



AVISON  
YOUNG

2180

## Meadowvale Boulevard

Mississauga, Ontario

24,835 SF FREESTANDING MULTI-TENANT OFFICE  
BUILDINGS IN A PREMIER LOCATION WITH  
SIGNIFICANT EXCESS LAND

FOR SALE




FOR SALE


2180 Meadowvale Blvd


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.

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Well maintained multi-tenant freestanding office building
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Total of four units with one current vacant unit (3,299 sf, representing 13.28% of the total GLA) that we have valued at \$17.00 per sf net
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Campus setting with ample surface parking
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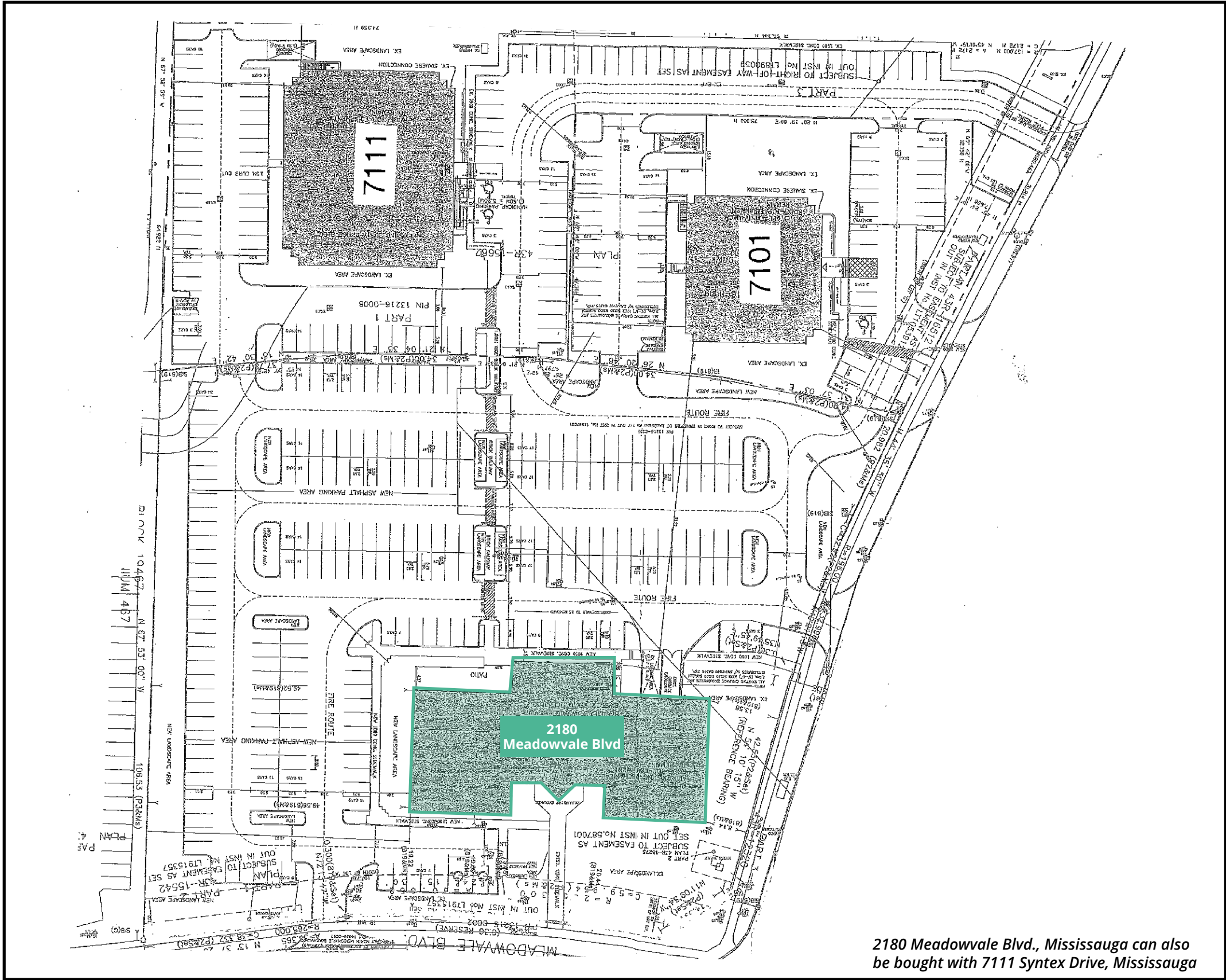
Direct bus route to Kipling Subway, Meadowvale Go Station, and quick access to Hwy 401/407

BUILDING SIZE	24,835 sf
LOT SIZE	3.155 acres
YEAR BUILT	1998
ZONING	E2-1
EXISTING NET OPERATING INCOME	\$273,164.87 (2025)
OPERATING EXPENSES	\$422,390 (2025)
PRICE PER ACRE	2,947,702.06
ASKING PRICE	\$9,300,000





SITE PLAN



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

ZONING - E2-1  
Employment zone

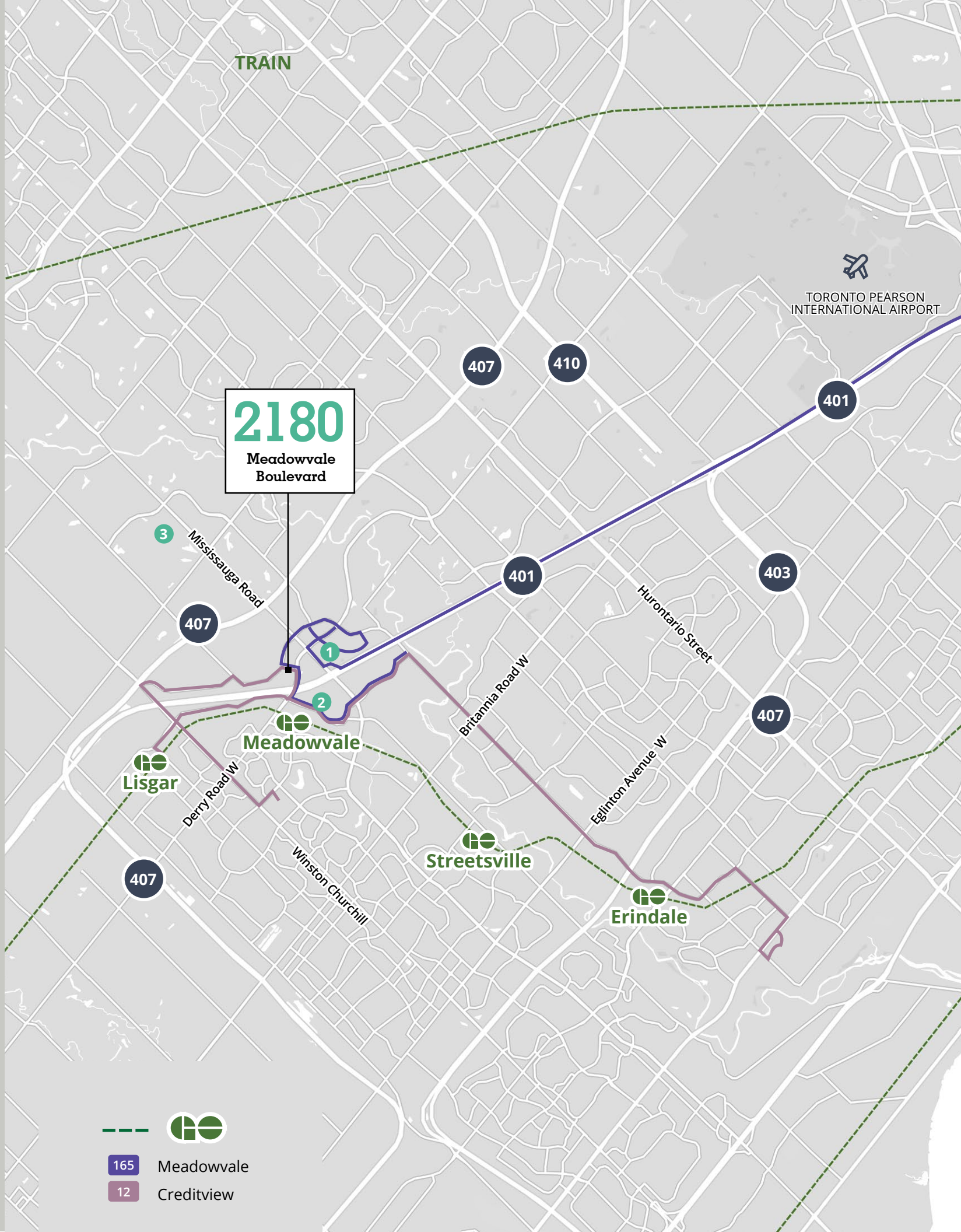
Permitted uses

- 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

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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 PizzaDaal 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

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### Get more information

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