



For Sale

Exceptional *Owner*  
*Occupier Opportunity*  
with Redevelopment  
Potential

**5600** Cancross Court,  
Mississauga



# Investment Highlights

## Owner-occupier opportunity with third-party income or future expansion

The Property presents an owner-occupier with an excellent opportunity to operate their own business from stand alone office property with high quality construction while either subsidizing occupancy costs with in-place income or planning for future expansion within the building. An owner may immediately occupy 23,162 sf with the ability to expand into an additional 76,618 sf in early 2026 (rentable area totals 99,780 sf).

## Transit-oriented, superior location

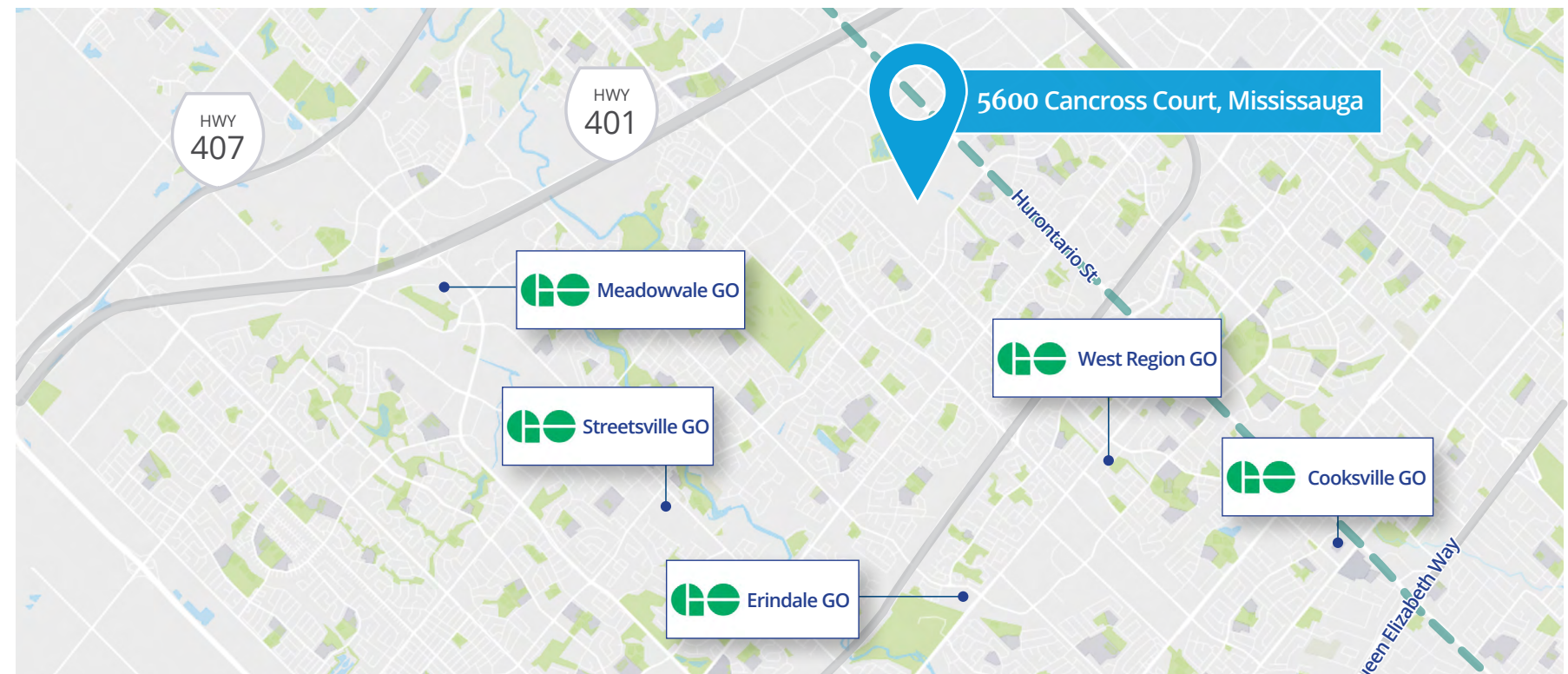
The Property boasts a prime location just south of the Highway 401-Hurontario interchange and north of the Highway 403-Hurontario interchange, providing excellent commuter access. Public transit is prominent in the area with several surface routes operating on Hurontario (including the upcoming LRT), Traders Blvd., Kennedy Rd. and Matheson Blvd. providing connection to GO Transit services via the Cooksville GO station. The location is less than 500 meters away from the upcoming Hurontario LRT's Matheson Station, scheduled for completion in fall 2024, which will greatly enhance commuter access to this location. The Property is also a short distance from Heartland Town Centre, Square One Shopping Centre, and many other amenities, restaurants, hotels and services.

## Institutionally maintained, high-quality building

Originally constructed to a high standard by preeminent suburban developer Orlando Corporation, the building has been operated and maintained to an institutional standard throughout its lifespan and enjoys attractive curb appeal within a major GTA west business node. The building offers exceptional tenant parking with 644 stalls and an overall parking ratio of 6.5 spots per 1,000 sf. The Property is located at the end of Cancross Court, which provides a quiet and peaceful working environment, and backs on to the 200-acre Britannia Farms site – a future urban park in the City of Mississauga.

## Flexible zoning designation and excess development lands

The property is zoned E2 and is designated Business Employment under the official plan which permits a wide array of uses on the site beyond the current use. This flexible zoning designation creates a broad canvas of possibilities, generously enabling a future owner to adapt the Property to suit their specific needs, be it office usage, industrial purposes, or a unique mix that best serves their vision. In addition to the existing office building, the property also contains approximately 2.6 acres of excess land that can be readily developed for occupancy. Alternatively, once the entire Property becomes vacant in early 2026 the entire 8.0-acre site could be redeveloped to allow for multiple uses and building configurations.

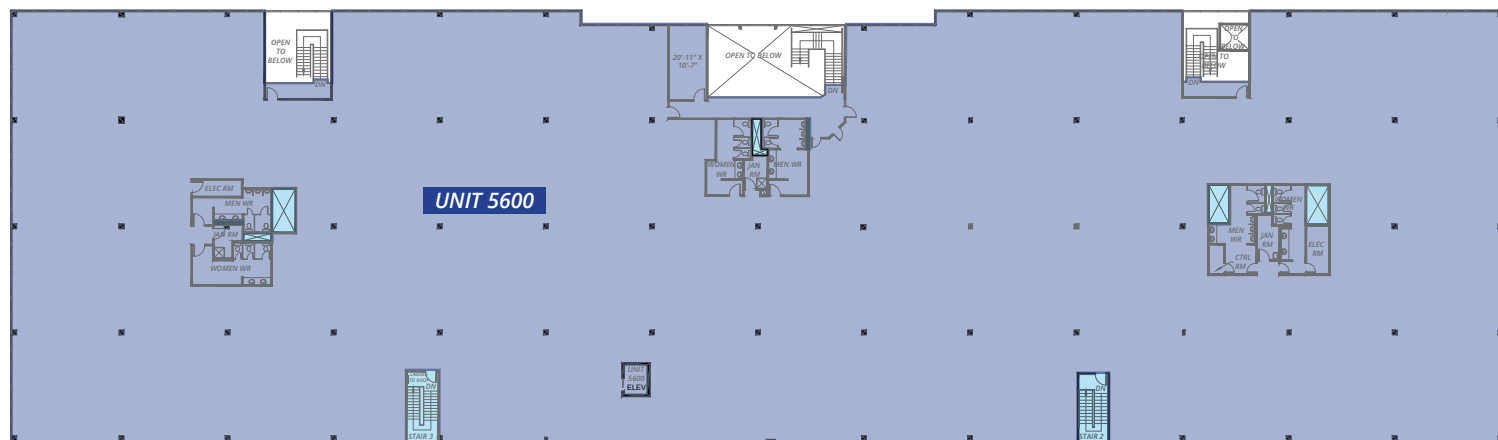


# Building Overview

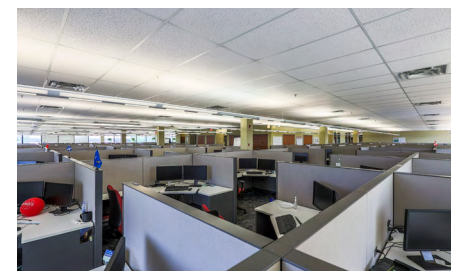
Floorplan 1st floor



Floorplan 2nd floor

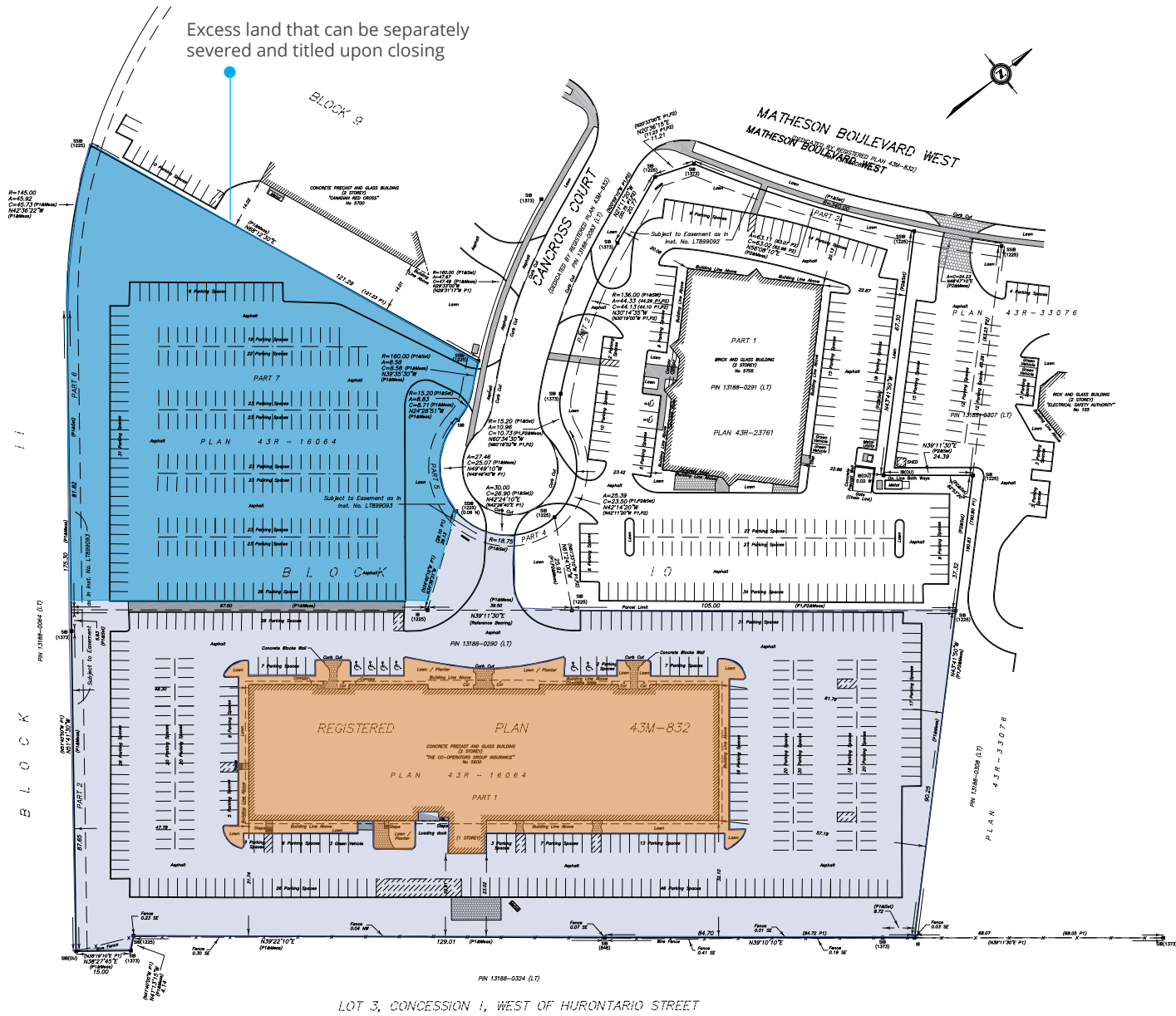


	Unit 5600
	Unit 5600 A
	Major Vertical Penetrations
	Building Service



# Site Plan

## Site Survey

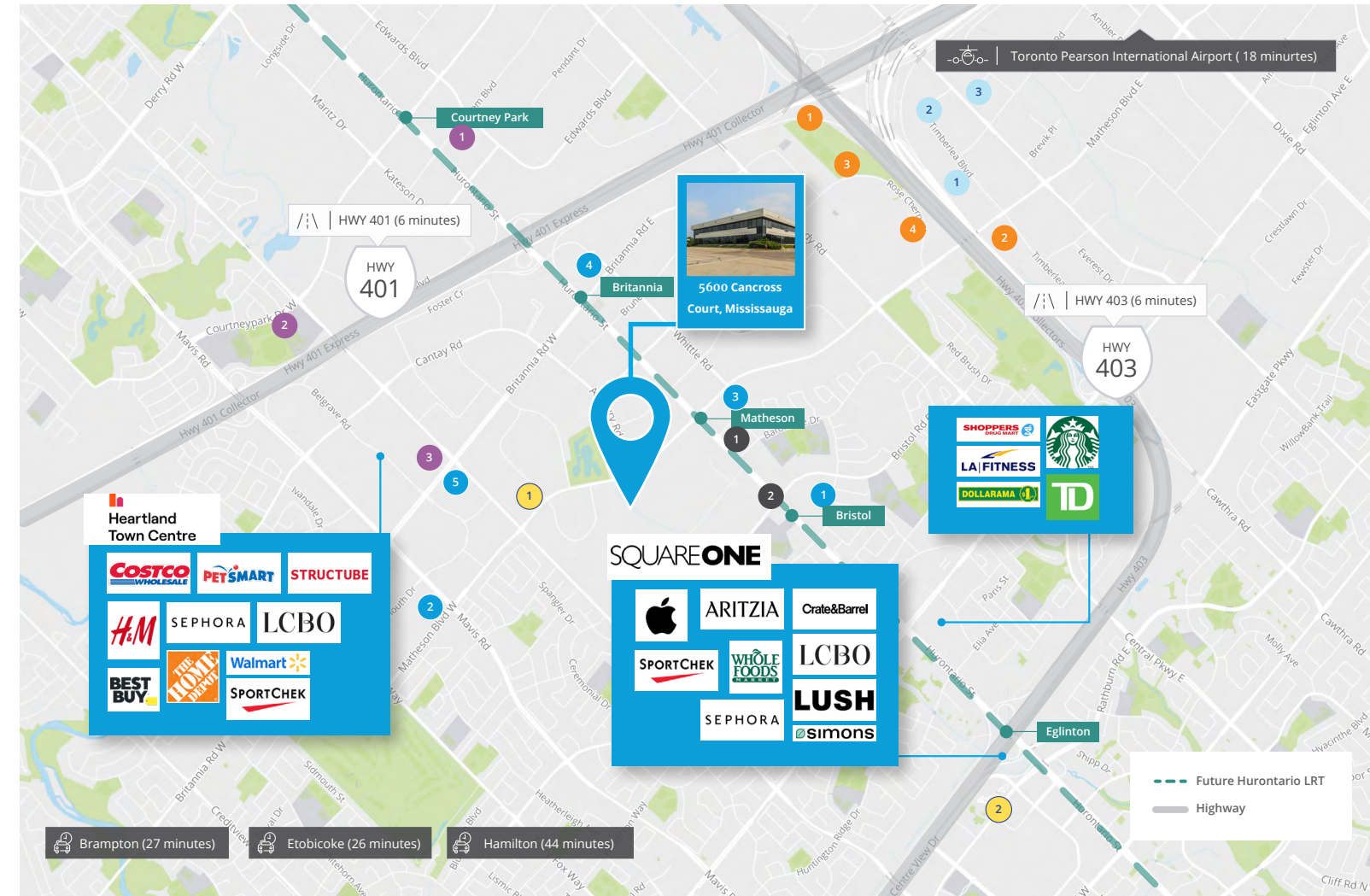


**2.6**  
acres of excess land

**644**  
parking stalls

**99,780 SF**  
rentable area total

# Amenities



### Restaurants

- 1 BarBURITTO
- 2 Chuck's Roadhouse Bar + Grill
- 3 Burger King
- 4 Wendy's
- 5 Swiss Chalet

### Gas

- 1 Shell
- 2 Petro-Canada

### Banks

- 1 RBC Royal Bank
- 2 BMO
- 3 Citigroup
- 4 TD

### Shopping Centers

- 1 Heartland Town Centre
- 2 Square One Shopping Centre

### Gym/Fitness Centres

- 1 LA Fitness
- 2 560 Fitness
- 3 Goodlife

### Hotels

- 5 Hilton Garden Inn
- 6 Quality Inn
- 7 Holiday Inn

# Offering Guidelines

Colliers International Group Inc. has been retained by the Vendor as exclusive advisor (“Advisor”) to seek proposals for the disposition of 5600 Cancross Court, Mississauga, Ontario. The Property is offered for sale at a listing price of \$37,500,000 and will be sold free and clear of debt. The Vendor’s objective is to maximize sale proceeds and preference will be given to offers with limited conditionality. Closing will be conditional on severance (estimated completion Q4 2023), occupancy may commence prior to closing based on terms to be agreed to. Interested purchasers will be required to execute and submit the Vendor’s form of Confidentiality Agreement (“CA”) prior to receiving detailed information on the Offering which may be accessed by an online data room.

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