1185 Cardiff Boulevard, Mississauga

For Sale

At Dixie & Derry. 1.367 Acres of Land. E3-M2 Zoning. Clear ESA 1 available. 88 Parking Spots with plugins

A Rare Find 1.367 acres of land Exceptionally positioned in a prime location. E3-M2 zoning that permits full outside storage. Ideal for trucking / transportation terminal, container operations, equipment rental facility, dump truck parking, Investment etc. The site offers high functionality to many heavy industrial users including but not limited to, trucking and transportation uses and equipment and supply yards. Fully lit and securitized yard with gate and perimeter fencing. Conveniently located near various highways 401, 403, 407, 410, 427, Toronto Pearson International Airport and an amenity-rich neighbourhood with immediate access to public transit. Professionally owned and managed. Great Value, Incredibly Unique Opportunity, Tentative possession date 90 Days. Vacant possession on closing. Fenced + gated + improved yard + plugins. Ideal for turn-key use.

ACRES
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Commercial Real Estate Services

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Property Overview

Dir/Cross St:	Dixie Rd / Derry Rd & Cardiff Blvd
Price:	Call for the Price Guidance
Taxes:	$34,210.84 Annual 2026
Total Area:	59,545.89 ft² (1.367 ac) As per GeoWarehouse
Lot Dimensions:	120 Ft. X 495 Ft. Irregular.
Zoning:	E3-M2 Zoning.
Property Type:	Employment Zone Land
Legal Descriptions:	PCL 14-1, SEC 43M435 ; LT 14, PL 43M435 ; S/T DP2708
Possession Date:	To Be Arranged

Key Highlights

- Official Plan Designated - Employment
- Close to Major Highways 401, 403, 407, 410, 427.
- Amenity-rich neighbourhood
- Public Transit Nearby.
- E3-M2 zoning that permits many uses.

Walk Score

1185 Cardiff Boulevard, Mississauga

Walk Score 51

Somewhat Walkable

Some errands can be accomplished on foot

Transit Score 54

Good Transit

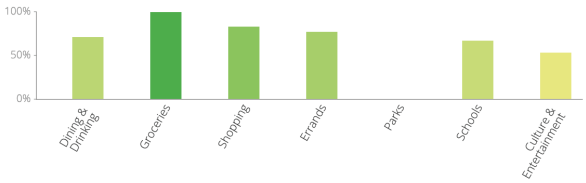
Many nearby public transportation options

Bike Score 48

Somewhat Bikeable

Minimal bike infrastructure

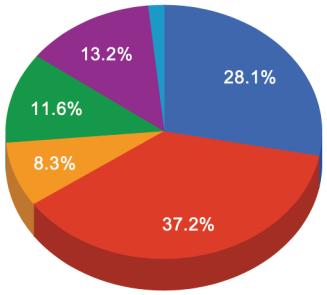
The Walk Score here is 51 out of 100 based on these categories. View a map of what's nearby.



Demographics

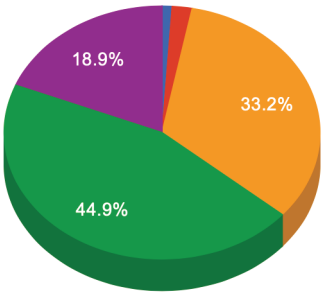
1185 Cardiff Boulevard, Mississauga

Household Income



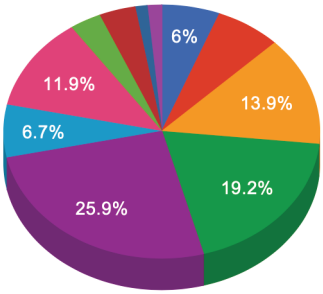
- $0 - $29,999 (34)
- $30,000 - $59,999 (45)
- $60,000 - $79,999 (10)
- $80,000 - $99,999 (14)
- $100,000 - $149,999 (16)
- $200,000+ (2)

Occupations



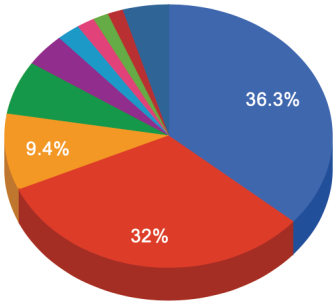
- Not Applicable (2)
- Art, Culture, Recreation, Sport (4)
- Sales and service (65)
- Trades, Transport, Operators (88)
- Manufacture and Utilities (37)

Population by Age Group



- 0 - 4 years old (24)
- 5 - 9 years old (27)
- 10 - 19 years old (56)
- 20 - 34 years old (77)
- 35 - 49 years old (104)
- 50 - 54 years old (27)
- 55 - 64 years old (48)
- 65 - 69 years old (13)
- 70 - 79 years old (15)
- 80 - 84 years old (5)
- 85+ years old (6)

Languages



- English (143)
- Punjabi (126)
- Urdu (37)
- English & Non-Official (26)
- Hindi (16)
- Tagalog (9)
- Italian (7)
- French (6)
- Gujarati (6)
- OtherLanguages (18)

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