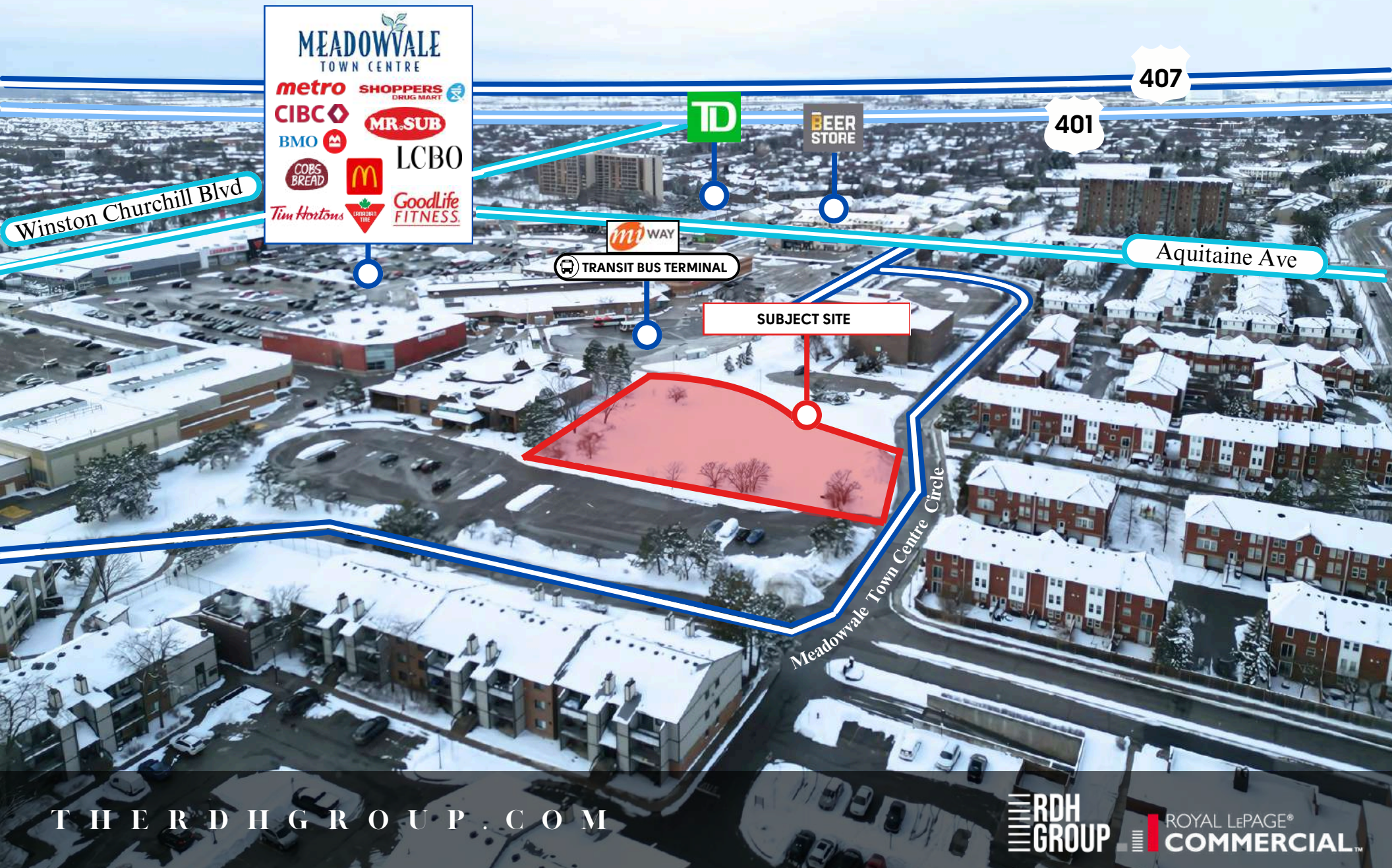


TOWN CENTRE MIXED-USE DEVELOPMENT LAND 6945 MEADOWVALE TOWN CENTRE CIRCLE, MISSISSAUGA, ON 0.94 ACRES



6945 MEADOWVALE TOWN CENTRE CIRCLE, MISSISSAUGA, ON

SITE OVERVIEW

Total Area: 0.94 AC | 40,870.53 Sq ft

Zoning: RCL 2 / C3

Official Plan: Mixed-Use

Asking Price: Unpriced

DEMOGRAPHICS



717,961
Population



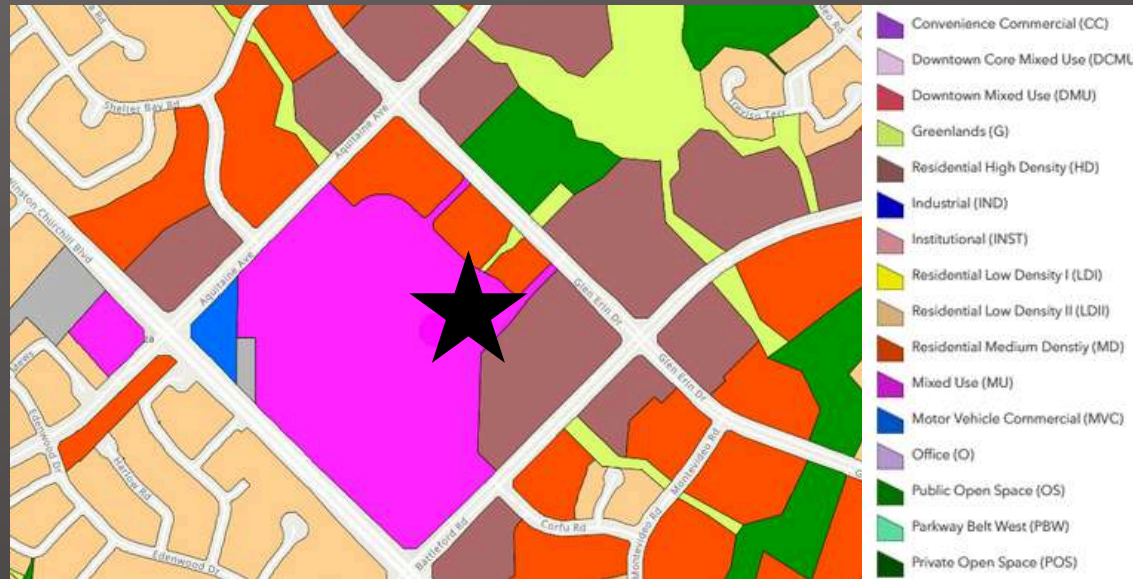
\$137,007
Average Household Income



75%
Employment Rate



OP DESIGNATION: MIXED-USE



Meadowvale will maintain its attributes as a master-planned community with a mix of uses connected by a network of streets, parks, open spaces and walkways.

Notwithstanding the policies of this Plan, proposals with heights of up to 12 storeys may be permitted on lands designated Mixed Use and Residential High Density

(RCL2) Residential / (C3) General Commercial C3 SOME PERMITTED USES:

- Retail Store
- Motor Vehicle Sales
- Restaurant
- Convenience Restaurant
- Take-Out Restaurant
- Veterinary Clinic
- Animal Care Establishment
- Funeral Establishment
- Service Establishment
- Commercial School
- Financial Institution
- Medical Office
- Office
- Private Club

SOUTHEAST VIEW



NORTHEAST VIEW



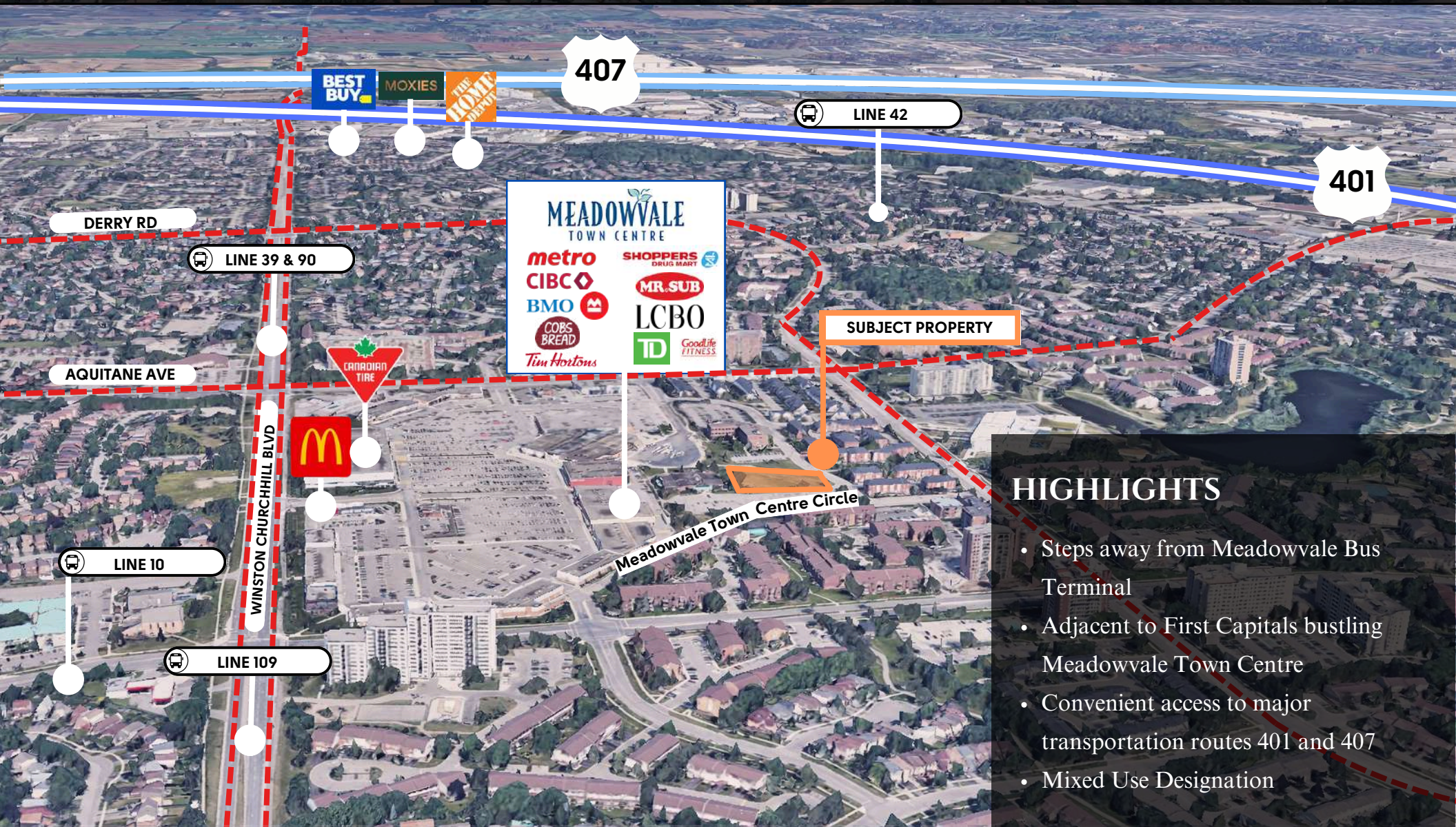
SOUTHEAST VIEW



NORTHWEST VIEW



AREA AMENITIES & HIGHLIGHTS



HIGHLIGHTS

- Steps away from Meadowvale Bus Terminal
- Adjacent to First Capitals bustling Meadowvale Town Centre
- Convenient access to major transportation routes 401 and 407
- Mixed Use Designation

AREA PROPOSED / APPROVED DEVELOPMENTS

1 6-12 QUEEN ST S



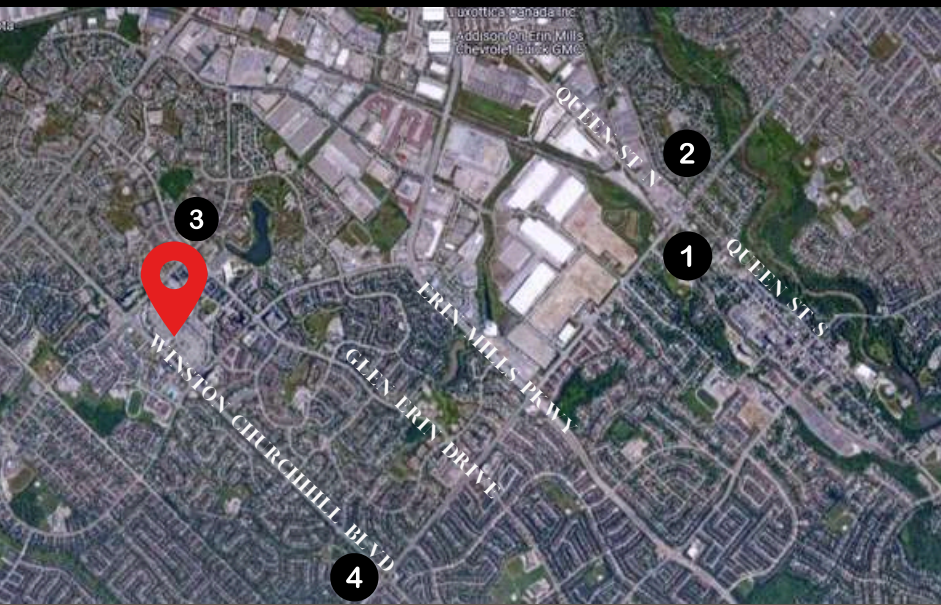
3 6719 GLEN ERIN DR



4 6020 WINSTON CHURCHILL BLVD



2 21-51 QUEEN ST N



OFFER SUBMISSION PROCESS

OFFER SUBMISSION DATE:

MONDAY, MARCH 31, 2025 BY 5:00 PM

SUBMISSION PROCESS FOR OFFERS

INTERESTED PARTIES MAY SUBMIT AN OFFER AFTER REVIEWING THE INFORMATION IN THIS PACKAGE AND OTHER DETAILS CAN BE MADE AVAILABLE BY:

RDH GROUP | ROYAL LEPAGE COMMERCIAL, UPON REQUEST.

THE FOLLOWING REQUIREMENTS MUST BE ADDRESSED TO MOVE FORWARD WITH THE PROCESS:

1. DEPOSITS FOR THE PROPERTY
2. PROPOSED TIMELINE AND THE TERMS OF THE OFFER AND CLOSING
3. NAME OF THE ULTIMATE BENEFICIAL OWNERS OF THE PURCHASER

THE SUCCESSFUL OFFER WILL BE ASSESSED, AND IT IS THE INTENT OF THE VENDOR TO ENTER INTO A BINDING AGREEMENT OF PURCHASE AND SALE FOR THE PROPERTY WITH THE CHOSEN CANDIDATE.

ASKING PRICE:

THIS PROPERTY IS UNPRICED

SUBMISSION

INTERESTED PARTIES MUST SUBMIT THEIR OFFERS TO:
ROYAL LEPAGE YCR, BROKERAGE

OFFERS SHOULD BE ADDRESSED TO:

RYAN HENRY
RDH GROUP | ROYAL LEPAGE COMMERCIAL
187 KING ST. E.
TORONTO, ON M5A 4M5
EMAIL: RHENRY@THERDHGROUP.COM

THERE ARE SEVERAL FACTORS THAT WILL BE EVALUATED FOR EACH OFFER. THEY ARE BASED UPON, BUT NOT LIMITED TO, THE PROPOSED STRUCTURE FROM POTENTIAL BUYERS, THE NET PROCEEDS TO THE VENDOR, THE POTENTIAL BUYER'S ABILITY TO CLOSE THE DEAL ALONG WITH CLOSING CONDITIONS AND TIMELINES.

THE VENDOR IS UNDER NO OBLIGATION TO ACCEPT THE OFFERS RECEIVED AND CAN REJECT ANY OR ALL OFFERS RECEIVED. ALL OFFERS WILL BE ASSESSED AND ANALYZED BY THE ADVISOR AND VENDOR AFTER THEY ARE SUBMITTED BY THE SPECIFIED DATE. THE VENDOR WILL THEN CHOOSE A SHORT-LIST AT THEIR DISCRETION. FOLLOWING THAT REVIEW PROCESS, RDH GROUP | ROYAL LEPAGE COMMERCIAL WILL CONTACT THE PROSPECTIVE BUYERS ON THE SHORT-LIST AND ENGAGE IN A DISCUSSION ABOUT THEIR OFFER.

Ryan Henry

Founder*

RDH Group | Royal LePage Commercial

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Email: rhenry@therdhgroup.com

Susan Iriarte

Place of Worship & Non-Profit Advisor*

Royal LePage Commercial

Direct: 416-831.1542 | Office: 416-921-1112

Email: susan.iriarte@royallepagecommercial.com

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*Sales Representative