

**AVISON
YOUNG**

305 Matheson Blvd East
MISSISSAUGA, ON

**FLEX OFFICE/COMMERCIAL PROPERTY
FOR SALE**



Get more information

Patrick Campbell

Broker, Principal, Senior Vice President
+1 905.283.2345
patrick.campbell@avisonyoung.com

Jordan Morrison

Sales Representative, Vice President
+1 416.939.5592
jordan.morrison@avisonyoung.com

Property Details

BUILDING AREA

4,000 sf

LOT AREA

0.65 Acres

CLEAR HEIGHT

13'

ZONING

E2-1

ASKING PRICE

\$2,400,000.00
(\$600 psf)

POSSESSION

Immediate

TAXES (2026)

\$33,347.22

Highlights



Freestanding flex office/commercial building



14 parking spots



Fully fenced green space at rear of property



Existing improvements in place

[Click here to view virtual tour](#)



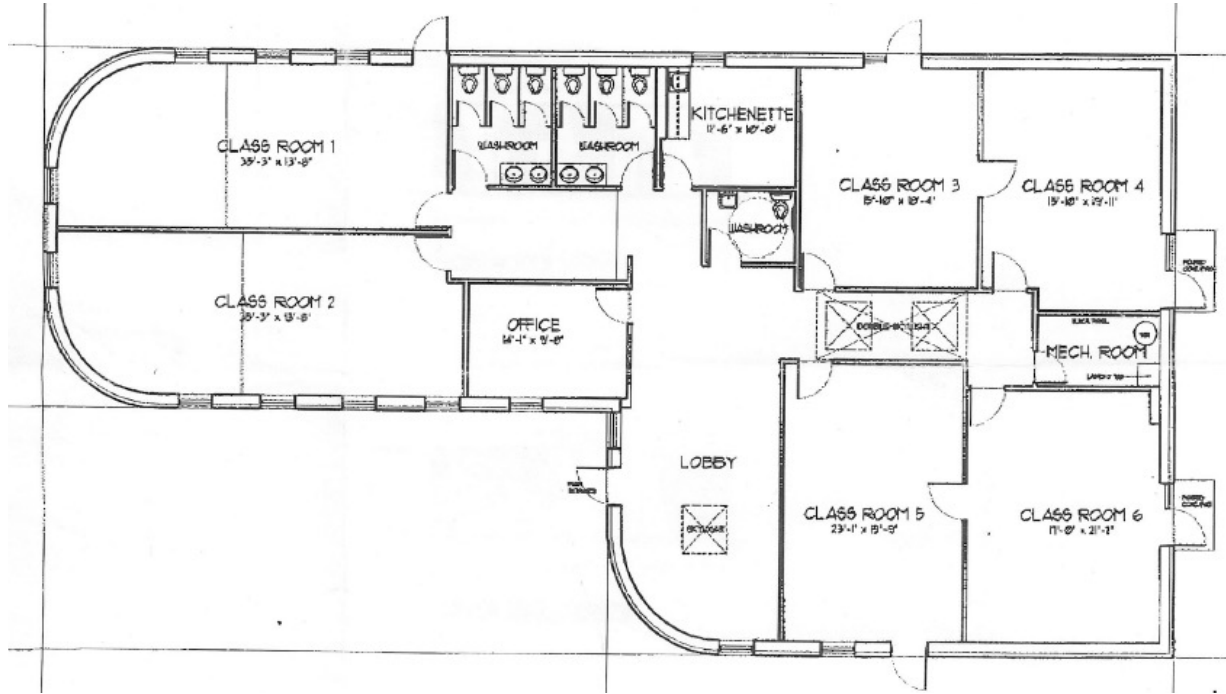
Property Images



Interior Images



Floor Plan



Zoning - E2-1

E2 – Employment Zone

Permitted Uses

Office

- Medical Office
- Office

Business Activities

- Broadcasting/Communication Facility
- Manufacturing Facility
- Science and Technology Facility
- Warehouse/Distribution Facility
- Wholesaling Facility
- Self Storage Facility
- Contractor Service Shop
- Medicinal Product Manufacturing Facility
- Medicinal Product Manufacturing Facility – Restricted

Commercial

- Restaurant
- Convenience Restaurant
- Take-out Restaurant
- Commercial School
- Financial Institution
- Veterinary Clinic
- Animal Care Establishment

Motor Vehicle Service

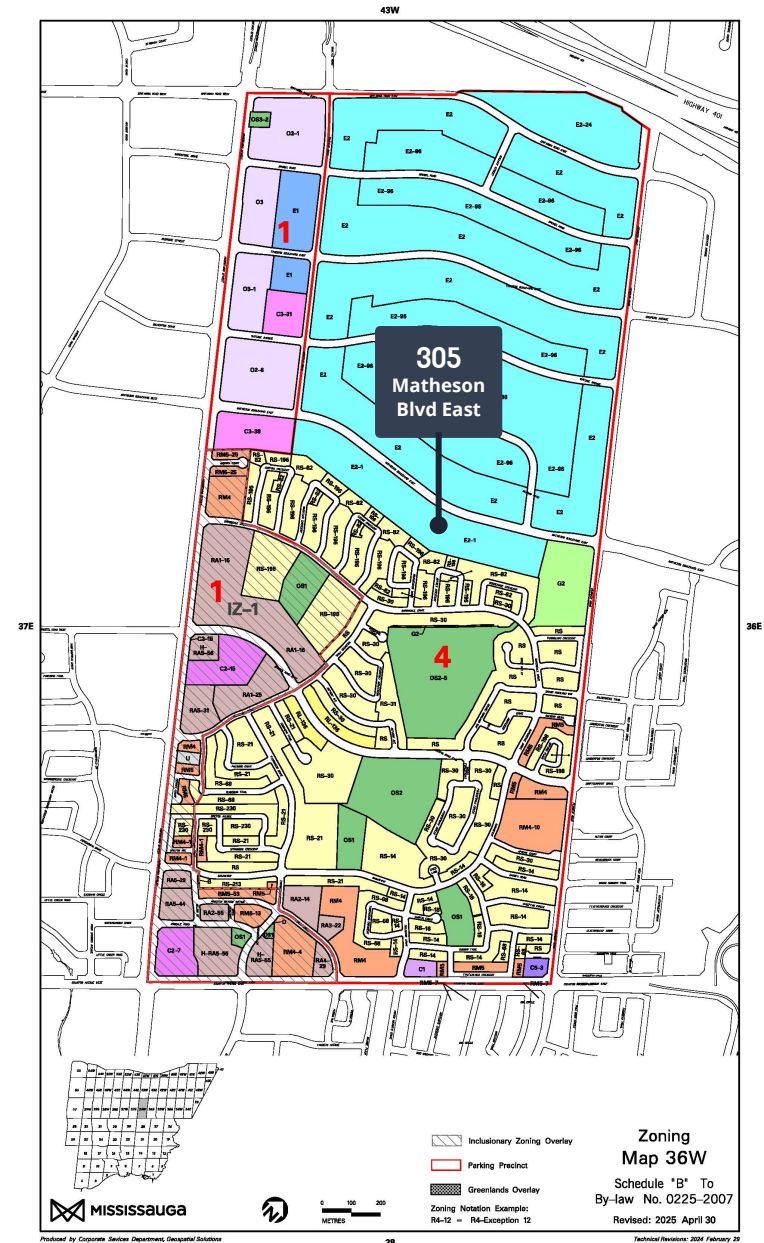
- Motor Vehicle Repair Facility – Restricted
- Motor Vehicle Rental Facility
- Motor Vehicle Wash Facility – Restricted
- Gas Bar
- Motor Vehicle Service Station
- Motor Vehicle Sales, Leasing and/or Rental Facility – Commercial Motor Vehicles

Hospitality

- Banquet Hall
- Conference Centre
- Convention Centre
- Overnight Accommodation

Other

- Animal Boarding Establishment
- Active Recreational Use
- Truck Fuel Dispensing Facility
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment
- Private Club
- Repair Establishment
- Parking Lot
- University/College



[Click here for more information](#)

Location Map



Amenities Legend

- 1 Mississauga Entertainment Centrum**

Cineplex	Turtle Jack's
Boston Pizza	McDonald's
Osmow's	Denny's
Moxies	Mucho
Burrito LA	Demetre's
Fitness	Booster Juice
	Montana's
- 2**

Starbucks	Popeye's Supplements
Firehouse Subs	Guac Mexi Grill
- 3**

Tim Hortons	
Wendy's	Petro
Canada	
- 4**

Highland Farms	BMO
TD	Burger King
Mandarin	
Shell	
- 5 Sandalwood Square**

BMO	Fit 4 Less
Subway	Bar Burrito
UPS	A Buck or Two
McDonald's	Convenience K
Value Village	Sandalwood Dental
- 6 Heartland Town Centre**

Best Buy	Canadian Tire
Dollarama	Costco
Sephora	LCBO
Loblaws	McDonald's
Walmart	Seafood City
- 7 Square One Shopping Centre**

Apple	The Rec Room
H&M	Indigo
Walmart	Moxie
BMO	s
Uniqlo	Earls
	The Food District

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