

For Sale:

3425 Fieldgate Drive, Mississauga



High Density Residential Development Site

- 4-acres in the sought-after Applewood neighbourhood bordering Mississauga & Toronto
- Residential development potential for up to 800,000 ft² GFA
- Easy access to highways, transit, and shopping
- Holding income in place

For more information and to discuss pricing please contact **The Multi-Residential Group:**

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Platinum member

3425 Fieldgate Drive, Mississauga

Opportunity

Avison Young has been mandated to advise and manage the sale of **3425 Fieldgate Drive, Mississauga, ON**. This is an exceptional opportunity to acquire a high density residential redevelopment site.



Sale Highlights

- Located in an established neighbourhood
- Potential for up to 800,000 ft² of GFA
- East Bloor Corridor Review supports redevelopment
- Easy access to highways, transit and shopping
- Nearby development precedence

Potential Development



Existing Property Details	
Site Area	170,866 ft ² (3.923 ac)
Frontage	Approx. 503 ft on Fieldgate Dr
Net Rentable Area	43,556 ft ²
Occupancy	90%
Official Plan	Mixed Use
Zoning By-Law	Commercial (C2)
Financing	2nd place VTB to be considered
Environmentals	Clean Phase II
Property Taxes	\$222,996 - 2022 Final Taxes

Potential Development Details	
Description	Three towers with a podium
Option 1	Max Height of 30 Storeys 808,100 ft ² of GFA
Option 2	Max Height of 18 Storeys 594,167 ft ² of GFA

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Applewood Neighbourhood

3425 Fieldgate Drive ("The Site") is prominently located in the Applewood neighbourhood of Mississauga, at the border of Mississauga and Toronto. The area is a well-established residential neighbourhood, where current and future residents benefit from shopping malls, public transit, parks, schools, and restaurants. The area is undergoing a period of intensification, with a number of planned projects along the Bloor Street corridor. The area is well served by existing public transit, with bus routes running along Bloor Street every 10 minutes during peak hours. The Kipling Transit Hub and Dixie GO Station are both within a 10-minute drive of the Site, enabling transit access throughout Toronto and Mississauga. With immediate access to major highways including 401, 403, 427, and QEW, the entire GTA is within reach.

Dixie GO Station



CF Sherway Gardens Mall



Cloverdale Mall



3425 Fieldgate Drive, Mississauga

Official Plan

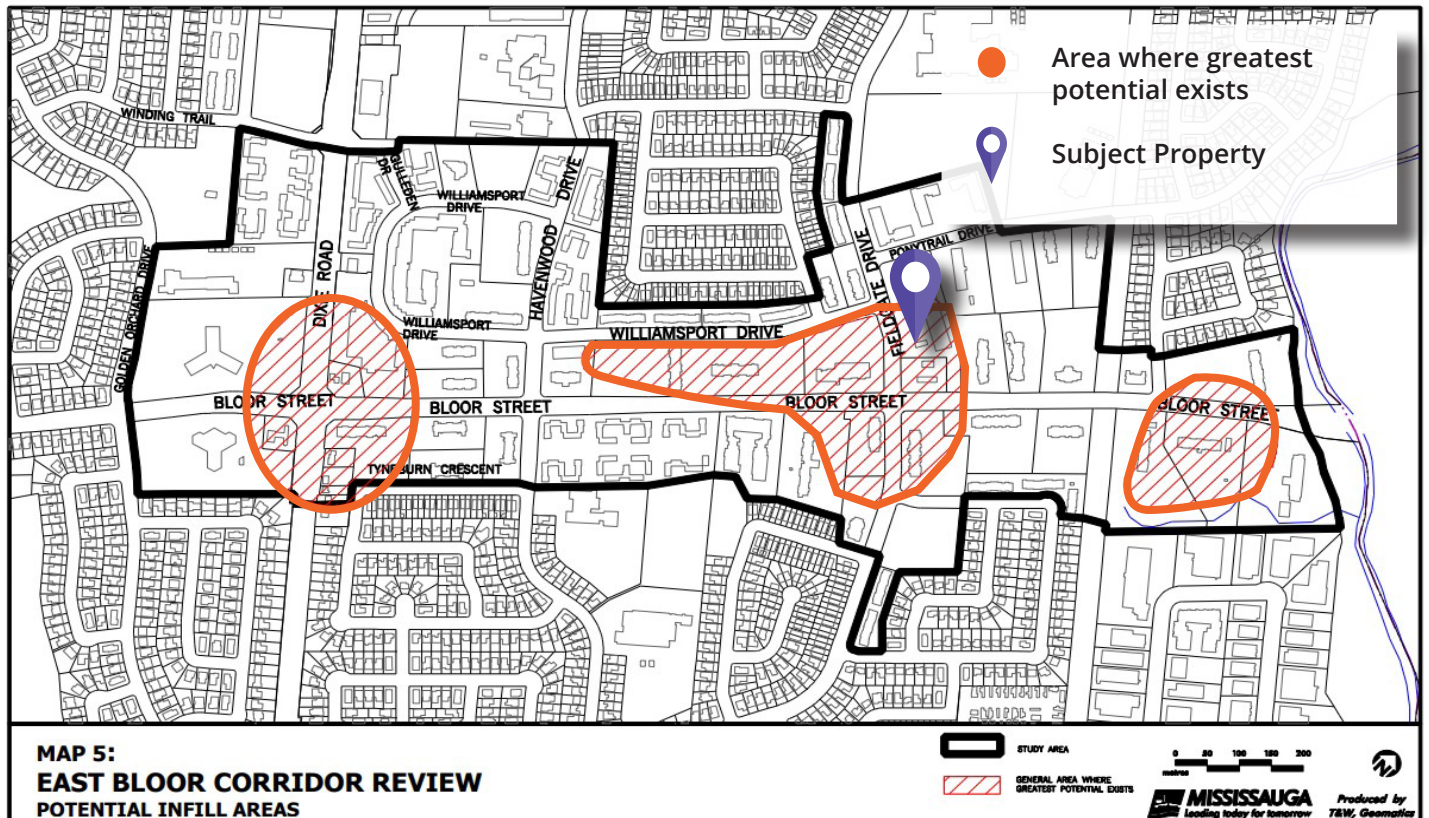
The Property falls within the Applewood Character Area and is designated Mixed Use in the Mississauga Official Plan.

East Bloor Corridor Review

The East Bloor Corridor Review's purpose is to identify opportunities for revitalization and redevelopment. In 2013, City Council adopted City staff's recommendation to utilize the findings of the study in the review of development applications within the study area. The Property forms part of the area where the greatest potential for development exists and encourages greater density, based on a site-specific review as part of an Official Plan Amendment.

Mississauga Zoning By-Law

The Property is zoned Neighbourhood Commercial (C2) in Master By-Law 0225-2007.



NOTE: Site specific review required to confirm appropriateness of infill development, and may require amendments to the Official Plan and Zoning By-Law. There may be some sites outside of shaded areas where infill development could be accommodated.



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Pricing and offering process

Contact listing agents to discuss pricing.

All expressions of interest may be submitted in the form of a Letter of Intent or vendor's Agreement of Purchase and Sale and should include the following:

- Address and contact info
- Purchase price
- Deposit structure
- An indication of material terms required by the purchaser
- Evidence of the purchaser's financial ability to complete the transaction

Offers reviewed on an
"as come basis."

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