
**AVISON
YOUNG**

215 Traders Boulevard E

Mississauga, ON

FOR SALE

Prime Mississauga Small-Bay Investment Opportunity



FOR SALE

215 Traders Boulevard E
Mississauga, ON

215

Traders Blvd
Mississauga, ON

Property details

TOTAL AREA

41,191 sf

CLEAR HEIGHT

16 feet

SHIPPING

5 TL / 13 DI

ZONING

E2

SITE AREA

2.32 acres

DEPTH

492.97 ft

FRONTAGE

205.18 ft

TAXES (2025)

\$115,998.53

ASKING PRICE

Speak with Listing Agent

Investment Highlights



Rare Small-Bay Offering – 41,191 SF multi-tenant flex building on 2.32 acres with unit sizes (1,000–5,000 SF) that are recession-resistant and highly sought-after by local users.



Prime Mississauga Location – Located in the heart of a supply-constrained node with excellent connectivity to Hwy 401, 403, 407, and Pearson International Airport.



Strong Leasing Fundamentals – Well-maintained asset with clean, functional units and major capital items replaced (roof 2017 and asphalt 204).



Diverse Tenant Mix with Upside – Stable cash flow today, with value-add potential through lease turnover, market rent growth, and tenant repositioning.



Flexible Zoning (E2) – Permits a wide range of industrial and service commercial uses, appealing to investors, users, and condo converters.



INTERIOR PHOTOS

215

Traders Blvd
Mississauga, ON

UNIT 2



INTERIOR PHOTOS

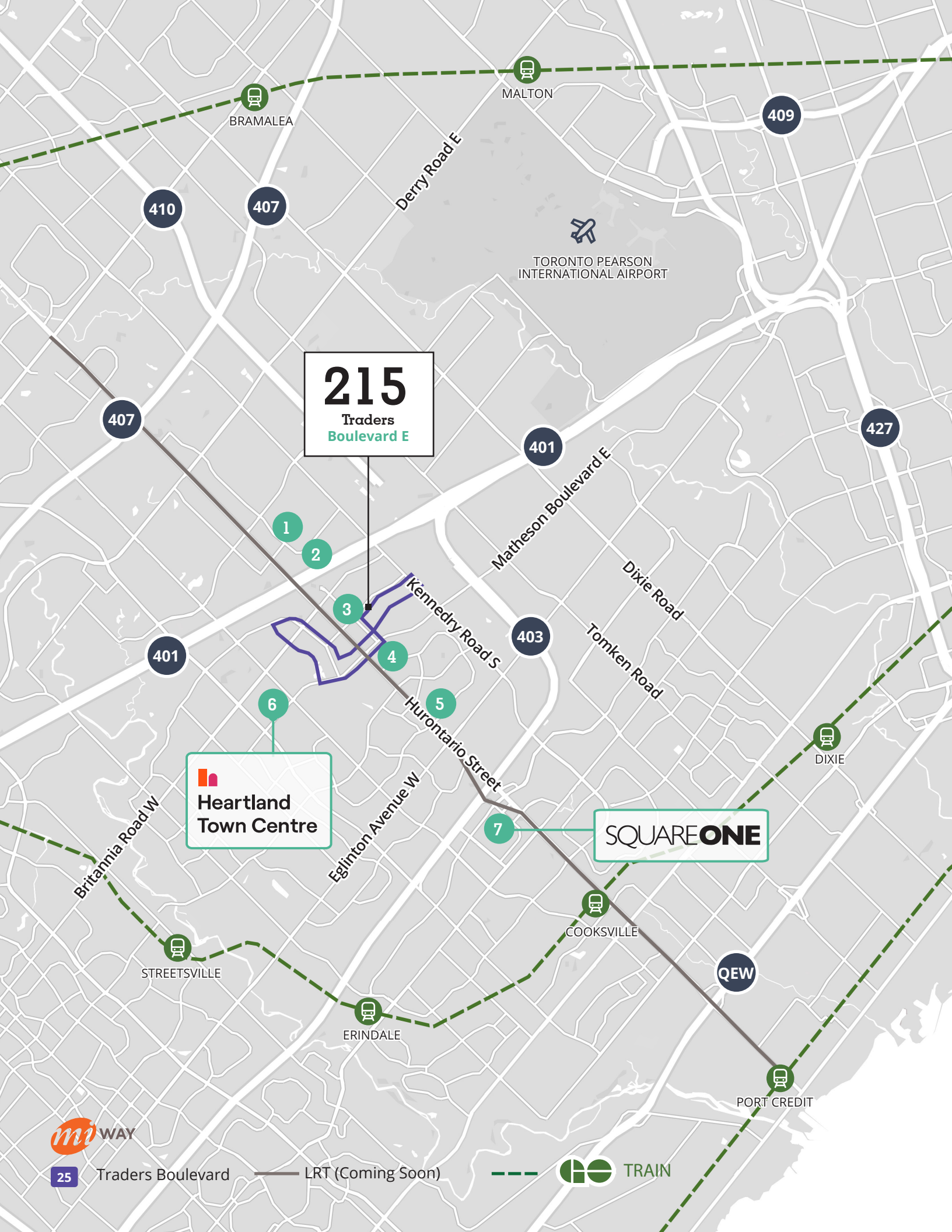
215 Traders Boulevard E
Mississauga, ON

UNIT 8



UNIT 9





LOCATION

215 Traders Boulevard E
Mississauga, ON

Amenities and transit

- 1 Mississauga Entertainment Centrum**
 Cineplex Turtle Jack's
 Boston Pizza McDonald's
 Osmow's Denny's
 Moxies Demetre's
 Mucho Burrito Booster Juice
 LA Fitness Montana's
- 2** Starbucks Popeye's Supplements
 Firehouse Subs Guac Mexi Grill
- 3** Tim Hortons
 Wendy's
 Petro Canada
- 4** Highland Farms BMO
 TD Burger King
 Mandarin
 Shell
- 5 Sandalwood Square**
 BMO Fit 4 Less
 Subway Bar Burrito
 UPS A Buck or Two
 McDonald's Convenience K
 Value Village Sandalwood Dental
- 6 Heartland Town Centre**
 Best Buy Canadian Tire
 Dollarama Costco
 Sephora LCBO
 Loblaws McDonald's
 Walmart Seafood City
- 7 Square One Shopping Centre**
 Apple The Rec Room
 H&M Indigo
 Walmart Moxies
 BMO Earls
 Uniqlo The Food District

Amenities within 5 km

410
RESTAURANTS

1,077
RETAIL

33
HOTELS

18
FITNESS CENTRES

58
BANKS

48
GAS STATIONS

OFFER PROCESS & GUIDANCE

215

Traders Blvd
Mississauga, ON

Confidential Information Memorandum (CIM) will be made available upon execution of a Confidentiality Agreement (CA).

[Click here to download](#)

PROPERTY TOUR

Guided tours will be scheduled during the week of **September 15, 2025**. Interested parties are encouraged to register early to secure a time slot.

BID DATE

Offers are requested by **5:00 PM EST on Thursday, September 25, 2025**.

UNPRICED OFFERING

Submit best terms and conditions. Offers should include purchaser profile, proposed price and structure, conditions, and timing for closing.

SUBMISSION INSTRUCTIONS

All offers to be submitted electronically to the Avison Young Listing Team:

Jeff Flemington, CCIM, SIOR, LEED AP
Broker, Principal, Executive Vice President
905 283 2336
jeff.flemington@avisonyoung.com

Patrick Campbell
Broker, Principal, Senior Vice President
647 393 7578
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Get more information

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