



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

905-565-1300  
416-567-4348  
[param@acresrealestate.com](mailto:param@acresrealestate.com)  
[acresrealestate.com](http://acresrealestate.com)





# Property Overview

140-160 Derry Road East, Mississauga

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

Walk Score  
**45**

Car-Dependent

Most errands require a car

Transit Score  
**64**

Good Transit

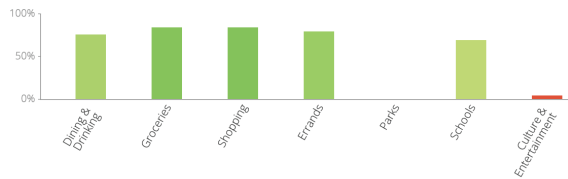
Many nearby public transportation options

Bike Score  
**53**

Bikeable

Some bike infrastructure

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

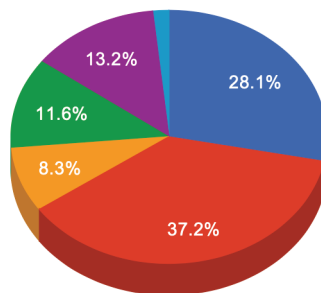




# Demographics

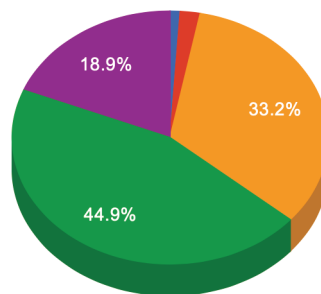
140-160 Derry Road East, Mississauga

## Household Income



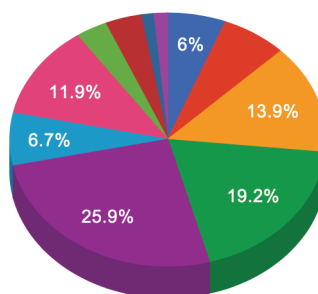
- \$0 - \$29,999 (34)
- \$30,000 - \$59,999 (45)
- \$60,000 - \$79,999 (10)
- \$80,000 - \$99,999 (14)
- \$100,000 - \$149,999 (16)
- \$200,000+ (2)

## Occupations



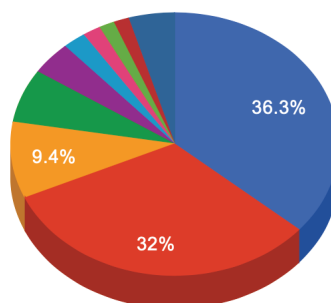
- Not Applicable (2)
- Art, Culture, Recreation, Sport (4)
- Sales and service (65)
- Trades, Transport, Operators (88)
- Manufacture and Utilities (37)

## 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

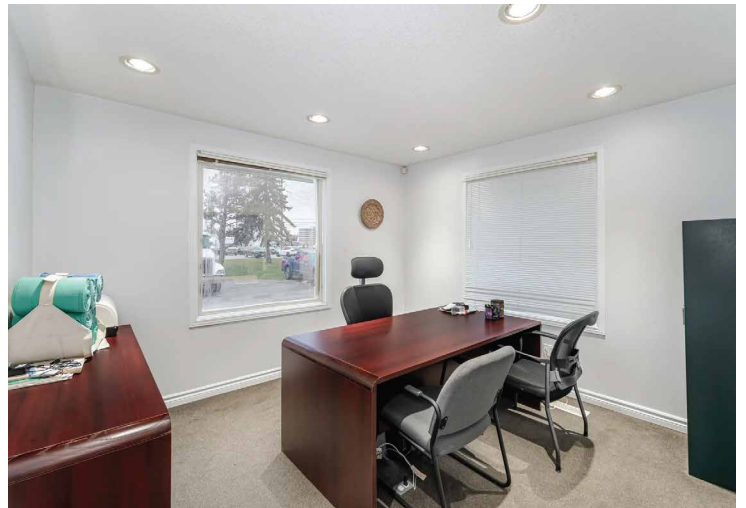
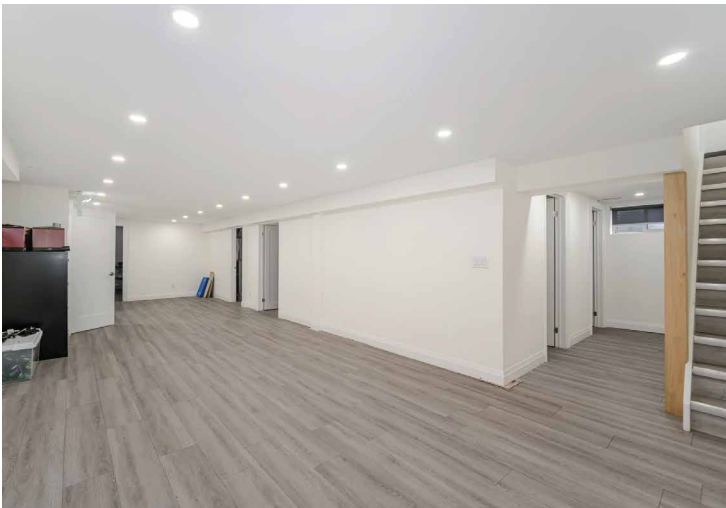


- English (143)
- Punjabi (126)
- Urdu (37)
- English & Non-Official (26)
- Hindi (16)
- Tagalog (9)
- Italian (7)
- French (6)
- Gujarati (6)
- Other Languages (18)



# Gallery

140-160 Derry Road East, Mississauga







Copyright © 2024 Acres Real Estate Inc., Brokerage. This document is prepared by Acres Real Estate Inc., Brokerage for advertising and informational purposes only. Acres Real Estate Inc., Brokerage offers no guarantees, representations, or warranties, either express or implied, concerning the accuracy, content, or reliability of the information provided. Interested parties should conduct their own investigations regarding the accuracy of this information. Acres Real Estate Inc., Brokerage explicitly disclaims any implied terms, conditions, or warranties arising from this document and assumes no liability for any loss or damages resulting from its content. This publication is the copyrighted property of Acres Real Estate Inc., Brokerage.