

FOR SALE

2560 & 2564 Confederation Parkway Mississauga

Peter DeGuerre*,
Senior Vice President
416.649.5903 | pdeguerre@lennard.com

Ed Belanger*,
Senior Vice President
613.963.2632 | ebelanger@lennard.com

*Sales Representative

2560 & 2564
Confederation Parkway

Lennard:

200-55 University Avenue, Toronto
416.649.5920

420-333 Preston Street, Ottawa
613.963.2640

lennard.com

Property Details



Site Area

0.28 Acres

2560 Confederation Pkwy

0.139 Acres

2564 Confederation Pkwy

0.14 Acres



Pin

2560 Confederation Pkwy

133551050

2564 Confederation Pkwy

133551048



Legal Description

2560 Confederation Pkwy

LOT 9, PLAN C13 EXCEPT
PART 2, 43R39022 CITY OF
MISSISSAUGA

2564 Confederation Pkwy

LOT 8, PLAN C13 EXCEPT
PART 1, 43R39022 CITY OF
MISSISSAUGA



Zoning

C4-71: Mainstreet Commercial



Asking Price

\$2,750,000

Property Highlights

- The subject site is currently vacant and unimproved
- Features frontage onto the west side of Confederation Parkway
- The site is generally level with the street frontage and adjacent properties



Listing Agents

Peter DeGuerre*

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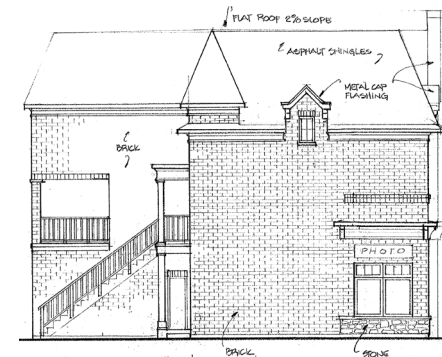
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Renderings



This site is located in the City of Mississauga, in close proximity to arterial routes with very good access characteristics. The subject has a level topography, and a regular shape, which will likely permit low-to-medium density residential and mixed-use development.

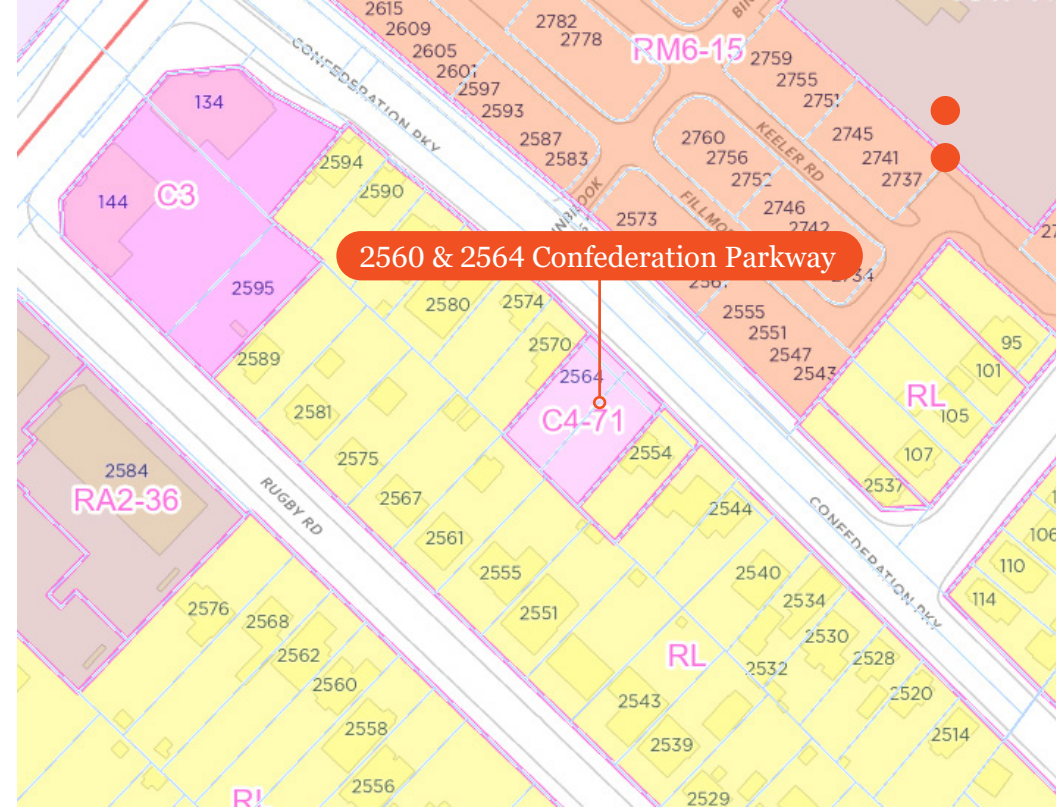


Note: Pictures represent a concept plan that was intended for the site

Zoning

C4-71: Mainstreet Commercial

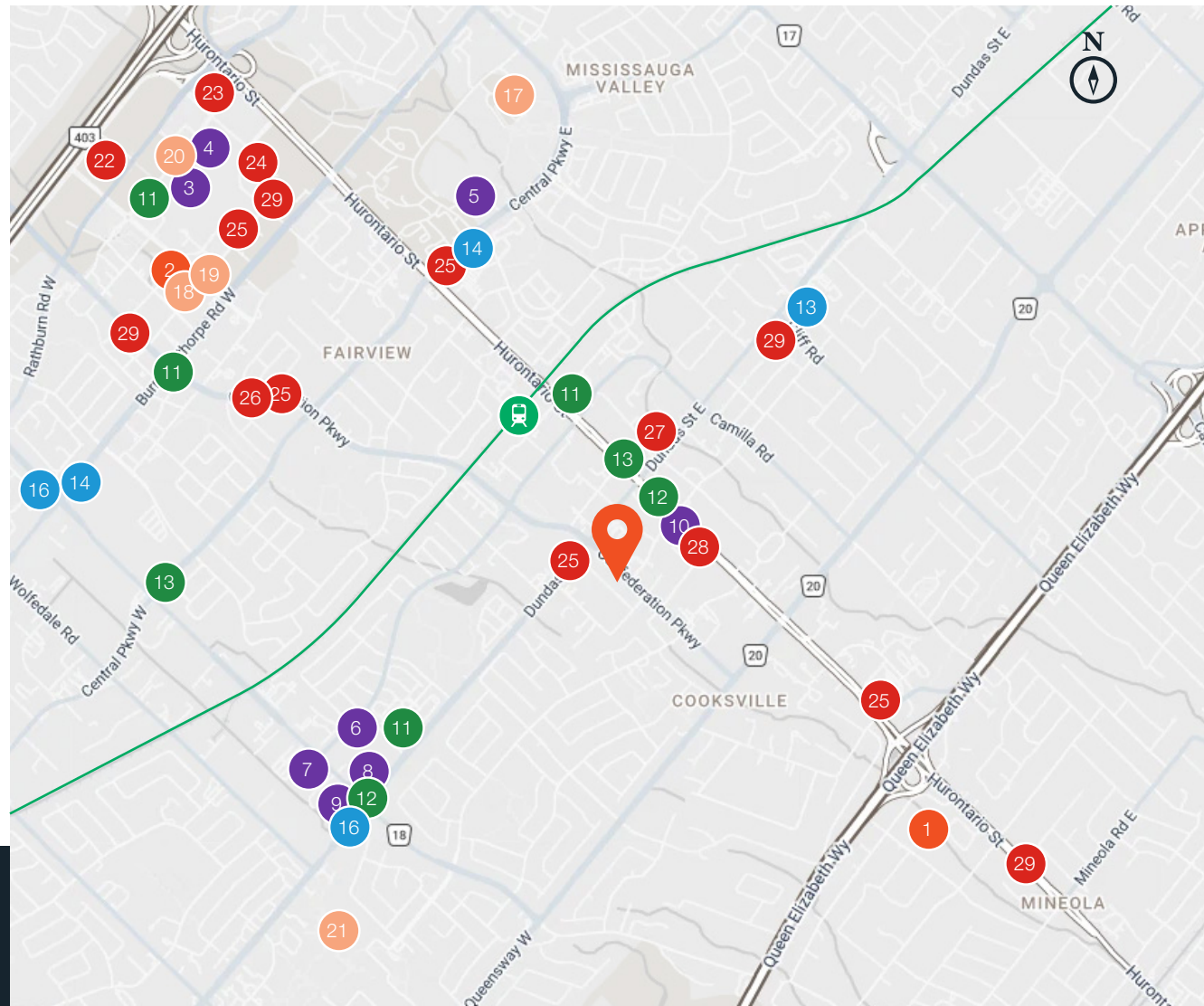
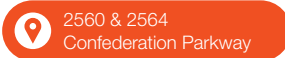
- Retail Store
- Restaurant
- Take-out Restaurant
- Veterinary Clinic
- Animal Care Establishment
- Funeral Establishment*
- Service Establishment
- Commercial School
- Financial Institution
- Medical Office
- Office
- Hospitality - Overnight Accommodation
- Recreational Establishment
- Entertainment Establishment
- Private Club
- University/College
- Parking Lot
- Apartment
- Dwelling unit located above the first storey of a commercial building



The subject has received a Site-Specific "Mixed Use" designation. City of Mississauga Official Plan Subject on June 3, 2020 the subject received a Site-Specific Official Plan Amendment (OPA71-Special Site 9), designating the Subject "Mixed Use" under the Official Plan. The Site-Specific designation identifies townhouses as a permitted use.

Amenities Map

-  **Civic Buildings**
 - 1 Mississauga Hospital
 - 2 Mississauga City Hall
-  **Shopping**
 - 3 Square One Shopping Centre
 - 4 Walmart Supercentre
 - 5 Metro
 - 6 The Home Depot
 - 7 Mississauga Flea Market
 - 8 Real Canadian Superstore
 - 9 Canadian Tire
 - 10 FreshCo
-  **Banks**
 - 11 Scotiabank
 - 12 TD Canada Trust
 - 13 CIBC
-  **Gas Stations**
 - 14 Esso
 - 15 Shell
 - 16 Petro Canada
-  **Recreation**
 - 17 Mississauga Valley Community Centre
 - 18 Mississauga Civic Centre
 - 19 Mississauga YMCA
 - 20 The Rec Room Square One
 - 21 Huron Park Recreation Centre
-  **Restaurants**
 - 22 Scaddabush
 - 23 Panera Bread
 - 24 Earls Kitchen & Bar
 - 25 Tim Horton's
 - 26 Dairy Queen
 - 27 Domino's Pizza
 - 28 Mario's BBQ
 - 29 Starbucks Coffee



Transit: Close proximity to Hurontario Street, Queen Elizabeth Way, Hwy 403 & Cooksville GO Station

Demographics

Criteria	Aggregation	Trade Area (1 km)	3 km	5 km
Total Population	Sum	23,907	134,064	277,208
Total Daytime Population	Sum	32,671	137,401	307,358
Average Age	Average	41.1	41	42
Median Household Income	Average	\$70,934	\$88,937	\$96,773
Total Occupied Households	Sum	9,387	52,106	104,168


\$70,934
 Median Household Income
 (1 km radius)


41.1
 Average Age
 (1 km radius)

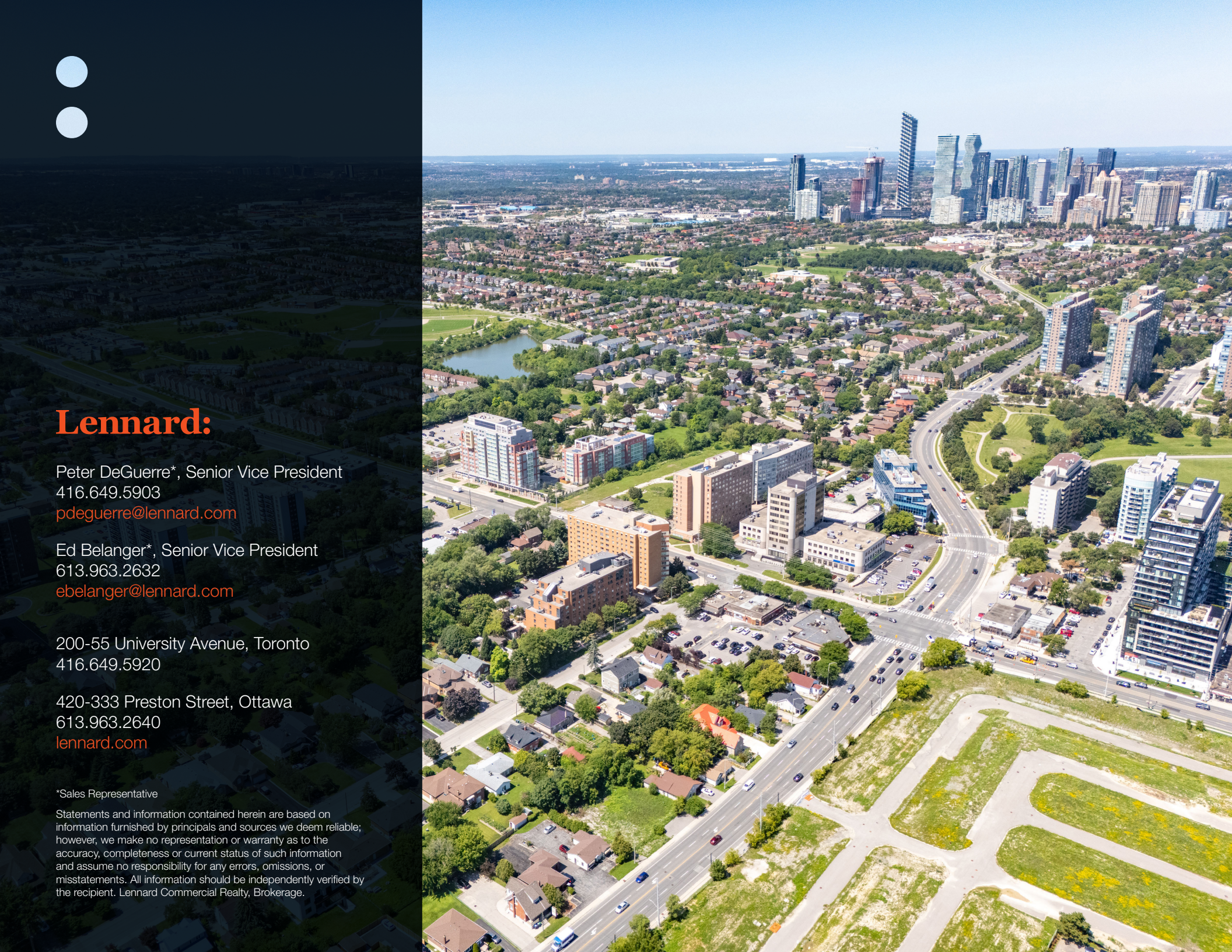

89%
 Education Rate
 (1 km radius)

 2560 & 2564 Confederation Parkway

 1 km radius

Site Gallery





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