

49 South Service Road

High Exposure Redevelopment Opportunity
in South Central Mississauga



The Offering

High Exposure Redevelopment Opportunity in South Central Mississauga

CBRE Limited is pleased to offer for sale a high exposure re-development site comprising 1.08 acres, situated on the southeast corner of the QEW and Hurontario in the rapidly changing area of Mississauga. The corner site features approximately 600 feet of frontage on South Service Road and QEW and is currently improved with a single tenant institutional building previously occupied by the OPP.

Area Context and History

The Property is located in Cooksville, an established neighborhood in south-central Mississauga situated between the QEW and Lakeshore along Hurontario Street. The Property is located within a small cluster of institutional buildings, surrounded by residential. The immediate area is characterized by primarily low to medium density residential subdivision developments with attractive retail area running along Hurontario.

The City of Mississauga Official Plan designates the site as "Residential Low Density II" a designation which permits the development of low density residential dwellings. This area is currently experiencing gentrification in the form of residential infill housing and mid-rise condos.

The Property is designated R1 Zone (Residential) under Mississauga zoning by-law No. 0225-2007 and as such is fit for development of detached dwellings but would require an amendment to allow for medium density development.

Cooksville Neighbourhood

Cooksville is an important character area within the City of Mississauga and new development must be compatible with, and enhance the village character of Cooksville as a distinct established community by integrating with the surrounding area. The established residential character of the areas will be maintained through appropriate building masses, setbacks, intensive landscaping, streetscapes with many mature trees and a regular street grid.



KEY PROPERTY STATISTICS

ADDRESS	49 SOUTH SERVICE ROAD
MAJOR INTERSECTION	HURONTARIO AND QEW
SITE AREA	1.08 ACRES (47,044 SF)
FRONTAGE	APPROXIMATELY 600 FT ALONG SOUTH SERVICE ROAD
ZONING	R1
OFFICIAL PLAN LAND USE	RESIDENTIAL LOW DENSITY II



Highlights

- + The area is experiencing re-development directly to the east and north in the form of medium and high density residential, indicating the ability for rezoning.
- + The site offers direct access to the QEW and proximity to Highways 401 & 403
- + Excellent local amenities offered by the City of Mississauga, Cooksville GO Station, Square One and Erin Mills Town Centre located close to the site.

Surrounding Developments

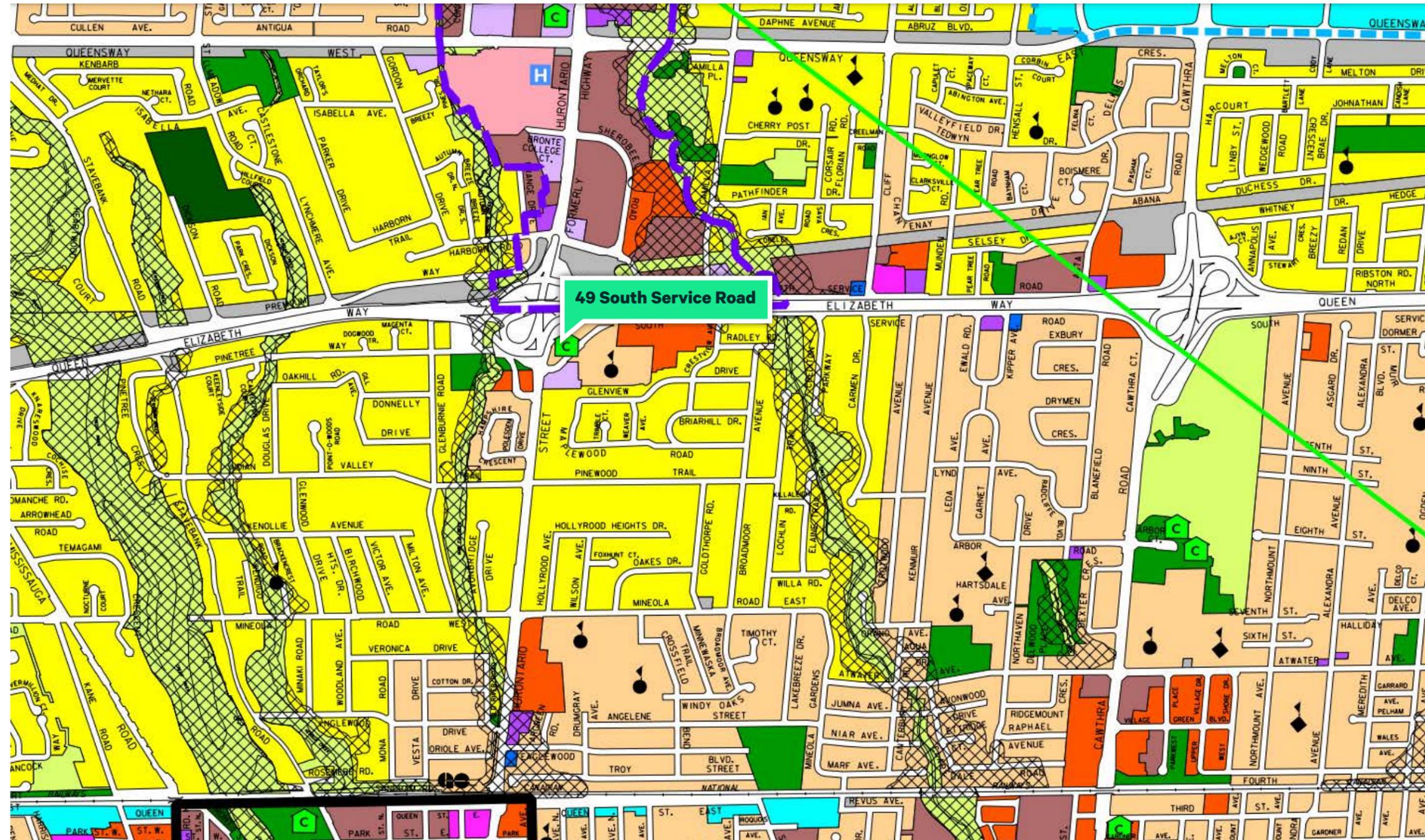
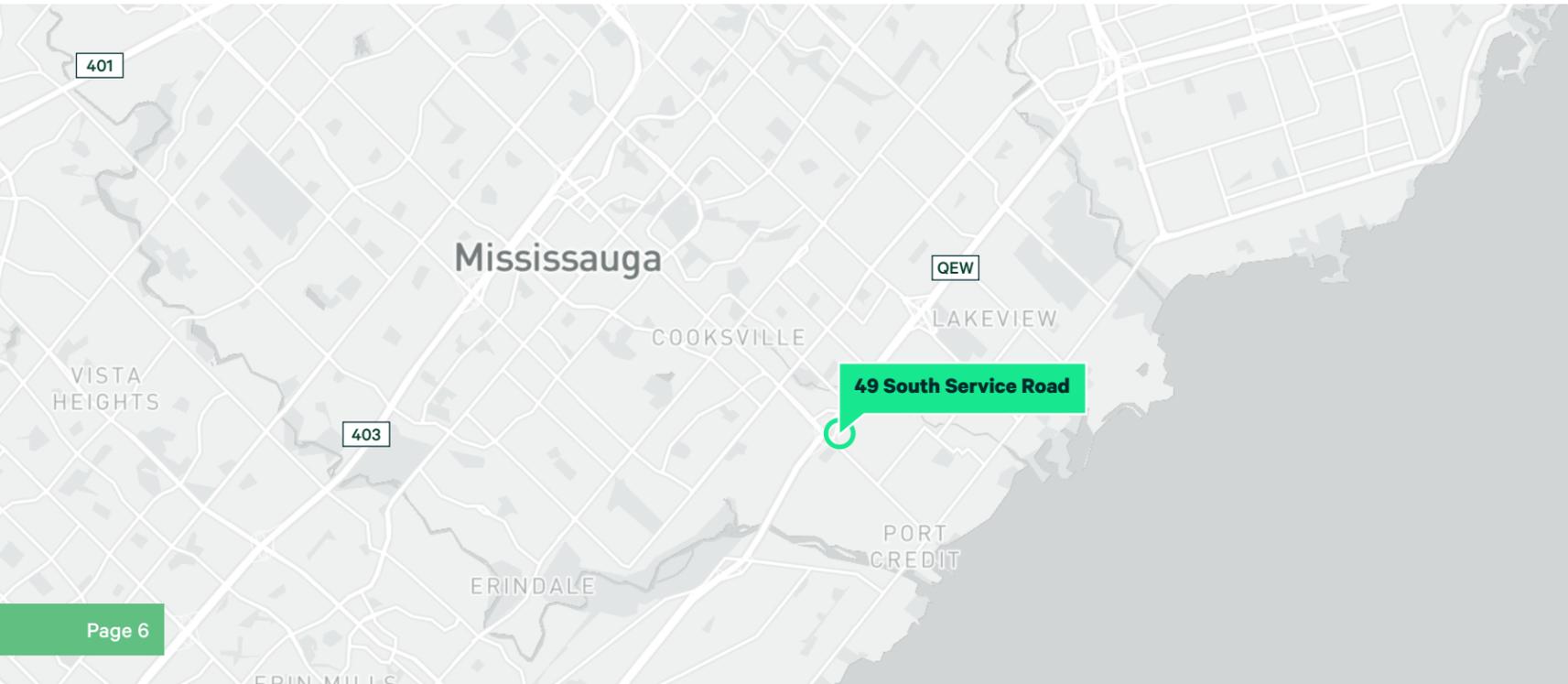
ADDRESS	2120 Hurontario Street	2024 Camilla Road	1640 Crestview Avenue	86 Dundas Street East	89 Dundas Street West
DEVELOPMENT	Residences at Gordon Woods	20/Twenty Towns	Vellore Crescent	Artfor	Arte Residence
DEVELOPER	Edenshaw Developments	Consulate Development Group	Carlyle Communities	Emblem Developments	Emblem Developments
PRODUCT TYPE	High Rise	Stacked Townhouse	Townhouse	High Rise	High Rise
UNITS	594	148 (1,494 sf avg)	20 (+/-2,000 sf)	336 (756 sf avg)	427 (575 sf avg)
OPENING DATE	Oct-21	Oct-19	-	Aug-20	Jul-21
COMMENTS	No pricing information available at this time	Sold out. 4 stories, avg selling price: \$900,711.00 Avg \$/sf: \$580	Currently selling. Avg selling price: \$1,379,990 Avg \$/sf: \$596	Sold Out. Avg selling price: \$672,561.00 Avg \$/sf: \$925	Currently Selling. Avg selling price: \$624,581 Avg \$/sf: \$1,058



Official Plan

Land Use Designations

- | | | | |
|---|---|--|--|
|  Residential Low Density I |  Business Employment |  Downtown Mixed Use |  Private Open Space |
|  Residential Low Density II |  Industrial |  Downtown Core Mixed Use |  Greenlands |
|  Residential Medium Density |  Airport |  Convenience Commercial |  Parkway Belt West |
|  Residential High Density |  Institutional |  Motor Vehicle Commercial |  Utility |
|  Mixed Use |  Public Open Space |  Office | |



49 South Service Road
Mississauga | Ontario



The Offering Process

All information provided and advertised by the Seller and CBRE shall be verified by the Buyer as the Property is being sold on an „As Is, Where Is“ basis without representation or warranty by the Seller or the Broker. Purchasers to independently verify all applicable taxes from the Municipality.

The Vendor will be prepared to review offers submitted on the Vendor's standard form through CBRE, on a specific date that will be communicated by the Advisor at least seven (7) days in advance, only after a 30-day MLS advertising period. Offers will be reviewed and evaluated based on a number of subjective factors, including the demonstrated wherewithal of the purchaser and the ability to pay cash or secure third party financing, the consideration being offered and strength of deposits, conditions, timing of closing and any other matters deemed relevant by CBRE and the Vendor. The Vendor reserves the right, in its sole discretion, to alter the offering process and reject any or all offers received.



Contact Me For More Information

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