

COMMERCIAL UNITS

exp[®] | EXCLUSIVE

FOR SALE

2859 & 2861
DERRY ROAD. E.
MISSISSAUGA, ON

MIXED-USE
COMMERCIAL & RESIDENTIAL

THE
mansour
GROUP
exp[®]
REALTY

PREPARED BY :

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2859 & 2861 DERRY ROAD. E. MISSISSAUGA, ON

Exclusive Listing: Please DO NOT go direct, or speak to employees or tenants. Contact Listing Salesperson for more information or to arrange a private tour.

INFORMATION	2859 DERRY RD. E.	2861 DERRY RD. E.
Asking Price:	- \$1,100,000.00	- \$1,100,000.00
Main Floor Commercial Area:	- 822 sq.ft. - Radiator Heating - Air Conditioning	- 750 sq.ft. - Radiator Heating - Air Conditioning
2nd Floor Res. Apartment Area:	- 800 sq.ft. - 2 bedroom & 1 Bath - Radiator Heating - Air conditioning	- 700 sq.ft. - 1 bedroom & 1 bath - Renovation in 2020 - Radiator Heating - Air conditioning
Basement Area:	- 800 sq.ft.	- 750 sq.ft.
Parking	- 5 spots (1 in front, 4 in rear)	- 5 Spots (2 in front, 3 in rear)
Commercial Tenants:	- Treat as Vacant	- Treat as Vacant
Residential Tenants:	- Rented to a family of 2 - Leased since April 2022 - \$1,819.13 Monthly.	- Rented to an individual - Leased since November 2021 - \$1,612.50 Monthly - \$1537.50 + \$75 Parking.
Property Taxes 2023:	- \$6,498.25	- \$6,158.73
Zoning:	C3 (General Commercial)	C3 (General Commercial)
Site Area:	194.98 Sq.m. (2,098.75 sq.ft.)	167.14 Sq.m. (1,799.08 sq.ft.)
Date Built:	1968 -1969	1968 -1969



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SITE FEATURES & IMPROVEMENTS

2859 & 2861 DERRY RD. E.:	PARKING IN REAR PAINTED LINES (2023)
2859 & 2861 DERRY RD. E.:	NEW HVAC (2022)
2859 DERRY RD. E.:	NEW STOVE IN RESIDENTIAL UNIT (2022)
2861 DERRY RD. E.:	NEW FRIDGE IN RESIDENTIAL UNIT (2021)
2861 DERRY RD. E.:	NEW STOVE IN RESIDENTIAL UNIT (2021)
2859 DERRY RD. E.:	NEW HOTWATER TANK (2020)
2861 DERRY RD. E.:	NEW BOILER & TANKLESS HOTWATER TANK (2017)
2859 & 2861 DERRY RD. E.:	NEW ROOF (2016)
2859 & 2861 DERRY RD. E.:	PARKING IN REAR PAVED (2015)

ADDITIONAL SITE DETAILS

- 1) It is the Sellers request that both units are sold together.
- 2) The Sellers preferred Closing Date is Sept/Oct 2024.
- 3) The ground floor retail space has been opened with a 'walk-through' opening between the two units. This forms a single ground level retail space of approximately 1,500 square feet. This can easily be removed, as each building has separate meters and entrances.
- 4) Access to the rear parking is possible through an on-going *Parking Access Agreement* with the neighboring site owner. The current Agreement expires in October 2025. The current arrangement costs \$420.90 + HST per month, per unit., or \$841.80 + HST per month total. Annually this is an expense of \$10,101.60 + HST.
- 5) New *Backflow Prevention Devices* installed in both units, according to Region of Peel Bylaw.

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Full Zoning & Site Information Available

2859 Derry Rd E.

<https://www.mississauga.ca/apps/#/property/view/property-details>

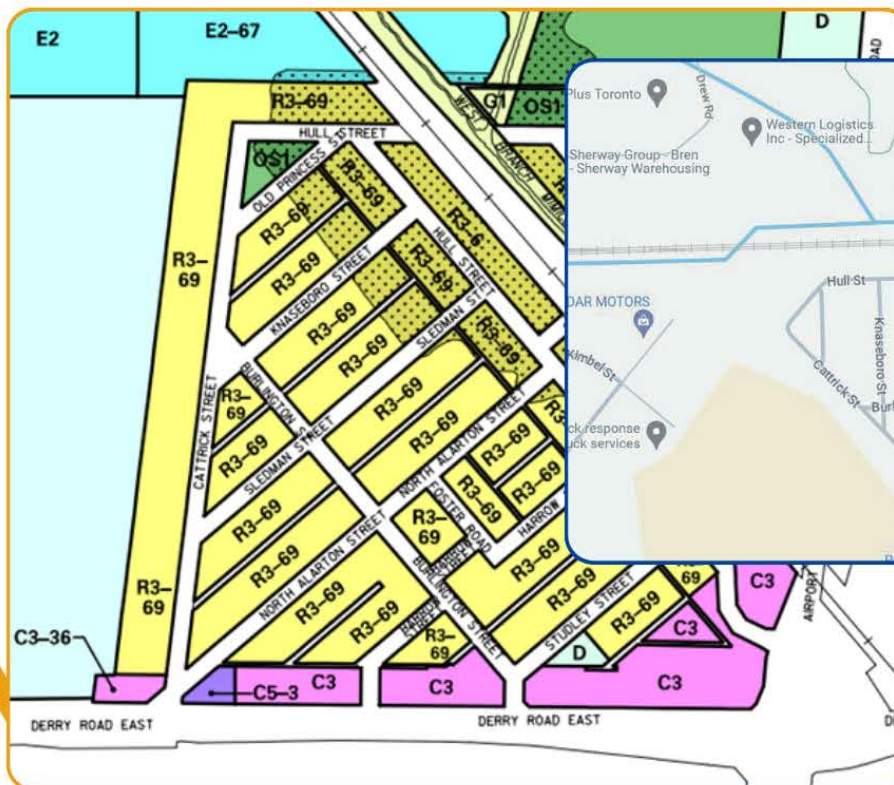
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2861 Derry Rd. E.

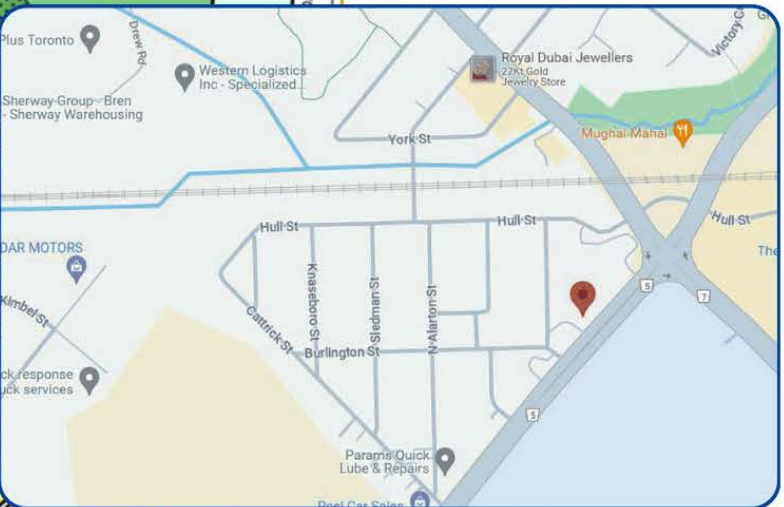
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<https://ext.maps.mississauga.ca/Html5Viewer/index.html?viewer=IZBL.HTML5&pin=10301900>

ZONING MAP



LOCATION MAP



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