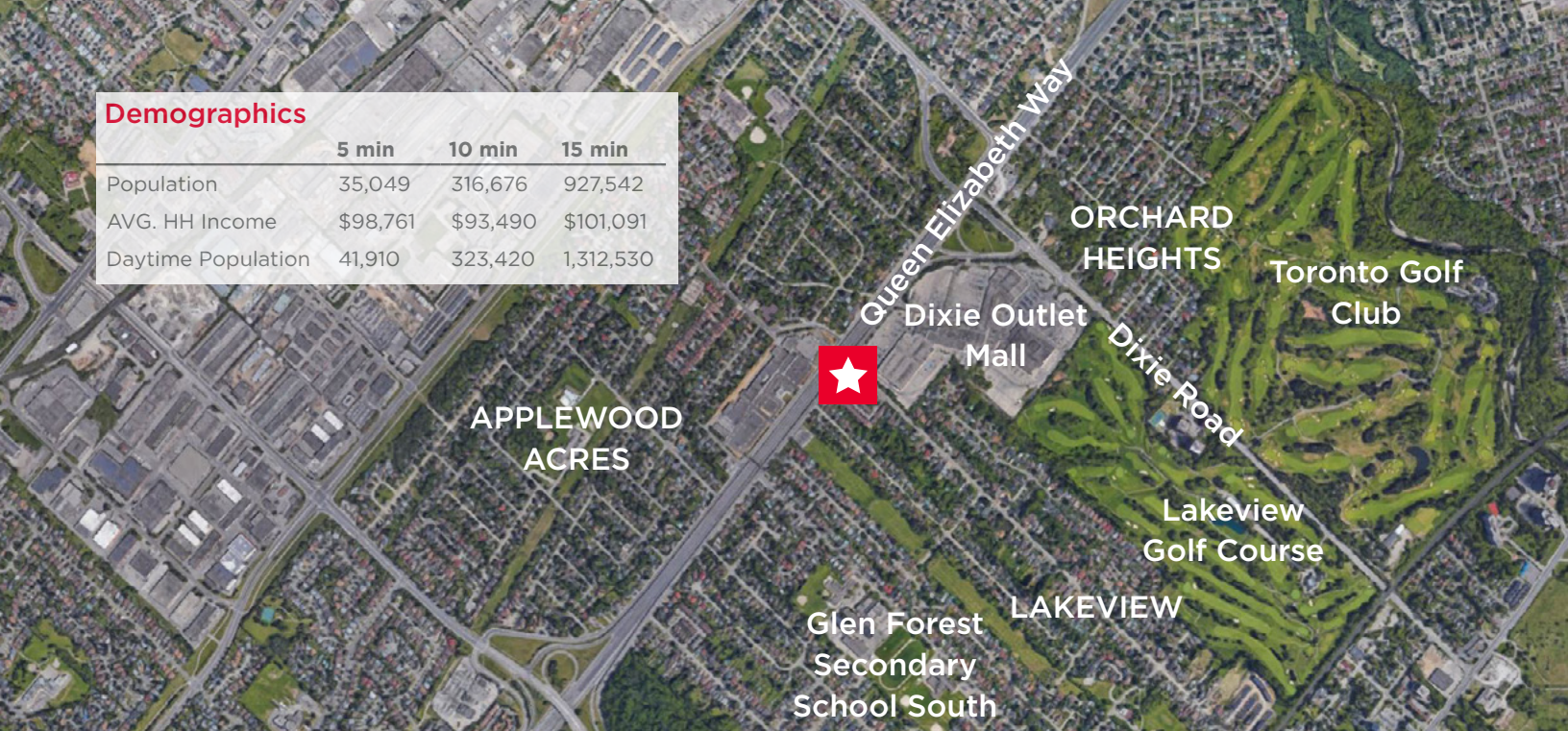


Demographics

	5 min	10 min	15 min
Population	35,049	316,676	927,542
AVG. HH Income	\$98,761	\$93,490	\$101,091
Daytime Population	41,910	323,420	1,312,530



VACANT LAND FOR SALE

TRAFFIC COUNT: 11,345 AADT (2014)



1160 SOUTH SERVICE ROAD

Mississauga, Ontario

ASKING: \$1,950,000
0.735 ACRES

PROPERTY HIGHLIGHTS

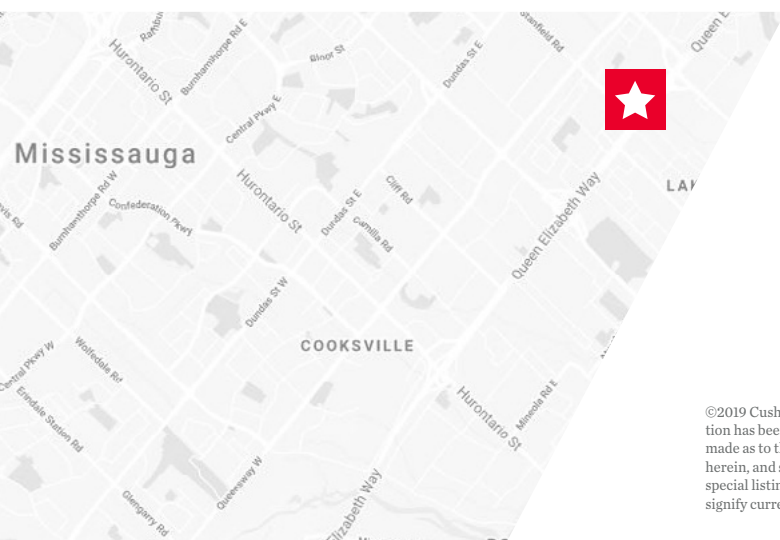
Municipal services reported available to the site include: sanitary & storm sewers, water, hydro, natural gas, and telephone.

Located on the hard corner of South Service Road and Haig Boulevard.

Suncor will restrict the following uses: gas station, convenience store, car wash, sale of electrical power for vehicles.

Property is zoned as C5.

Located adjacent to Dixie Outlet Mall.



BOB VRENJAK

Senior Vice President
+1 519 804 4354
bob.vrenjak@cushwakewr.com

4295 King Street East, Suite 401 | Kitchener, Ontario
Main +1 519 585 2200 | Fax +1 519 650 5250
cushwakewr.com

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ENVIRONMENTAL

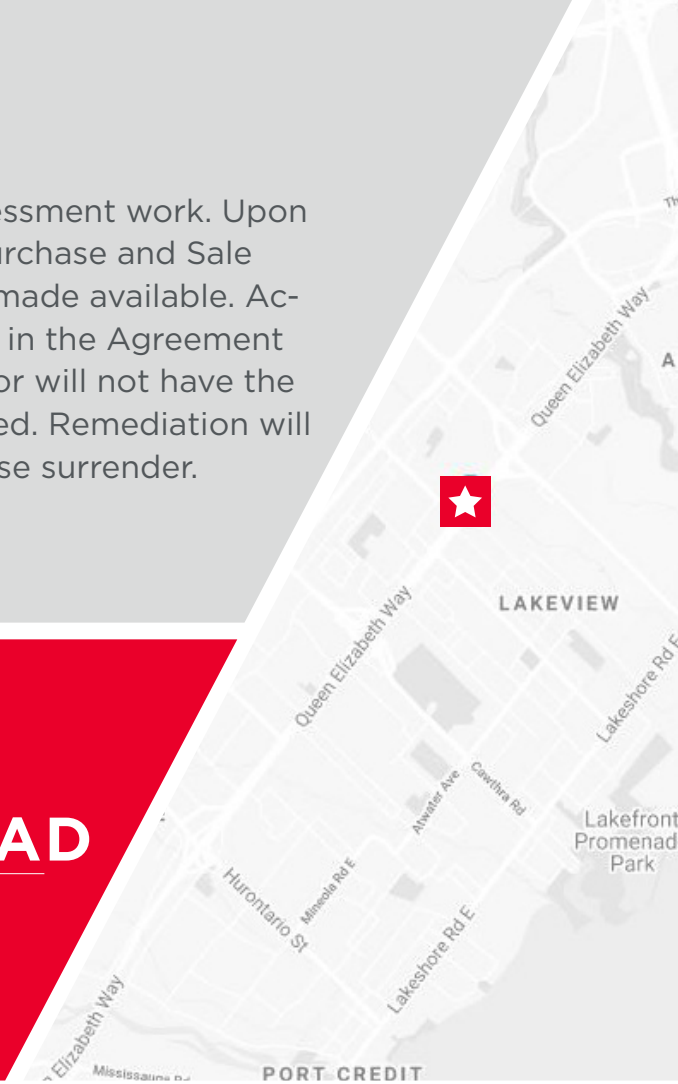
The Vendor has conducted on-site environmental assessment work. Upon prospective purchasers executing an Agreement of Purchase and Sale with Suncor, then Phase 1 and Phase 2 reports will be made available. Accordingly, the Purchaser will be provided a time frame in the Agreement to review the reports. For this particular site the Vendor will not have the reports ready until after the property is fully remediated. Remediation will be scheduled in conjunction with the timing of the lease surrender.



1160 SOUTH SERVICE ROAD

Mississauga, Ontario

ASKING: \$1,950,000 | 0.735 ACRES



LEASE SURRENDER

The Bay Operator on site has a lease until September 2021. As part of the Agreement it will be the Purchaser's responsibility to successfully negotiate a Lease Surrender. Contact with the Bay Operator can only be made with permission from the Vendor.

OFFERING PROCESS

The Vendor, Suncor, will consider the submission of Expressions of Interest ("EOI") on Suncor's standard form, a copy of which shall be provided to qualified Purchasers. Interested parties shall submit the EOI, on terms wherein the Purchaser agrees to complete a purchase of the property on the Vendor's Standard Agreement of Purchase and Sale. All EOIs must be received by the Vendor's Exclusive Agent, Cushman & Wakefield Waterloo Region, on or before November 1, 2019.

BOB VRENJAK
Senior Vice President
+1 519 804 4354
bob.vrenjak@cushwakewr.com

4295 King Street East, Suite 401
Kitchener, Ontario
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cushwakwr.com