140-160 Derry Road East, Mississauga

For Sale

Prime Location Hurontario (HWY10)/ Edwards/ Derry Rd Exposure.

Official Plan Designated Employment Land with two houses. Excellent purchase opportunity at Hwy 10 & Derry in Mississauga. A Rare Find 2.755 acres of land abuts hydro corridor. Exceptionally positioned in a prime location. The site offers high functionality to many users. 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.

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REAL ESTATE INC., BROKERAGE
Commercial Real Estate Services

Param Sidhu
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Broker of Record

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Property Overview

Dir/Cross St:	Hurontario (HWY 10), Edwards / Derry Rd
Price:	Call for the Price Guidance
Taxes:	26,196.07 Annual 2026
Total Area:	2.755 Acres As per GeoWarehouse
Lot Dimensions:	456.86 Ft. X 510 Ft. Irregular.
Zoning:	D-E2 Employment Zoning.
Property Type:	Employment Zone Land
Legal Descriptions:	CON 1 EHS PT LOT 10 CON 1 EHS W PT LOT 10
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.
- Employment zoning that permits many uses.

Walk Score

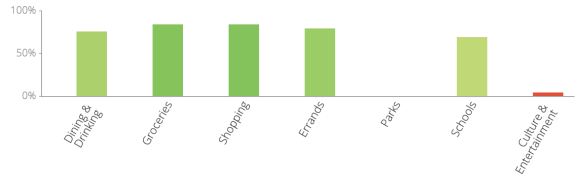
140-160 Derry Road East, Mississauga

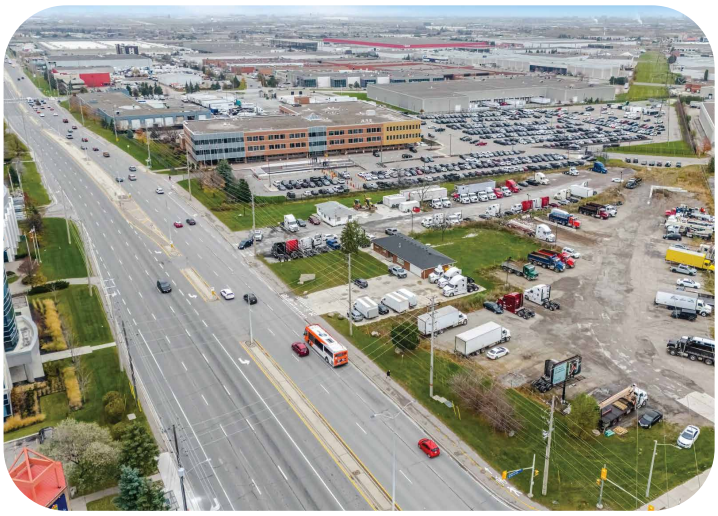
Walk Score **45**
Car-Dependent
Most errands require a car

Transit Score **64**
Good Transit
Many nearby public transportation options

Bike Score **53**
Bikeable
Some bike infrastructure

The Walk Score here is 45 out of 100 based on these categories. View a map of what's nearby.





Demographics

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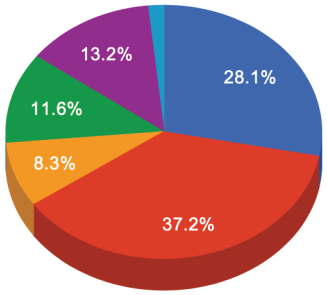
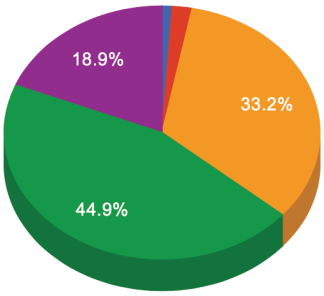
Household Income



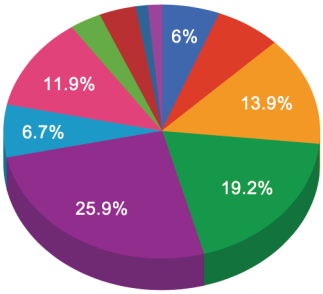
- $0 - $29,999 (34)
- $30,000 - $59,999 (45)
- $60,000 - $79,999 (10)
- $80,000 - $99,999 (14)
- $100,000 - $149,999 (16)
- $200,000+ (2)

Occupations



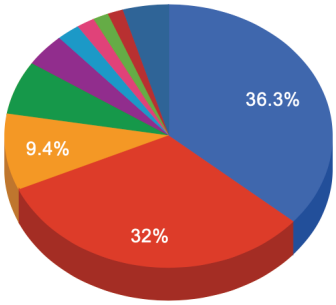
- Not Applicable (2)
- Art, Culture, Recreation, Sport (4)
- Sales and service (65)
- Trades, Transport, Operators (88)
- Manufacture and Utilities (37)

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)

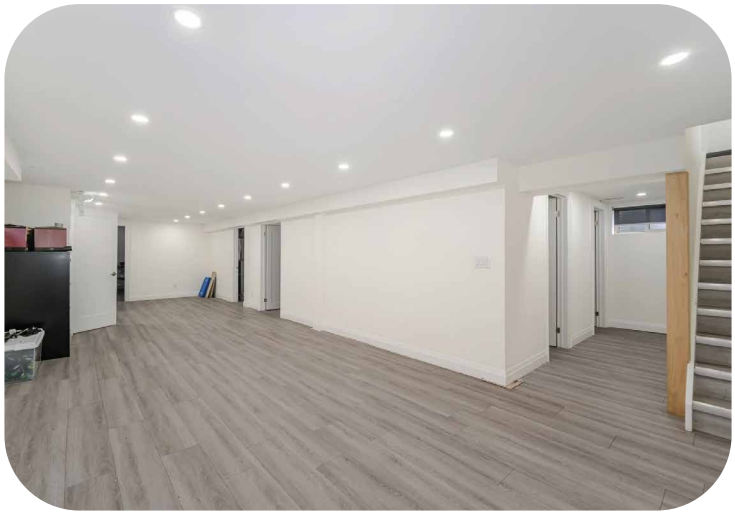
Languages

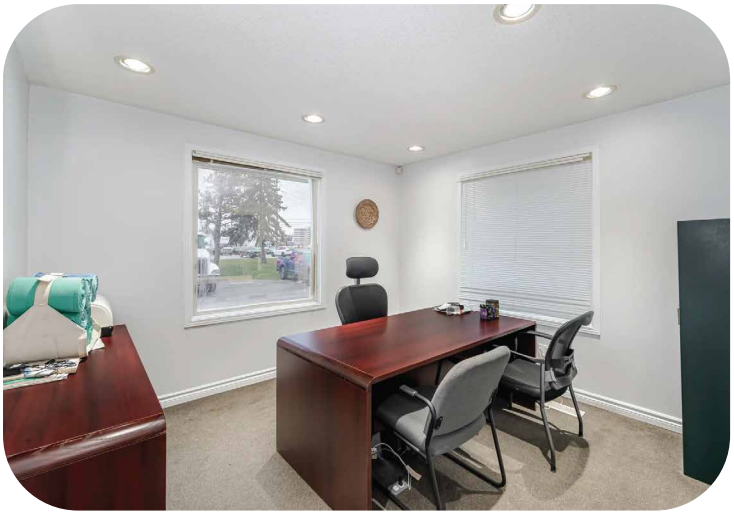


- English (143)
- Punjabi (126)
- Urdu (37)
- English & Non-Official (26)
- Hindi (16)
- Tagalog (9)
- Italian (7)
- French (6)
- Gujarati (6)
- OtherLanguages (18)

Gallery

140-160 Derry Road East, Mississauga





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