



3110 Wharton Way, Mississauga

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

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Accelerating success.

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Property Facts

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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

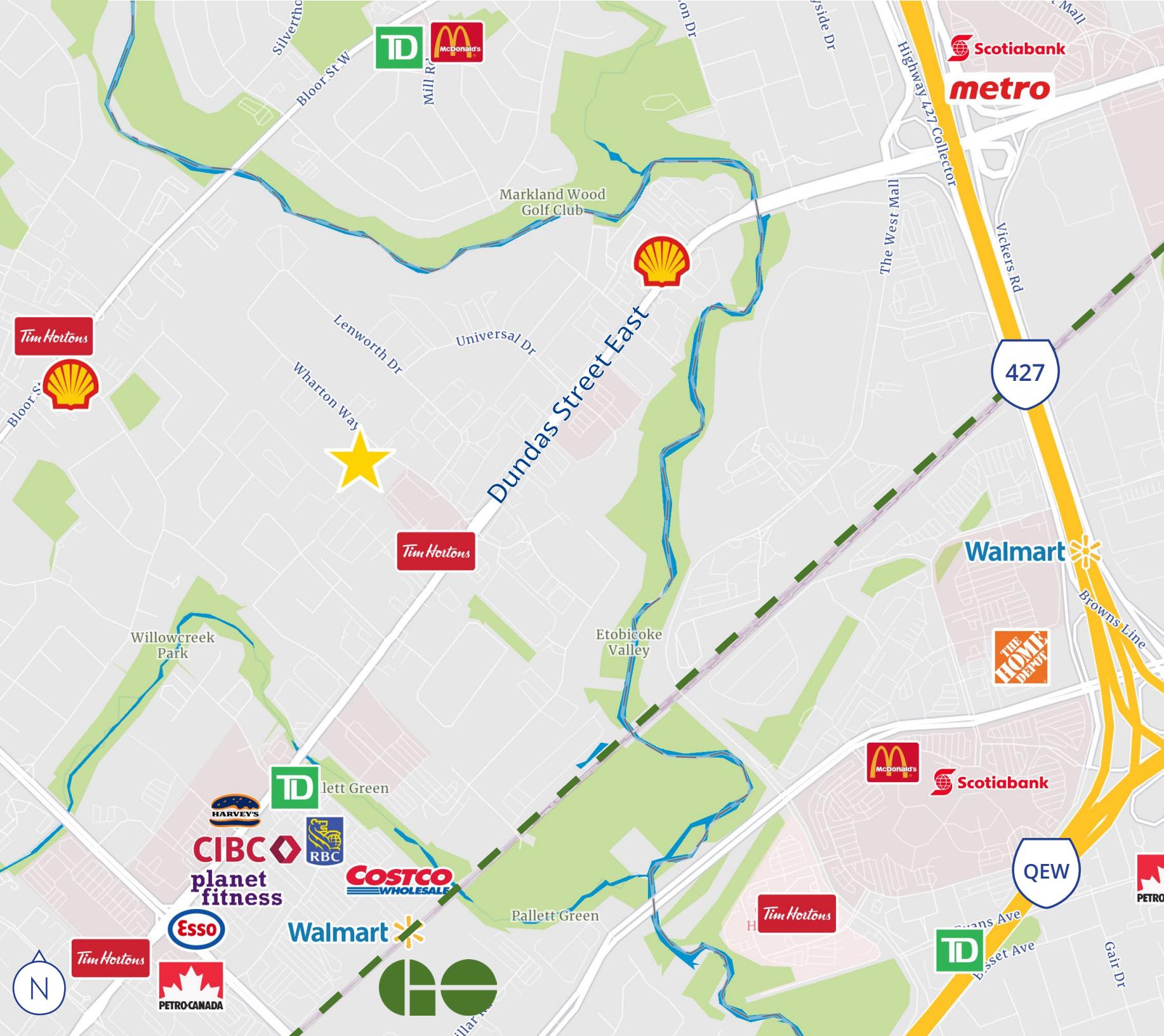
GO 6 Minute Drive to Dixie Go Station

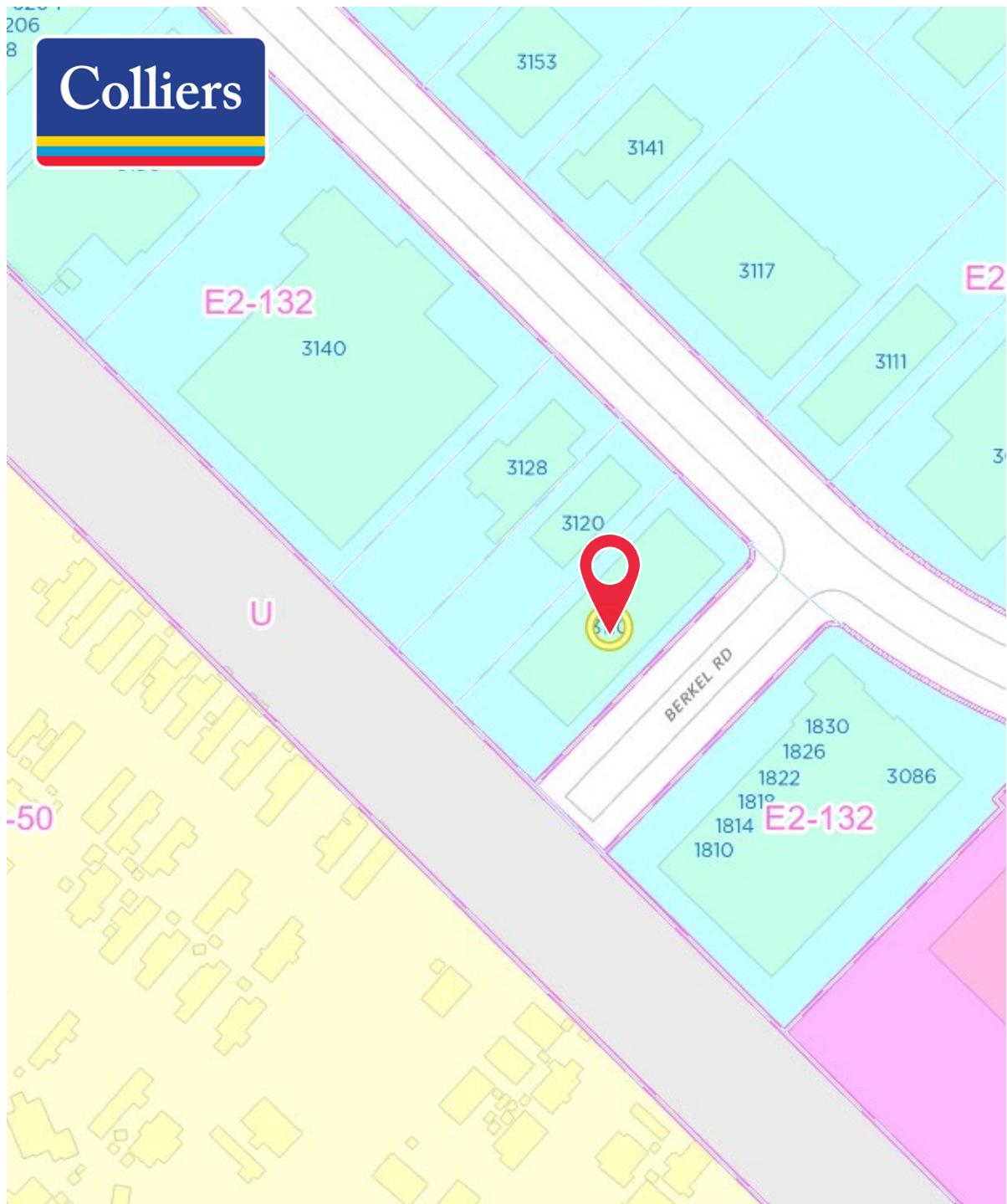
SQUARE ONE

TORONTO 40 Minute Drive to Downtown Toronto

Toronto Pearson 20 Minute Drive to International Airport

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





E2-132 Zoning

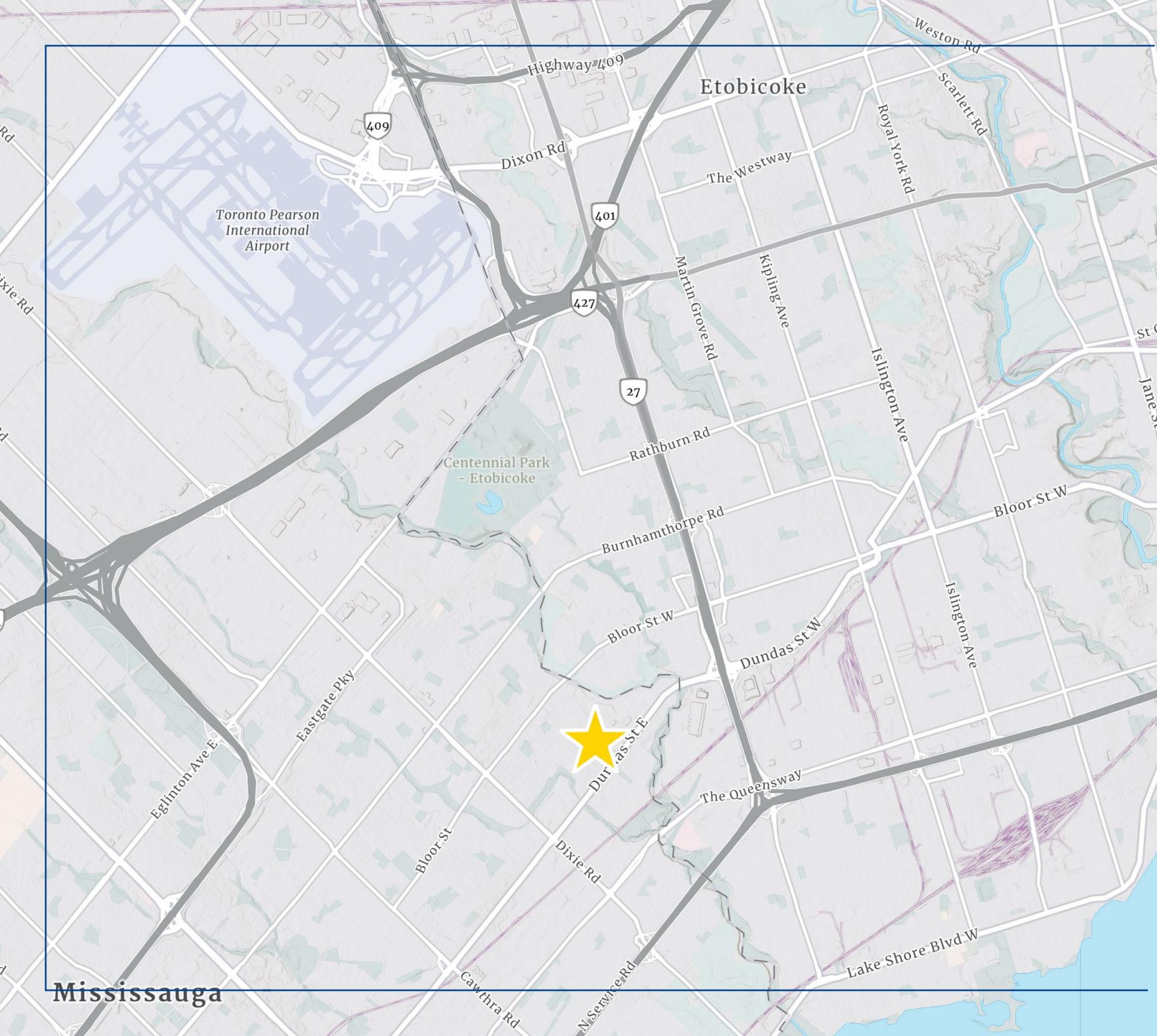
All buildings and structures shall comply with the provisions contained in Parts 1 to 3 and Section 8.1 of this By-law, and the uses and zone regulations specified within the applicable zone column contained in Table 8.2.1 - E1 to E3 Permitted Uses and Zone Regulations.

Permitted Uses

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



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



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