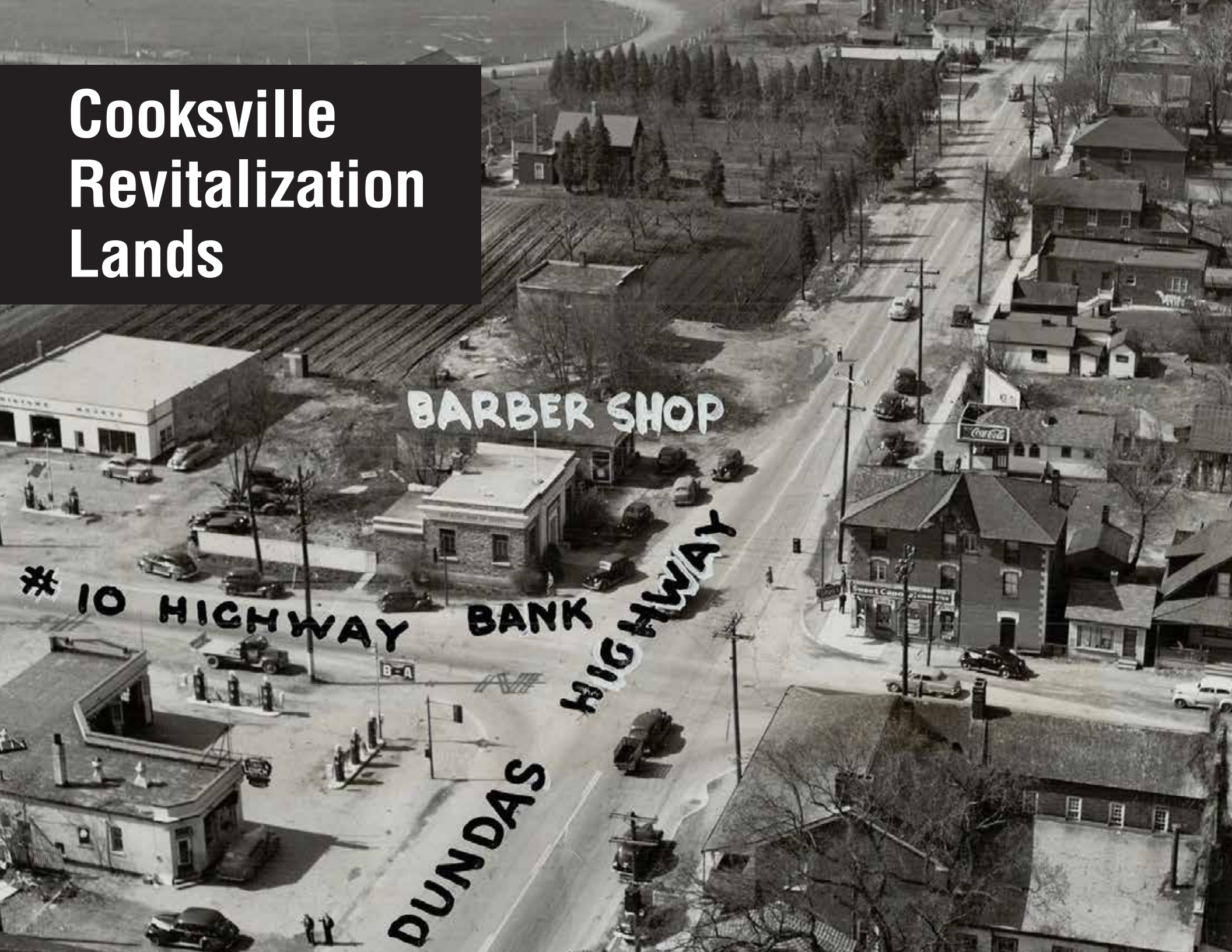


Cooksville Revitalization Lands



The Opportunity

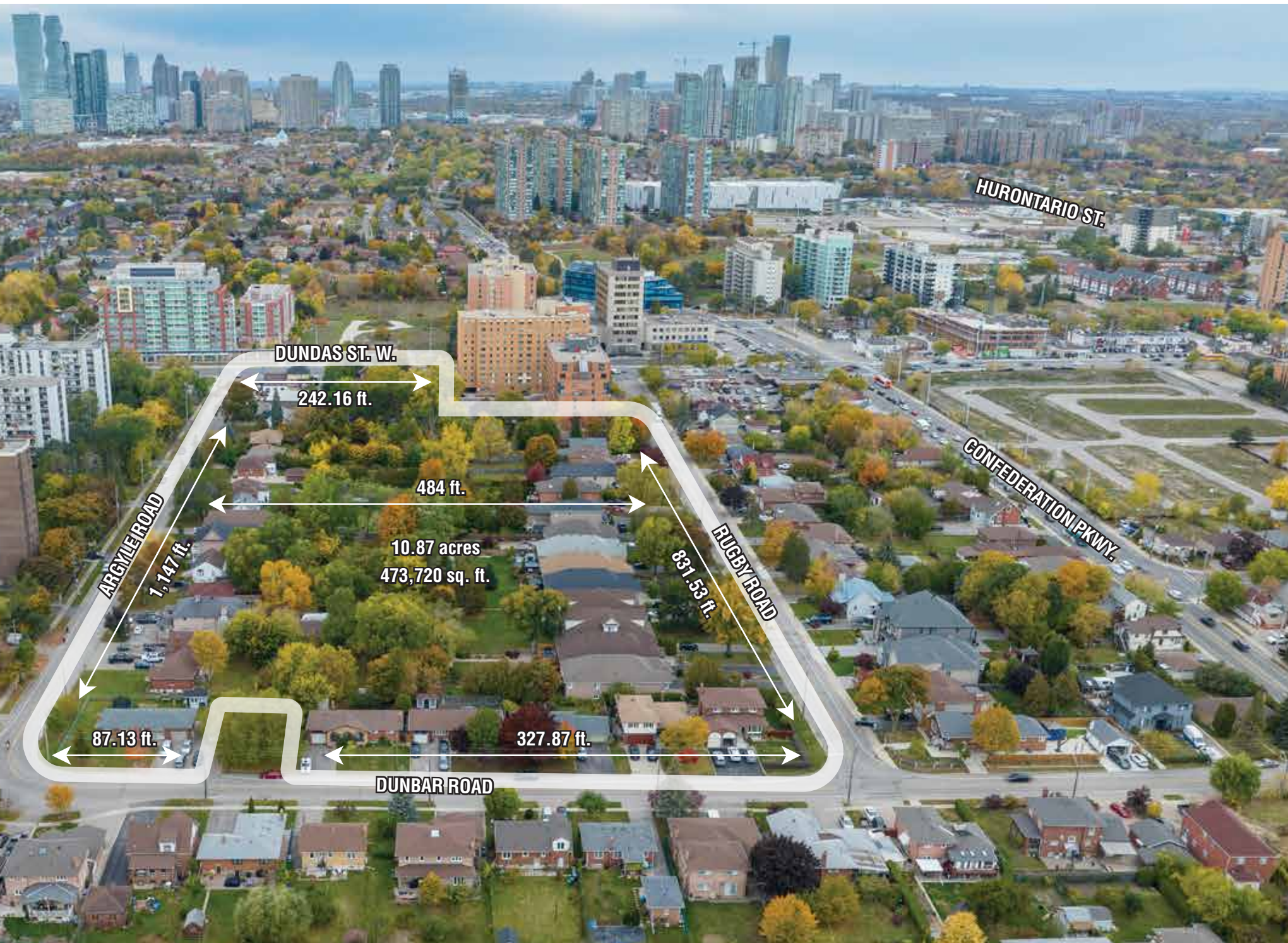
The Cooksville Revitalization Lands represent a unique and unprecedented opportunity to transform the Cooksville neighbourhood in the heart of downtown Mississauga.

The property encompasses a metropolitan super-block, consisting of 37 consolidated properties across a total site area of 473,720 square feet, or approximately 10.87 acres. With frontage onto Dundas Street West, Argyle Road, Rugby Road and Dunbar Road, the property boasts unparalleled access and allows for the creation of a distinctive streetscape.

Positioned to become the preeminent master-planned, high-density community in Mississauga, development of the property will drive the ongoing urbanization and revitalization of city's downtown core. With the opportunity to strike an optimal balance of residential, build-to-rent and commercial components, it stands as the most commercially viable and strategically located parcel of development land currently accessible within Mississauga's downtown core.

Development of the property aligns perfectly with the City of Mississauga's key current and future initiatives, including the Downtown 21 Master Plan, Vision Cooksville, the Official Downtown Strategy, Dundas Connects Master Plan, the Hurontario Light Rail Transit (LTR), Dundas Bus Rapid Transit (BRT), the Cooksville GO Station expansion, substantial road infrastructure enhancements, and construction of one of the largest hospital in the country. Already the third largest city in Ontario and the seventh largest in all of Canada, the development of the property will advance the strategic initiatives of the City of Mississauga by more than a decade.





HURONTARIO ST.

CONFEDERATION PKWY.

DUNDAS ST. W.

242.16 ft.

484 ft.

10.87 acres
473,720 sq. ft.

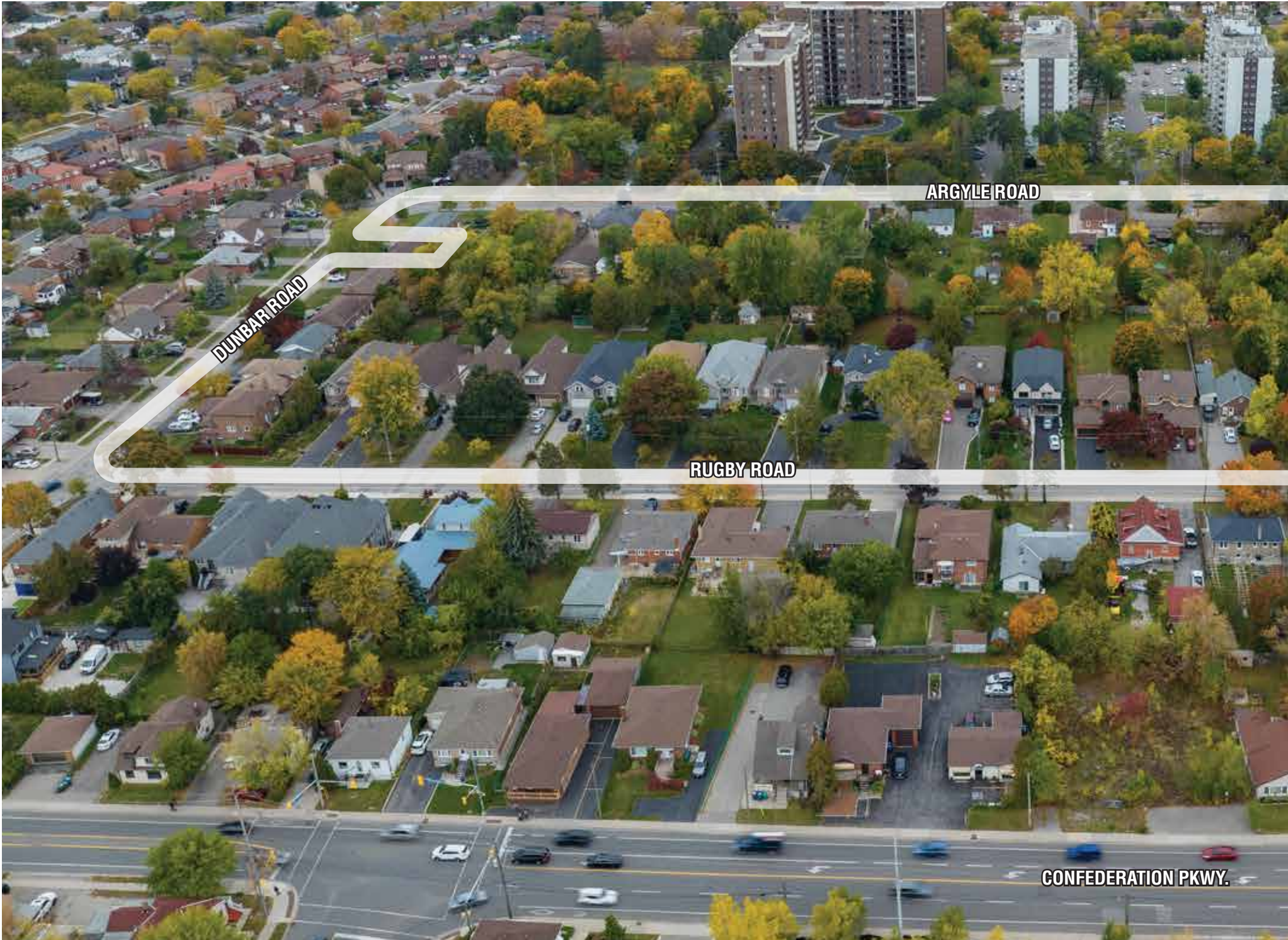
ARGYLE ROAD
1,147 ft.

RUGBY ROAD
831.53 ft.

87.13 ft.

327.87 ft.

DUNBAR ROAD



DUNBAR ROAD

ARGYLE ROAD

RUGBY ROAD

CONFEDERATION PKWY.



The Assembly

Total Area:

10.87 acres or 473,720 square feet

Frontage

242.16 ft. along Dundas Street West

1,147 ft. along Argyle Road

831.53 ft. along Rugby Road

415 ft. along Dunbar Road (combined frontage)

PIN:

133550727	133550726	133550725
133550724	133550723	133550722
133550721	133550720	133550719
133550718	133551042	133551043
133550716	133550715	133550714
133550713	133550729	133550730
133550731	133550732	133551040
133551041	133550734	133551036
133551037	133551032	133551033
133551035	133551034	133551030
133551031	133550743	133550742
133550820	133550821	133550740
133550712		

Cornerstones of a Designated Intensification Corridor

The intersection of Dundas and Hurontario is on the cusp of an exciting transformation. Dundas Connects Master Plan and the forthcoming Hurontario Light Rail Transit system and Dundas Bus Rapid Transit Line (BRT), are poised to be the pivotal triggers of this revitalization. These visionary projects will serve as the driving force, ushering in a new era for the area.

The emerging Hurontario Light Rapid Transit (LRT) system will span 18 kilometers and feature 19 stations, elevating Cooksville's role as a pivotal transportation hub expanding commuters' reach across the Greater Toronto Area (GTA).



Dundas BRT will create a transit corridor along a 48 kilometre stretch of Dundas Street from Highway 6 in the City of Hamilton through to the Kipling Transit Hub in the City of Toronto, linking Etobicoke and Mississauga City Centres. More than 20 kilometres, of the 48-kilometre BRT, would operate in bus lanes or in a dedicated right-of-way, separate from other traffic, allowing faster and more reliable transit connections.



Dundas Connects (BRT)



Hazel McCallion LRT



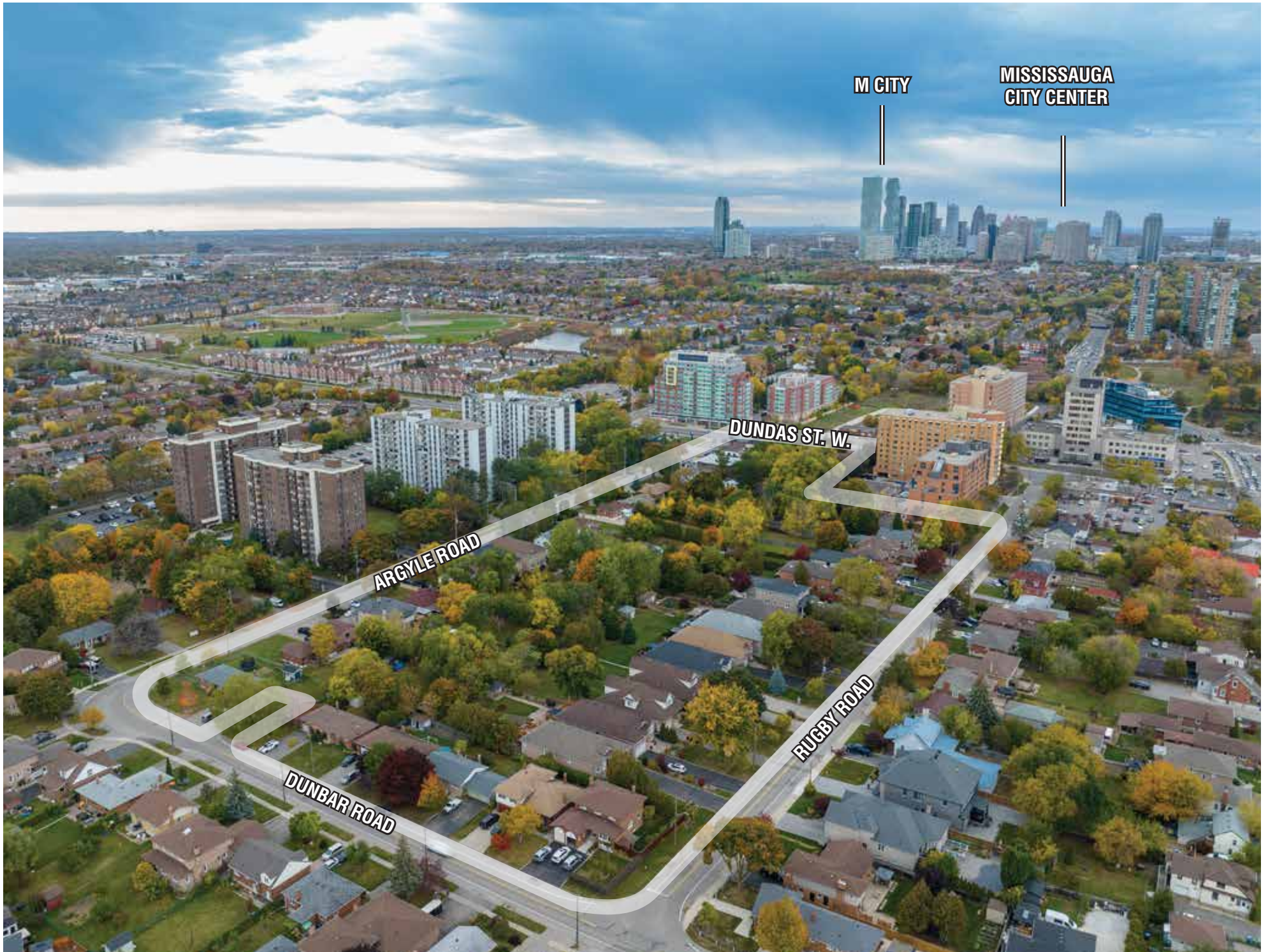
ASSEMBLED
LANDS

FUTURE
HURONTARIO
LRT STOP

HAZEL MCCALLION LRT

HURONTARIO ST.

DUNDAS BUS RAPID TRANSIT LINE (BRT)



M CITY

MISSISSAUGA
CITY CENTER

ARGYLE ROAD

DUNDAS ST. W.

RUGBY ROAD

DUNBAR ROAD



HURONTARIO ST.

KING ST. W.

CONFEDERATION PKWY.

RUGBY ROAD

DUNBAR ROAD

ARGYLE ROAD

DUNDAS ST. WEST



DUNBAR ROAD

ARGYLE ROAD

RUGBY ROAD

DUNDAS ST. WEST

COOKSVILLE



DUNDAS ST. W.

ARGYLE ROAD

DUNBAR ROAD

RUGBY ROAD

CONFEDERATION PKWY.

HURONTARIO ST.

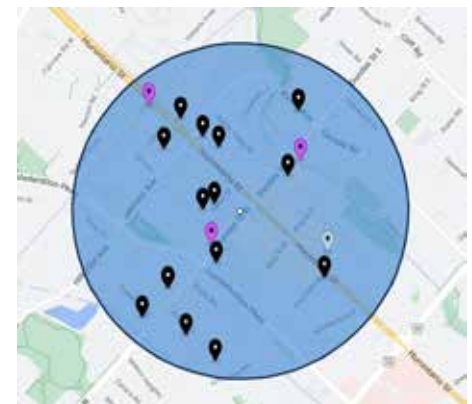
KING ST. W.

Condo Area Development

DEVELOPMENT	BUILDER	STATUS	# OF STOREYS	UNITS
Six Five Agnes	Intentional Capital	Pre-Construction	29	379
Edge Towers	Solmar	Under Construction	50 & 12	624
Connecting Cooksville	TAS	Pre-Construction	46,43,43,39,34	2,224
60 Dundas Street East	Almega	Pre-Construction	29,27,16	1,009
The Orchard District	GALA Developments	Pre-Construction	32,20,18	966
Maze Condos	Matas Group	Pre-Construction	28	282
Two55	Essence Homes & Blackthorne	Pre-Construction	14	393
Arte Residences	Emblem	Under Construction	16	405
Artform	Emblem	Under Construction	17	336
2444 Hurontario Street	P&S Ramlochan Property Inc.	Pre-Construction	26	172
2570-2590 Argyle Road	Renee Management	Pre-Construction	15	250 Rentals
3420-3442 Hurontario	BET Realty	Pre-Construction	33,30	680
3115 Hurontario Street	Clearbrook Development	Pre-Construction	36	431
3085 Hurontario Street	Equity Three Holdings	Pre-Construction	35,33,30,9,7	1081

Ward 7 Unit Breakdown of Pre Sales and Construction Phase Development

- 8,395 dwelling units
- 101 Back to Back Townhomes
- 250 Market Rate Rentals
- Plus 25,000 square meters Commercial Use
- Condominium projects successfully selling at \$1,075 psf to \$1,200 psf



Area Infrastructure Development



The new 24-storey Mississauga Hospital, when completed, will be among the largest hospitals in Canada.



Cooksville GO Rail Expansion

M CITY

MISSISSAUGA
CITY CENTER

COOKSVILLE



HURONTARIO ST.

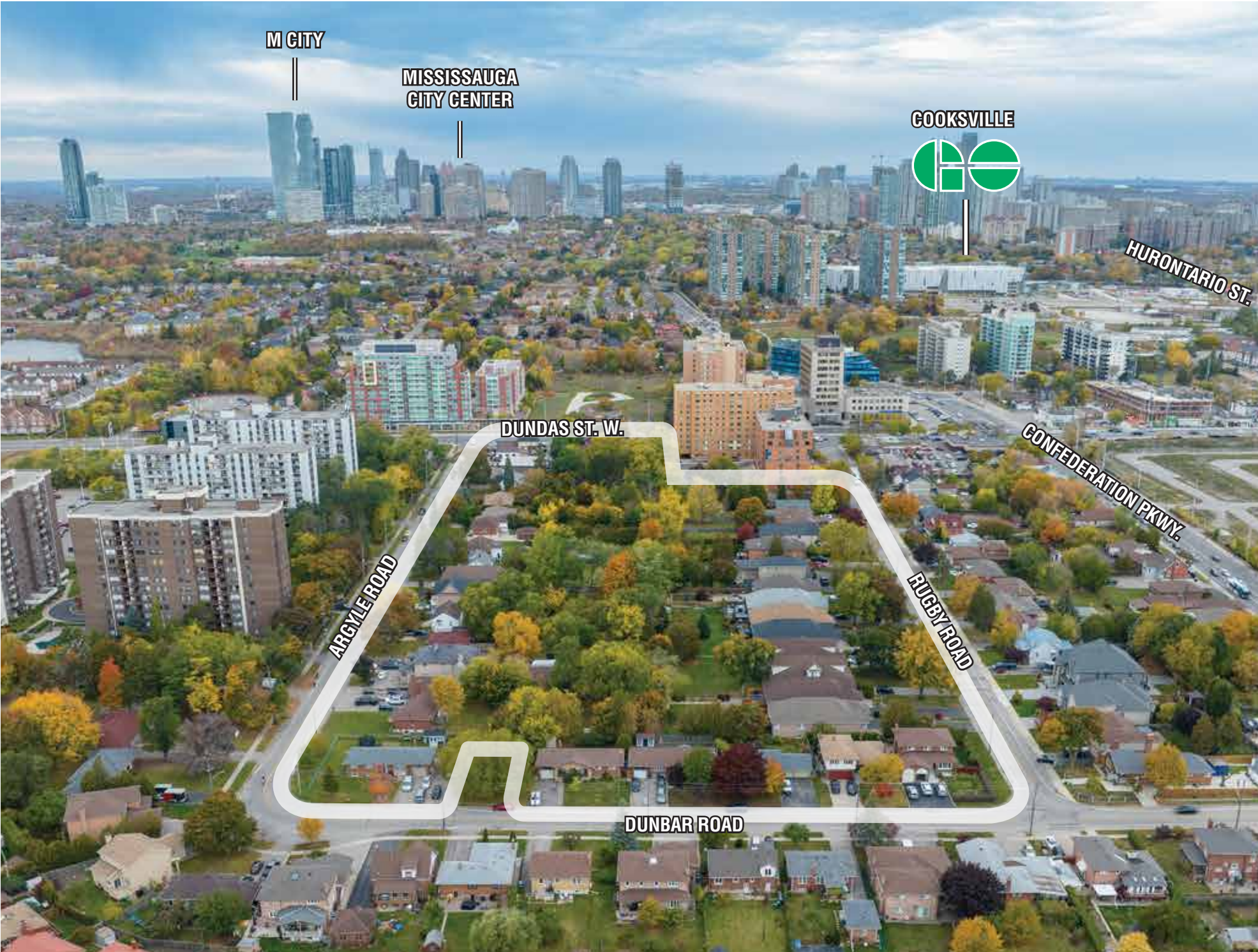
DUNDAS ST. W.

CONFEDERATION PKWY.

ARGYLE ROAD

RUGBY ROAD

DUNBAR ROAD





CONFEDERATION PKWY.

DUNBAR ROAD

RUGBY ROAD

ARGYLE ROAD

DUNDAS ST. WEST

The Offering Process

RE/MAX WEST REALTY INC., BROKERAGE has been retained as the exclusive advisor by the vendors to facilitate the sale of the Cooksville Revitalization Lands located at 188 to 202 Dundas Street West, 2599 to 2517 Argyle Road, 2576 to 2508 Rugby Road, and 163 to 187 Dunbar Road & 203 Dunbar Road in the City of Mississauga, Ontario. Interested parties are invited to submit proposals for the acquisition of the aforementioned property.

CONFIDENTIALITY AGREEMENT REQUIREMENT

Prospective purchasers must execute and submit a Confidentiality Agreement (“CA”) prior to receiving detailed information about the property. All inquiries and requests for additional information should be directed to the advisors listed below.

TRANSACTION REQUIREMENTS

Interested parties are requested to submit a proposal using a purchaser’s form of Letter of Intent on the initial offer date, which will be communicated by the advisors. Following the submission period, one or more proposals may be shortlisted to proceed to the next stage of the process. At this stage, the intention of the vendor is to negotiate a Binding Agreement of Purchase and Sale based on the vendor’s form for the property. Participation in the process is voluntary, and neither the vendor nor RE/MAX WEST REALTY makes any representations, warranties, or agreements regarding the acceptance of any Agreement of Purchase and Sale or compensation for participation costs.

EVALUATION CRITERIA

Offers will undergo thorough evaluation based on various criteria, including the consideration offered for the Property, the prospective Purchaser’s ability to complete the transaction, and the proposed conditions of closing.

SUBMISSION DETAILS

All offers should be submitted to the following contacts:

Tom Kioussis | tom@tomkioussis.com Nick Pavlov | nick@nickpavlov.com

Tom Kioussis

Land Services,
Sales Representative

Office: 416 769 1616
Direct: 416 528 8728
Tom@TomKioussis.com

Nick Pavlov

Land Services,
Broker

Office: 416 769 1616
Direct: 416 319 8700
Nick@NickPavlov.com

Georgia Kioussis

Land Services,
Sales Representative

Office: 416 769 1616
Direct: 416 856 0422
georgiakioussis@rogers.com

Boris Novansky

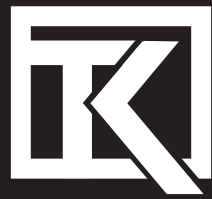
Land Services,
Strategic Advisor

Office: 416 769 1616
Direct: 416 725 4334
bnovansky@rogers.com

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TomKioussis.com