

16.57 ACRES OF LAND

REDEVELOPMENT OPPORTUNITY

2550-2562 STANFIELD ROAD
MISSISSAUGA, ONTARIO



01 // EXECUTIVE SUMMARY

CBRE Limited ("CBRE"), on behalf of Stanfield Investment Corp. (the "Vendor") is pleased to offer for sale a 100% freehold interest in 2550-2562 Stanfield Road, Mississauga (the "Property" or "Site"). 2550-2562 Stanfield Road presents a premier redevelopment opportunity comprising of 16.67 acres (726,145 sq. ft.) situated on the southwest corner of Stanfield Road and Dundas Street East in the coveted Dixie neighbourhood of Mississauga. Dixie is a rapidly growing residential community benefiting from exceptional income characteristics and strong demand for residential dwellings.

The Property occupies a highly visible corner surrounded by a mix of employment and residential areas. Strategically positioned in central Mississauga, the Property offers unmatched local and regional access situated in close proximity to Highways 427, Queen Elizabeth Way and the Gardiner Expressway and one bus stop to the Dixie GO Transit Station providing access to Union Station in Downtown Toronto. In addition, the Property benefits from excellent retail amenities located within a 10-minute drive of over 6.3M sq. ft. of retail including Square One Shopping Centre, Heartland Town Centre and Erin Mills Town Centre.

The Site is undergoing a planning process to amend designated use under the City of Mississauga Official Plan. Overall, 2550-2562 Stanfield Road provides an exceptional residential development opportunity in one of the GTA's most coveted residential communities.

INVESTMENT HIGHLIGHTS



CENTRAL MISSISSAUGA LOCATION WITH VARIOUS TRANSIT OPTIONS

Highly visible location within walking distance to various transit options and close proximity to Dixie GO Station, providing access to the Downtown Core.



RARE OFFERING OF SIGNIFICANT SCALE

Large 16.57 acre parcel comprising of over 361,000 SF of well-maintained industrial space.



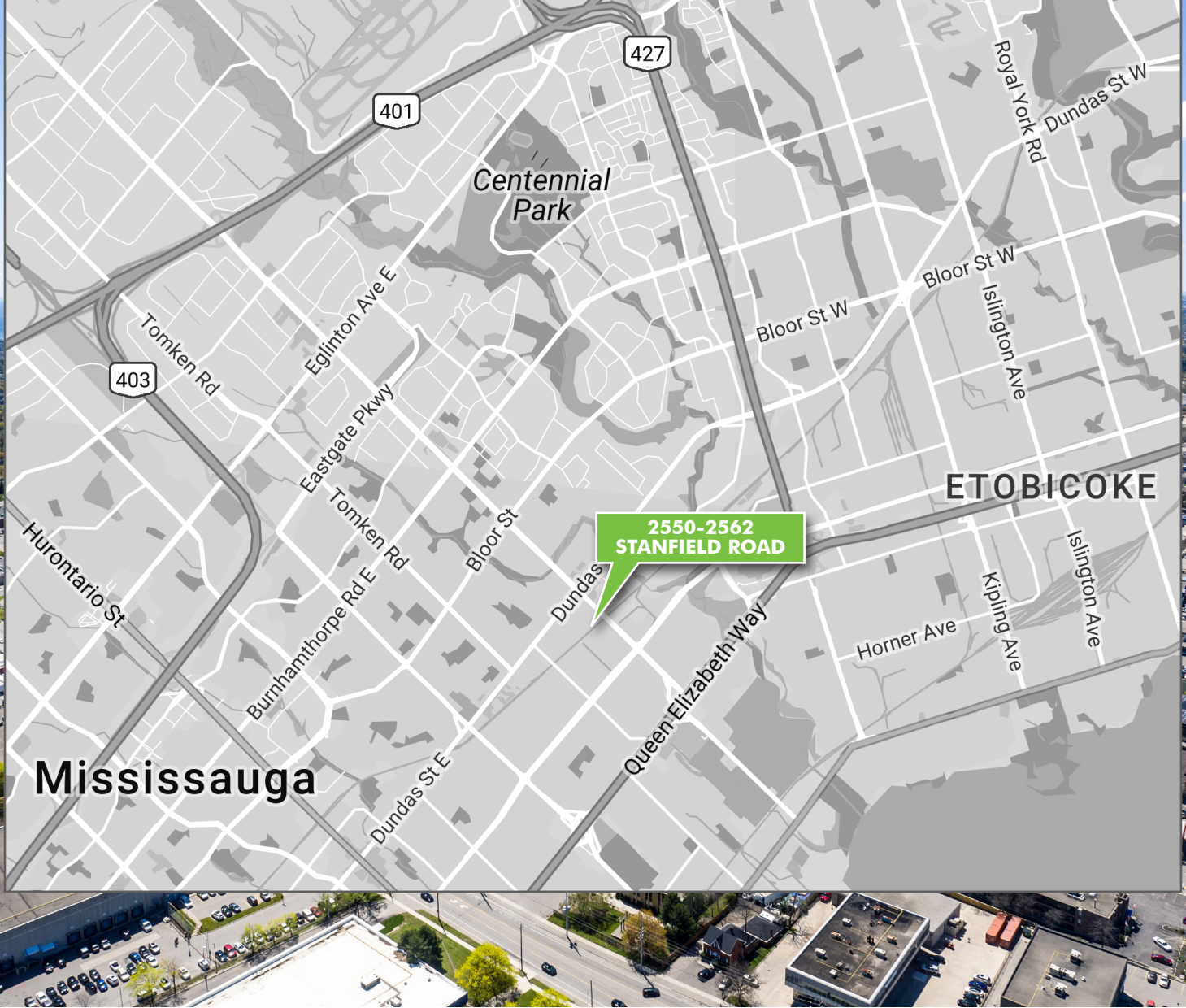
FAVOURABLE OFFICIAL PLAN DESIGNATION

Part of a study to revitalize the immediate area, with imminent revision to the Mississauga Official Plan in favor of residential development.



STANFIELD ROAD

DUNDAS STREET EAST



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