

5700 CANCROSS COURT

MISSISSAUGA, ONTARIO

**OFFICE BUILDING FOR SALE
WITH PARTIAL LEASEBACK TO AAA TENANT**

**EXCELLENT
OWNER
OCCUPIER
OPPORTUNITY**



For More Information, Please Contact:

Gary L. Williamson*

Senior Vice President
T +1 416 495 6247
gary.williamson@cbre.com

Carley Williamson

Sales Representative
T +1 416 798 6276
carley.williamson@cbre.com

Claire Williamson

Sales Representative
T +1 416 495 6236
claire.williamson@cbre.com

CBRE Limited
2005 Sheppard Ave E
Suite 800
Toronto, ON M2J 5B4
www.cbre.ca

*Sales Representative

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OFFICE BUILDING FOR SALE

PROPERTY DETAILS

TOTAL BUILDING AREA	28,911 sq. ft.
SHIPPING	1 Service Door; 1 Overhead Bay Door
YEAR BUILT	1988
LOT AREA	2.26 ac.
PERIMETER	1,276.25 ft.
PARKING	89 stalls
ZONING	E2
SERVICE	Bell, Rogers, Telus Available in Building
LEGAL DESCRIPTION	PCL BLOCK 9-1, SEC 43M832 ; BLK 9, PL 43M832 ; S/T LT899093 MISSISSAUG
PRICE	Speak to Listing Agent for Details
ANNUAL TAXES	To be Confirmed



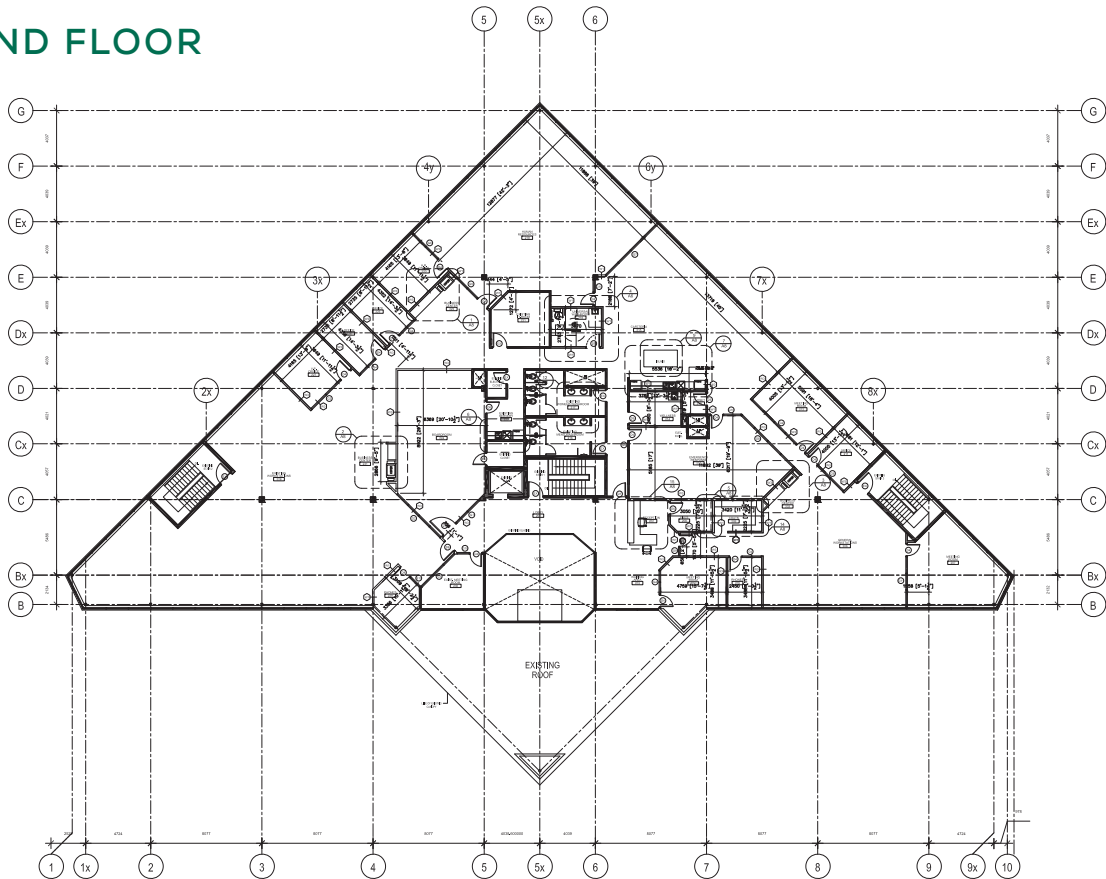
**SPEAK TO LISTING AGENT REGARDING
PARTIAL LEASEBACK DETAILS**

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GROUND FLOOR



SECOND FLOOR



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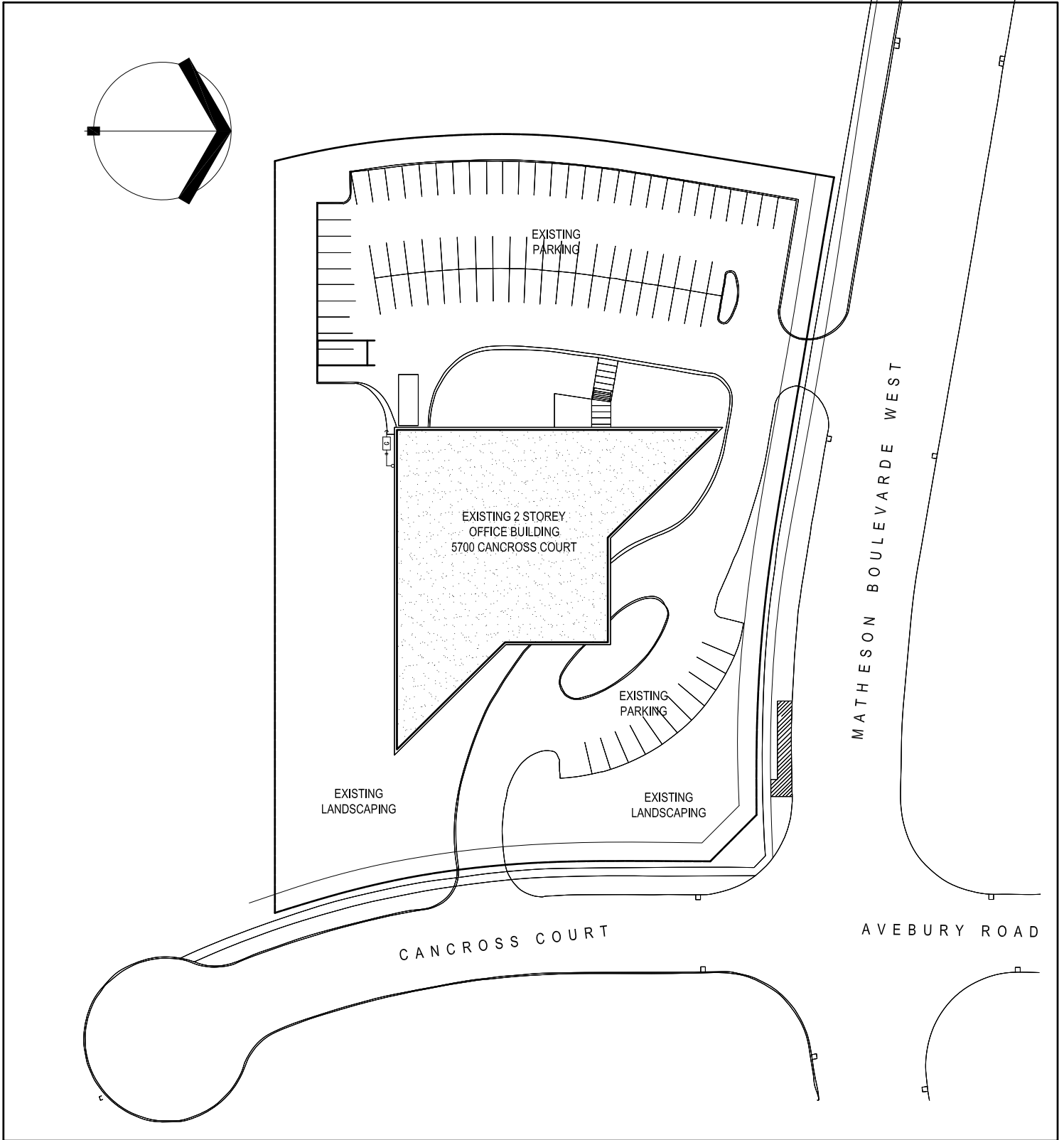
PERMITTED USES

- ✓ Medical Office
- ✓ Office
- ✓ Broadcasting / Communication Facility
- ✓ Manufacturing Facility
- ✓ Science and Technology Facility
- ✓ Truck Terminal
- ✓ Warehouse/Distribution Facility
- ✓ Wholesaling Facility
- ✓ Waste Processing Station¹
- ✓ Waste Transfer Station¹
- ✓ Composting Facility¹
- ✓ Self Storage Facility
- ✓ Contractor Service Shop
- ✓ Medicinal Product Manufacturing Facility¹
- ✓ Medicinal Product Manufacturing Facility Restricted¹
- ✓ Restaurant
- ✓ Convenience Restaurant
- ✓ Take-out Restaurant
- ✓ Commercial School
- ✓ Financial Institution¹
- ✓ Veterinary Clinic
- ✓ Animal Care Establishment
- ✓ Motor Repair Facility - Restricted
- ✓ Motor Vehicle Rental Facility
- ✓ Motor Vehicle Wash Facility - Restricted
- ✓ Gas Bar¹
- ✓ Motor Vehicle Service Station¹
- ✓ Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles¹
- ✓ Banquet Hall / Conference Centre / Convention Centre
- ✓ Night Club¹
- ✓ Overnight Accommodation
- ✓ Adult Video Store¹
- ✓ Adult Entertainment Establishment¹
- ✓ Animal Boarding Establishment¹
- ✓ Active Recreation Use
- ✓ Body-Rub Establishment¹
- ✓ Beverage/Food Preparation Establishment
- ✓ Truck Fueling Dispensing Facility
- ✓ Entertainment Establishment
- ✓ Funeral Establishment¹
- ✓ Private Club
- ✓ Repair Establishment
- ✓ Parking Lot
- ✓ University/ College
- ✓ Courier/Messenger Service

¹Permitted uses with conditions. Click on the additional zoning information below for further details.

[CLICK HERE FOR ADDITIONAL ZONING INFORMATION](#)

SITE SURVEY



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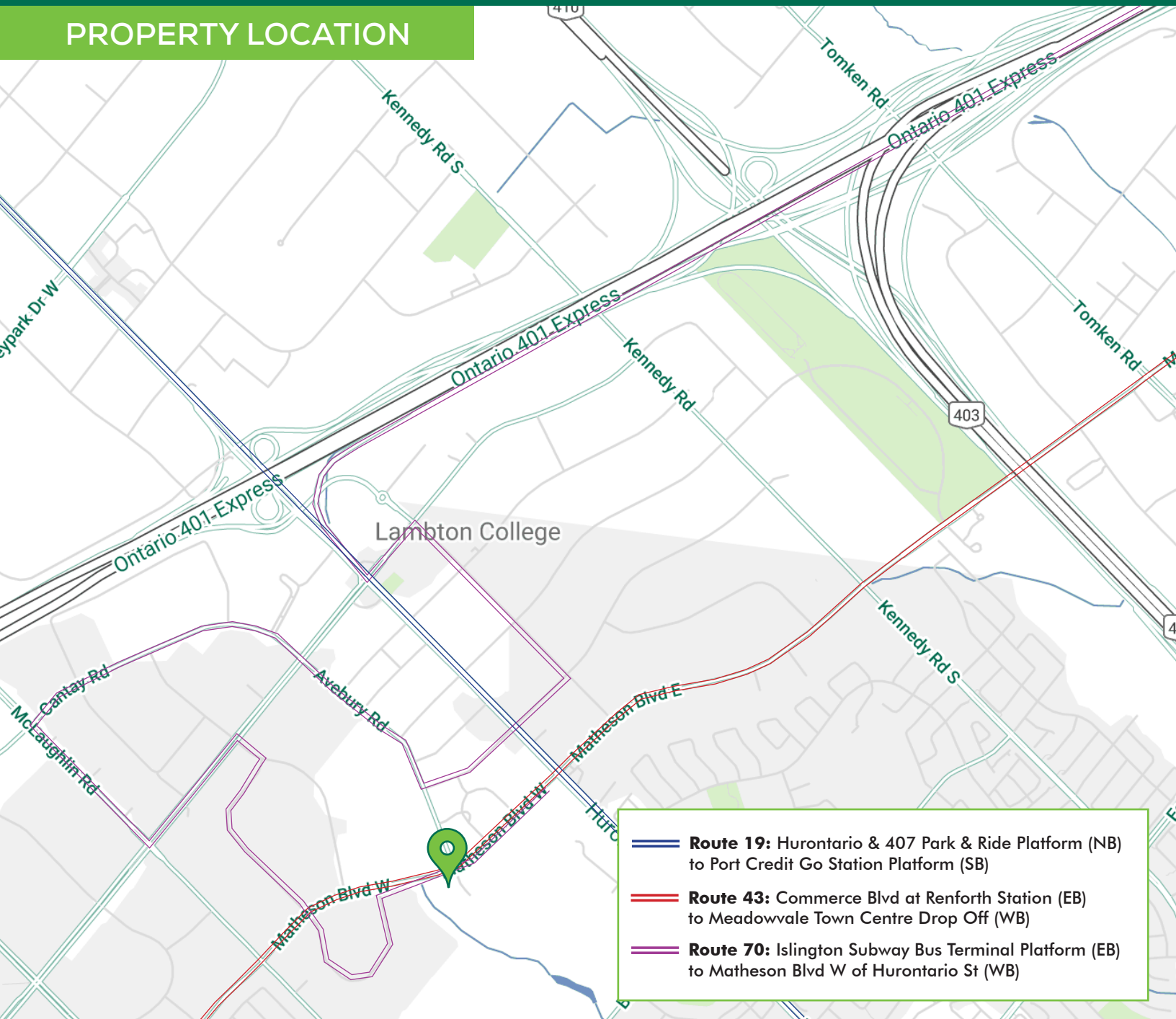


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PROPERTY LOCATION



- Route 19:** Hurontario & 407 Park & Ride Platform (NB) to Port Credit Go Station Platform (SB)
- Route 43:** Commerce Blvd at Renforth Station (EB) to Meadowvale Town Centre Drop Off (WB)
- Route 70:** Islington Subway Bus Terminal Platform (EB) to Matheson Blvd W of Hurontario St (WB)

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*Sales Representative | All outlines are approximate

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