



3110 Wharton Way, Mississauga

Well-Maintained Freestanding Building Available **FOR SALE**

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**Sales Representative*

Accelerating success.

Property Facts

3110 Wharton Way, Mississauga

Location	Wharton Way & Dundas Street East
Lot Size	0.658 per Geowarehouse
Building Area	13,763 SF
Office Area	10%
Retail Area	10%
Clear Height	12' 6" (to be verified)
Shipping	1 Truck Level Door & 3 Drive-in Level Doors
Zoning	E2-132
Possession	90 days
Asking Price	\$6,770,000 (+/- \$492 PSF)

About this Property

- Roof replaced 5 years ago and has 25-year warranty
- Asphalt updated 3 years ago
- Zoning allows for wide variety of uses ([See page iv](#))
- Currently tenanted on month-to-month basis
- Short drive to Highway 427 & QEW





Location Amenities



3110 Wharton Way, Mississauga



6 Minute Drive to
Dixie Go Station

SQUARE
ONE

15 Minute Drive to
Square One Mall

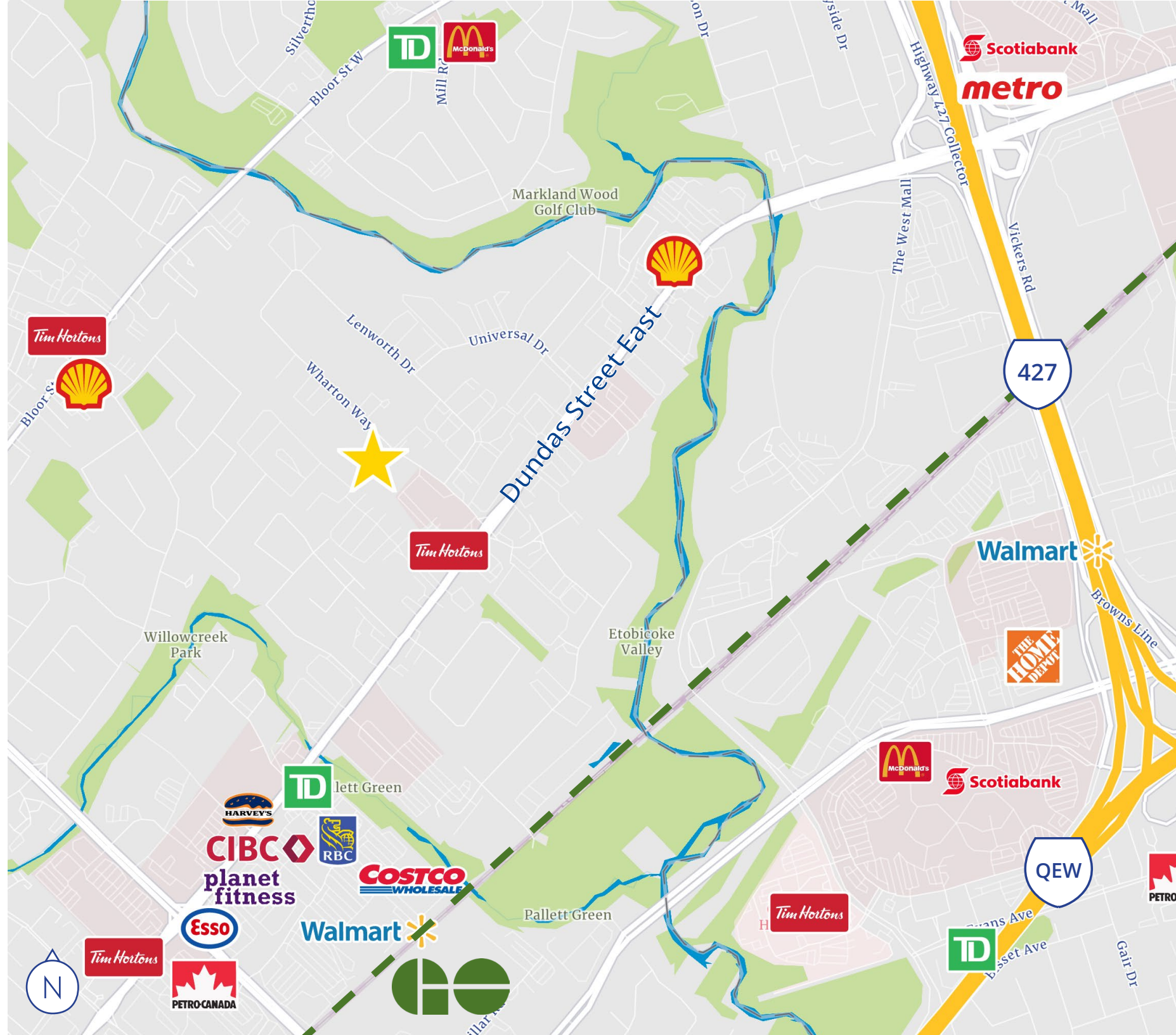


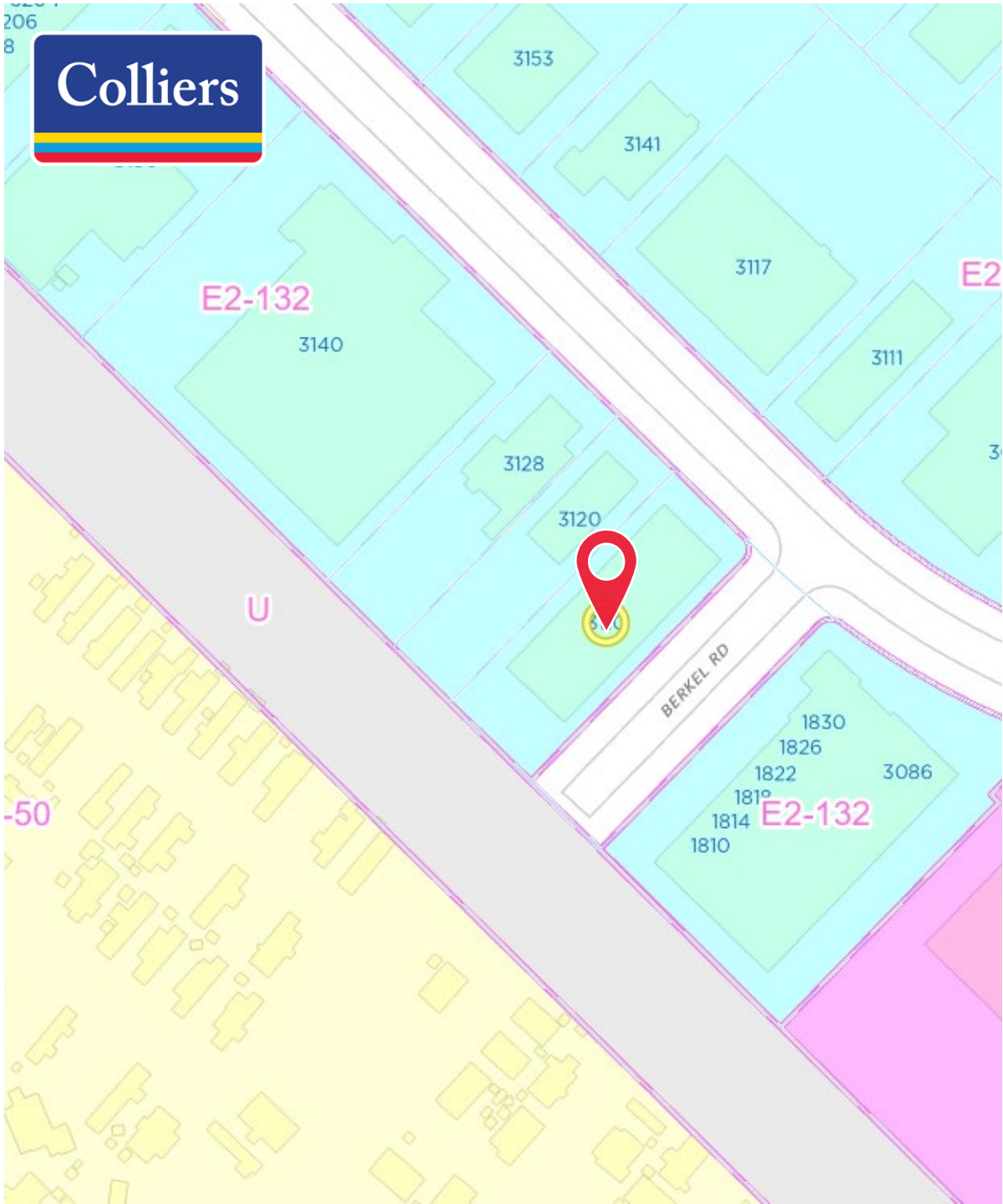
40 Minute Drive to
Downtown Toronto



20 Minute Drive to
Toronto Pearson
International Airport

Many amenities nearby include
restaurants, shopping centres,
grocery stores, gas stations &
much more.





E2-132 Zoning

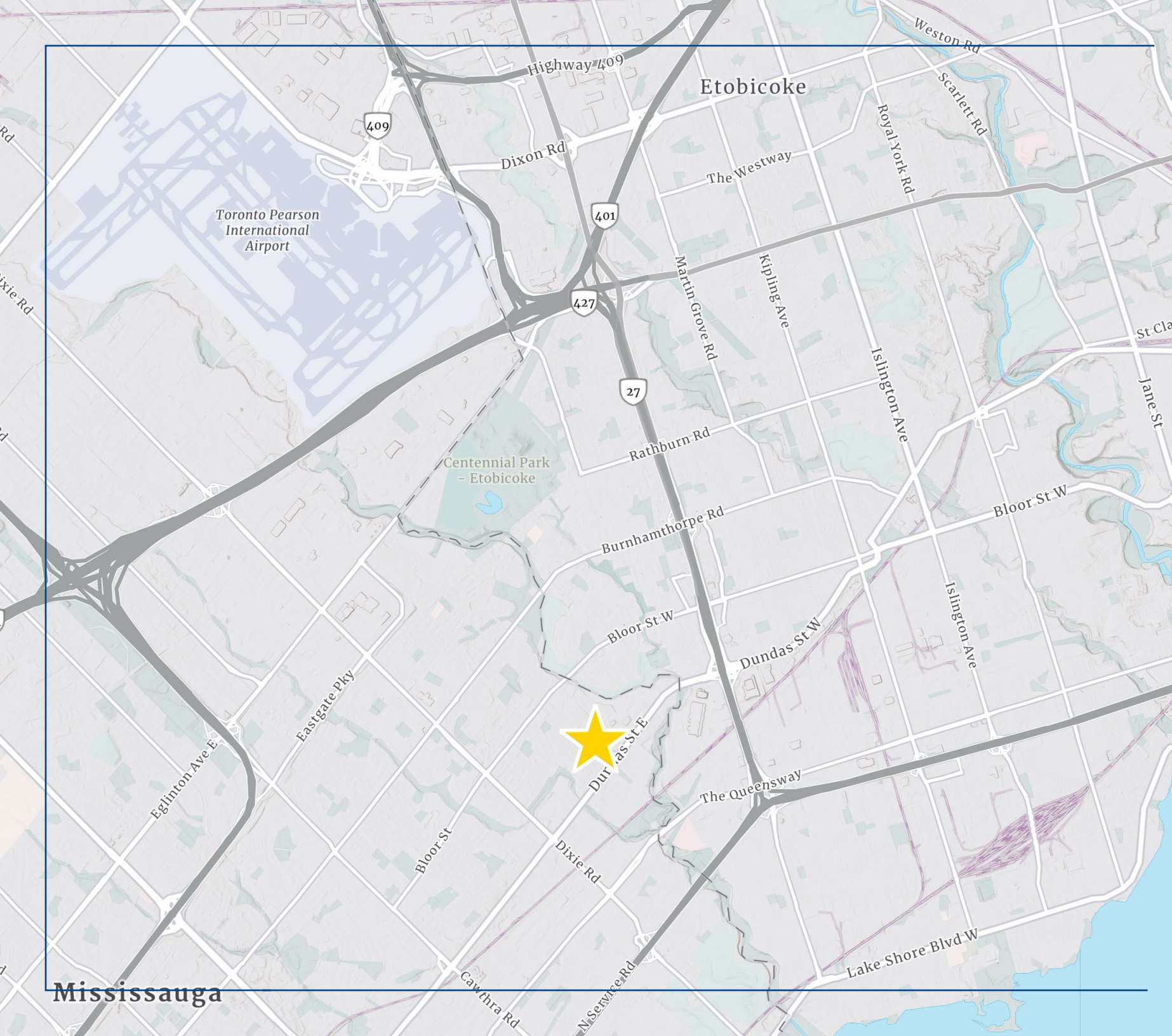
All buildings and structures shall comply with the provisions contained in Parts 1 to 3 and Section 8.1 of this By-law, and the uses and zone regulations specified within the applicable zone column contained in Table 8.2.1 - E1 to E3 Permitted Uses and Zone Regulations.

Permitted Uses

- | | | |
|--|---|-------------------------------------|
| • Manufacturing Facility | • Medicinal Product Manufacturing Facility | • Overnight Accommodating |
| • Truck Terminal | • Medicinal Product Manufacturing Facility - Restricted | • Adult Video Store |
| • Warehouse/Distribution Facility | • Plant-Based Manufacturing Facility | • Adult Entertainment Establishment |
| • Contractor Service Shop | • Restaurant | • Night Club |
| • Science and Technology Facility | • Convenience Restaurant | • Animal Boarding Establishment |
| • Truck Fuel Dispensing Facility | • Take-out Restaurant | • Active Recreational Use |
| • Motor Vehicle Service Station | • Commercial School | • Body-Rub Establishment |
| • Motor Vehicle Sales, Leasing, and/or Rental Facility - Commercial Motor Vehicles | • Financial Institution | • Entertainment Establishment |
| • Wholesaling Facility Medical | • Veterinary Clinic | • Recreational Establishment |
| • Office | • Animal Care Establishment | • Funeral Establishment |
| • Broadcasting/Communication Facility | • Motor Vehicle Repair Facility - Restricted | • Private Club |
| • Waste Processing Station | • Motor Vehicle Wash Facility - Restricted | • Repair Establishment |
| • Waste Transfer Station | • Gas Bar | • Parking Lot |
| • Composting Facility | • Banquet Hall/Conference Centre/ Convention Centre | • University/College |
| • Self Storage Facility | • Night Club | • Courier/Messenger Service |



Additional conditions may apply. Interested parties are advised to consult the [zoning by-law](#), and the municipality.



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