

FREEHOLD OFFICE BUILDING

PREMIUM FREE STANDING | 10 MINUTES FROM TORONTO AIRPORT



BUILDING SPECIFICATIONS

PROPERTY DETAILS

ITEM	DETAILS
YEAR BUILT	1987
LOT SIZE	3.60 ACRES
RENTABLE AREA	96,635 SF
PARKING SPACES	230 + 115
OCCUPANCY	92.4%
PROPERTY TAXES	\$323,160
NET OPERATING INCOME (NOI)	\$1,400,000
ASKING PRICE	LET'S DISCUSS

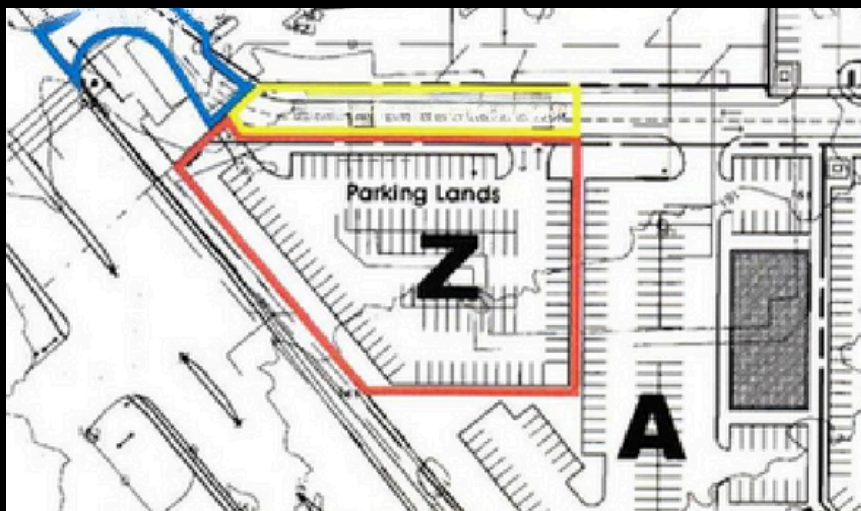
CAPITAL IMPROVEMENTS

UPGRADES	INVESTMENT
GLASS REPLACEMENT (SKYLIGHT & THREE ENTRANCE CANOPIES)	\$200,000
ROOF UPGRADES	\$213,000
PARKING LOT RECONSTRUCTION	\$450,000
NEW IRRIGATION SYSTEM	\$50,000
INTERIOR REPAIRS & UPGRADES	\$100,000

PREMIER INVESTMENT OPPORTUNITY

YEAR-ROUND GARDEN VIEWS IN A PROFESSIONAL OFFICE SETTING

Welcome to a well-maintained corporate office building highlighted by a stunning three-storey atrium with a tropical garden and on-site coffee shop, creating a welcoming environment for tenants and visitors. With strong occupancy, modern upgrades, and exceptional visibility at one of Canada's busiest intersections, this property offers an outstanding investment opportunity.



ADDED VALUE: 230 PLUS 115 ADDITIONAL PARKING SPACES

The easement agreement provides 115 additional on-site parking spaces, on top of 230 regular spaces, which significantly strengthens the building's parking ratio— an increasingly scarce advantage in the Mississauga office market.

KEY INVESTMENT HIGHLIGHT

- **Striking 3-storey atrium** featuring lush tropical landscaping and garden benches **High occupancy** – currently 92.4% **Prime location** at HWY 401 with exceptional visibility signage opportunity and access, close proximity to Toronto Pearson International Airport
- **Over \$1 million** invested in recent capital improvements, no need for a capital expenditures in a near future
- **Strong rental income** and stable long-term tenancy
- **3.6 acres lot with added value:** adjacent land with 115 additional parking spaces



Connect with Us!

Feel free to reach out to
us for further information!

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