30,000 - \$59,999 (45)
- \$60,000 - \$79,999 (10)
- \$80,000 - \$99,999 (14)
- \$100,000 - \$149,999 (16)
- \$200,000+ (2)

Occupations



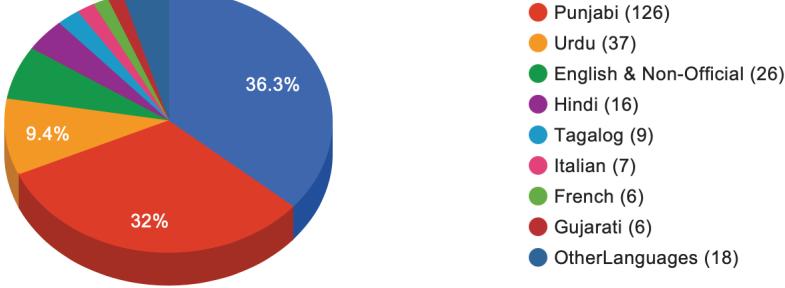
- Not Applicable (2)
- Art, Culture, Recreation, Sport (4)
- Sales and service (65)
- Trades, Transport, Operators (88)
- Manufacture and Utilities (37)

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)

Gallery

140-160 Derry Road East, Mississauga





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