

RETAIL PROPERTY

# FOR LEASE



Car Dealership | 8046 Dixie Road, Brampton, ON, L6T 4W6



8046 Dixie Road offers a rare opportunity to lease a purpose-built, free-standing former car dealership in one of Brampton's most established automotive and commercial corridors.

- The building is currently vacant and ideally suited for a new or expanding automotive dealership, benefiting from existing showroom and service infrastructure, strong street presence, and excellent regional connectivity.
- Located in east-central Brampton, the property sits within a well-established commercial and automotive node that supports vehicle sales, service, and related businesses.
- The building offers high-visibility frontage along Dixie Road, a major north-south road connecting Brampton to Mississauga.
- Convenient access to Steeles Avenue East, Highway 410, and Highway 407, with strong commuter and local traffic exposure and easy access for customers, staff, and vehicle logistics.
- Large paved lot for vehicle display and customer parking.
- Ideal uses include: new or used car dealership, automotive brand expansion or relocation, EV showroom and service centre, specialty or performance automotive retailer.

**ADAM HENECHOWICZ**

Sales Representative  
O: +1(416)636.8898 EXT. 289  
C: +1(416)723.6045  
ahencho@thebehargroup.com

**LAWRENCE MOSSELSON**

Senior Vice President, Retail Advisory | Broker  
O: +1(416)636.8898 EXT. 258  
C: +1(416)704.2421  
lawrencem@thebehargroup.com





PROPERTY DETAILS	
Size:	15,814 SF
Lease Rate:	\$21.00 SF/yr (NNN)
Additional Rent:	\$10.00 SF/yr
Availability:	Immediate

DEMOGRAPHICS	1 KM	3 KM	5 KM
Total Population	3,666	54,277	171,748
Daytime Population	7,171	80,023	222,332
Total Households	1,190	17,474	53,511
Average Household Income	\$94,708	\$94,614	\$104,159

Data Source: Environics Estimates 2025

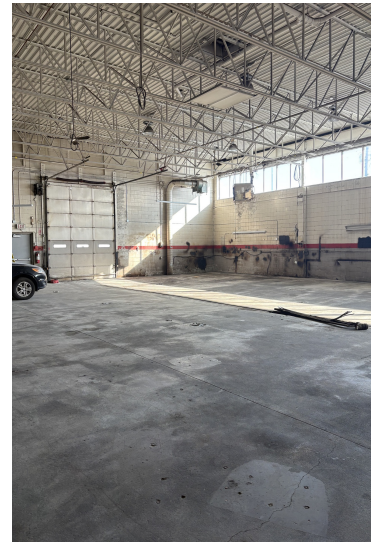
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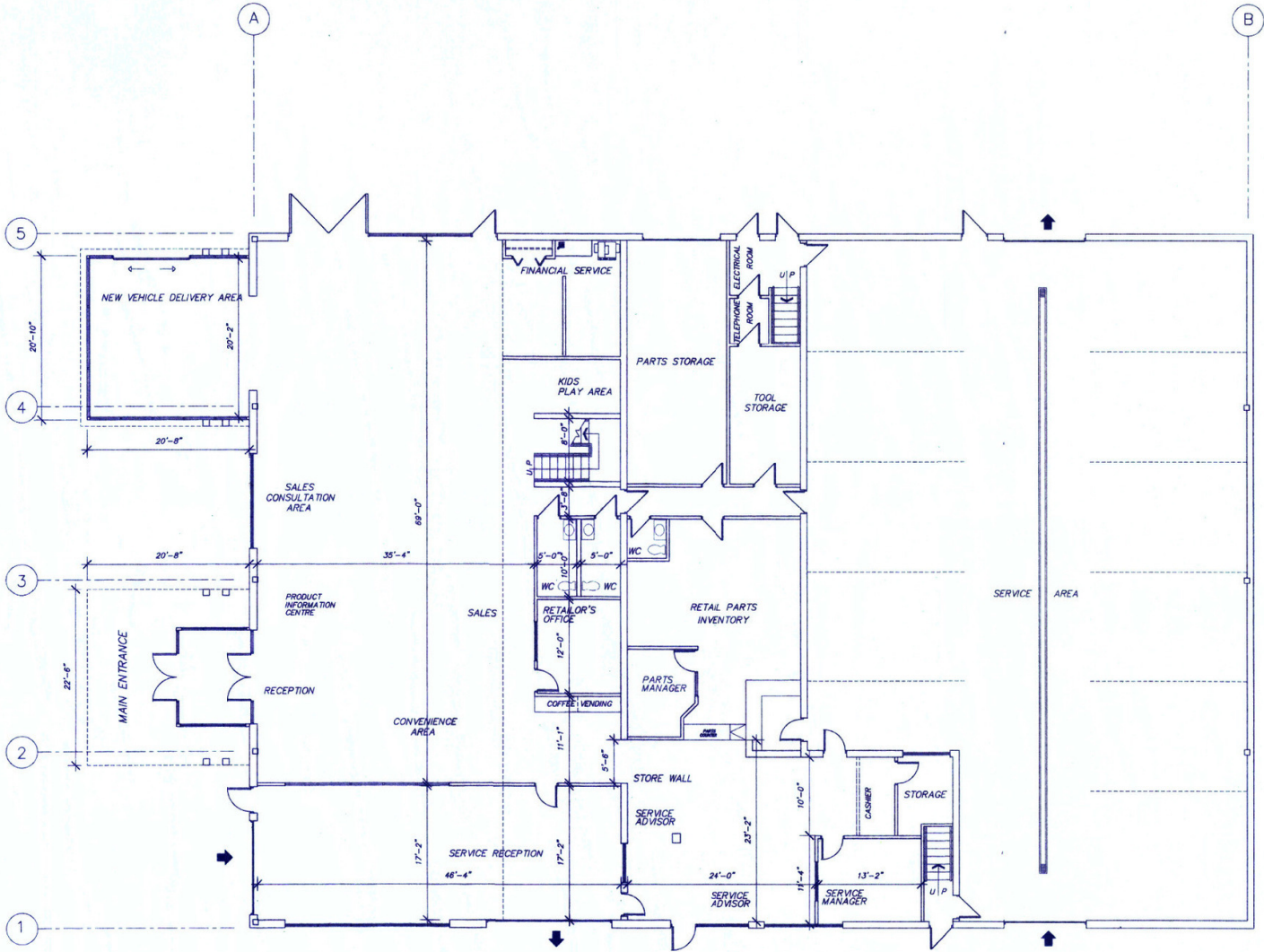
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**GROUND FLOOR PLAN**  
SCALE: 1/8"=1'-0"

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# THE BEHAR GROUP™

## BROKERAGE & COMMERCIAL REAL ESTATE SERVICES

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### Head Office (Mailing Address)

1170 Sheppard Avenue West, Suite 24,  
Toronto, ON, M3K 2A3  
Tel: 416.636.8898 | Fax: 416.636.8890

### Downtown Office

30 Duncan Street, Suite 201  
Toronto, ON, M5V 2A3

### Vancouver Office

1110 Hamilton St, Unit 206  
Vancouver, BC V6B 6C5  
Tel: 604.616.0013

### Calgary Office

639 5th Ave SW, Suite 2500  
Calgary, AB T2P 0M9

The Behar Group Realty Inc., Brokerage  
[www.TheBeharGroup.com](http://www.TheBeharGroup.com)

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As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

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TBG strongly recommends that consumers retain the services of a qualified and experienced real estate agent.

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