

**AVISON
YOUNG**

 **BERKSHIRE AXIS
DEVELOPMENT**

**ATRIUM**
MORTGAGE INVESTMENT
CORPORATION

2404 - 2408 - 2412 - 2416

Haines Road | Mississauga, ON

Office & Industrial Condo Units For Sale



New Units Now Available!

Offering units from 628 sf up to 2,496 sf

Drone Videography



Click [here](#) to watch

Get more information

Ryan G. Cunningham
Sales Representative, Principal
905 283 2384
ryan.cunningham@avisonyoung.com

Chris Wicken
Sales Representative, Principal
905 283 2334
chris.wicken@avisonyoung.com

Mike Tatarsky
Sales Representative, Principal
905 283 2377
mike.tatarsky@avisonyoung.com

Patrick Campbell
Broker, Principal
905 283 2345
patrick.campbell@avisonyoung.com



2404 Haines Road



2408 Haines Road

The Opportunity

Located in a prime South Mississauga location, 2404-2408-2412-2416 Haines Road presents occupiers and investors alike with a rare opportunity to own state-of-the-art industrial condos. This four-building Project offers forty-seven (47) condominium units featuring a combination of second storey office units and ground floor industrial units with customized office space and combination drive-in and truck-level shipping. The Project is surrounded by an abundance of walkable amenities & transit options.

The Benefits of Owning vs. Leasing



Security in your investment

A rare opportunity to invest in Canada's strongest real estate market. Build wealth and realize stable investment growth.



Provides flexibility for your business

Just as you own your business, owning your space allows for customization and greater control over your operating costs.



Financing advantages

Speak to Listing Agents regarding financing options.



2404
Haines Road

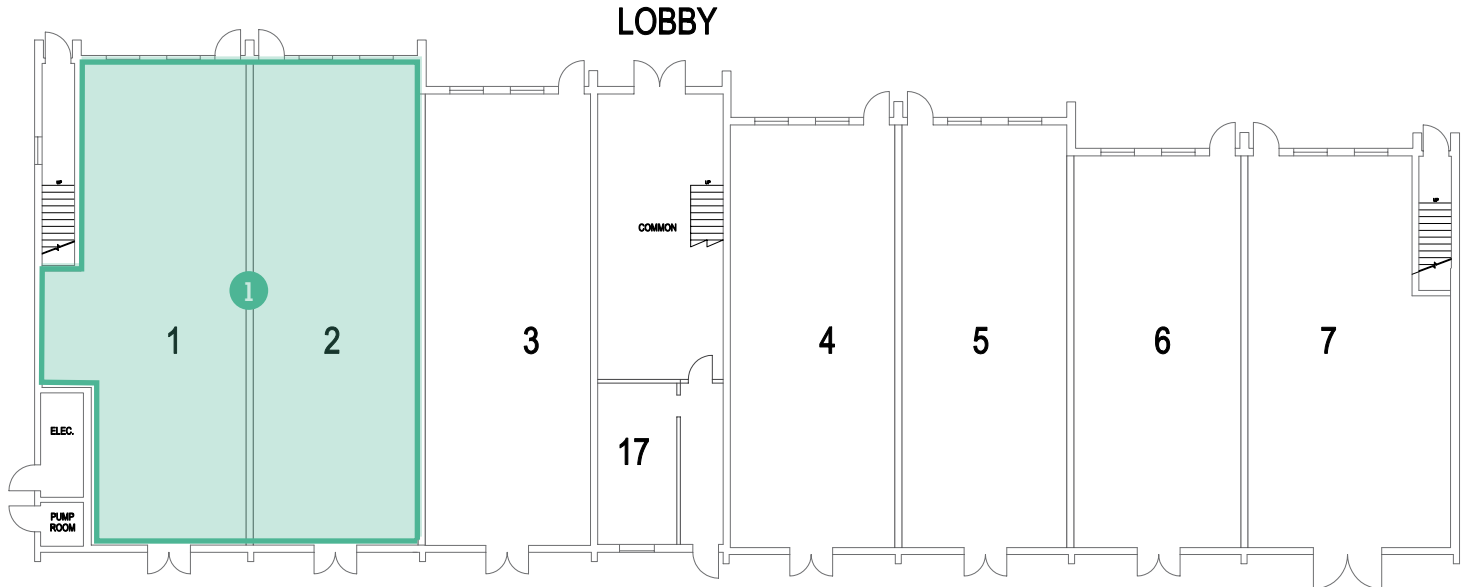
2408
Haines Road

2412
Haines Road

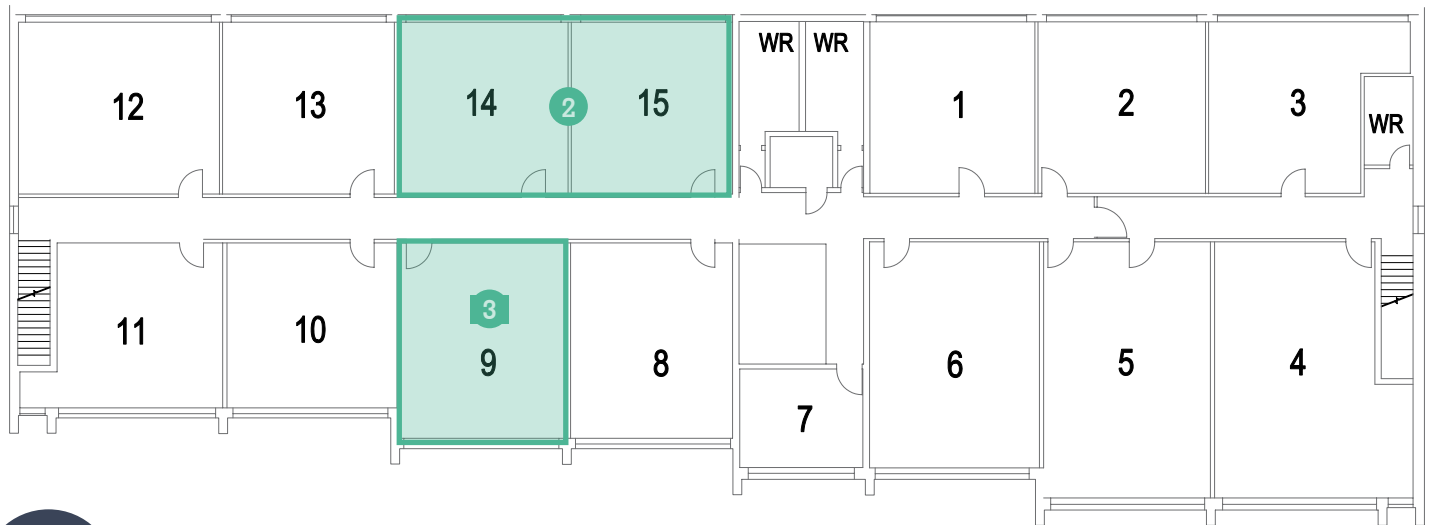
2416
Haines Road

Availabilities | Building Plan: 2404 Haines Road

Main Floor:



2nd Floor Office:



Current Availabilities:

1

2404 Haines Road, Unit 1-2
2,496 sf

2

2404 Haines Road, Unit 14-15 (2nd storey office)
1,098 sf

3

2404 Haines Road, Unit 9 (2nd storey office)
628 sf



Condo Registration
March 1, 2023

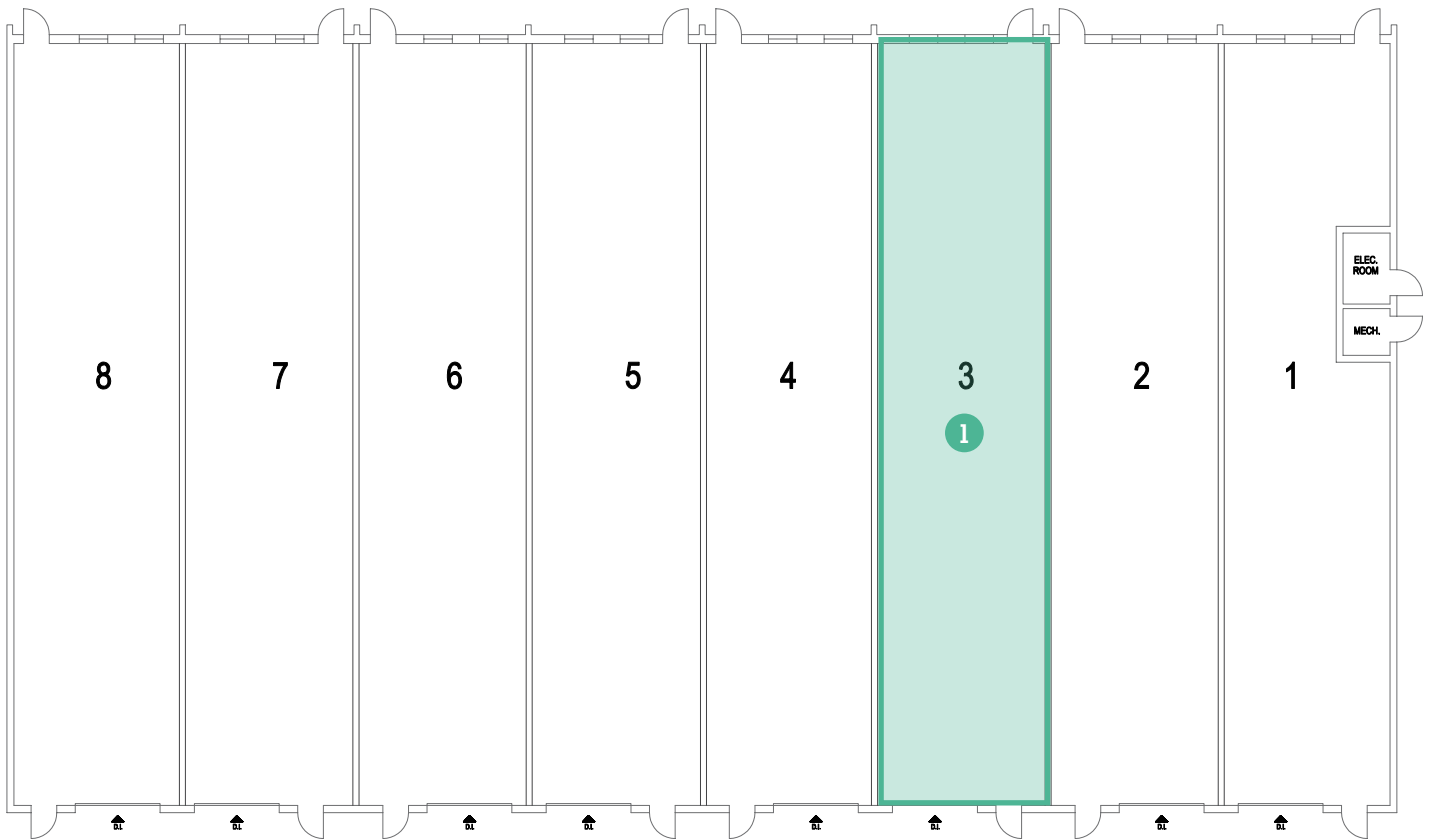
Property Highlights

- Well maintained complex
- Clean and bright units
- Sprinklers throughout
- Great access to public transit
- Excellent proximity to 400 series highways
- Asphalt completely replaced (2022)
- Brand new roof (2022)



Speak to Listing Agents for pricing details and standard offer process

Availabilities | Building Plan: 2412 Haines Road



Units Now Available For Sale



Current Availabilities:

1

2412 Haines Road, Unit 3
1,850 sf



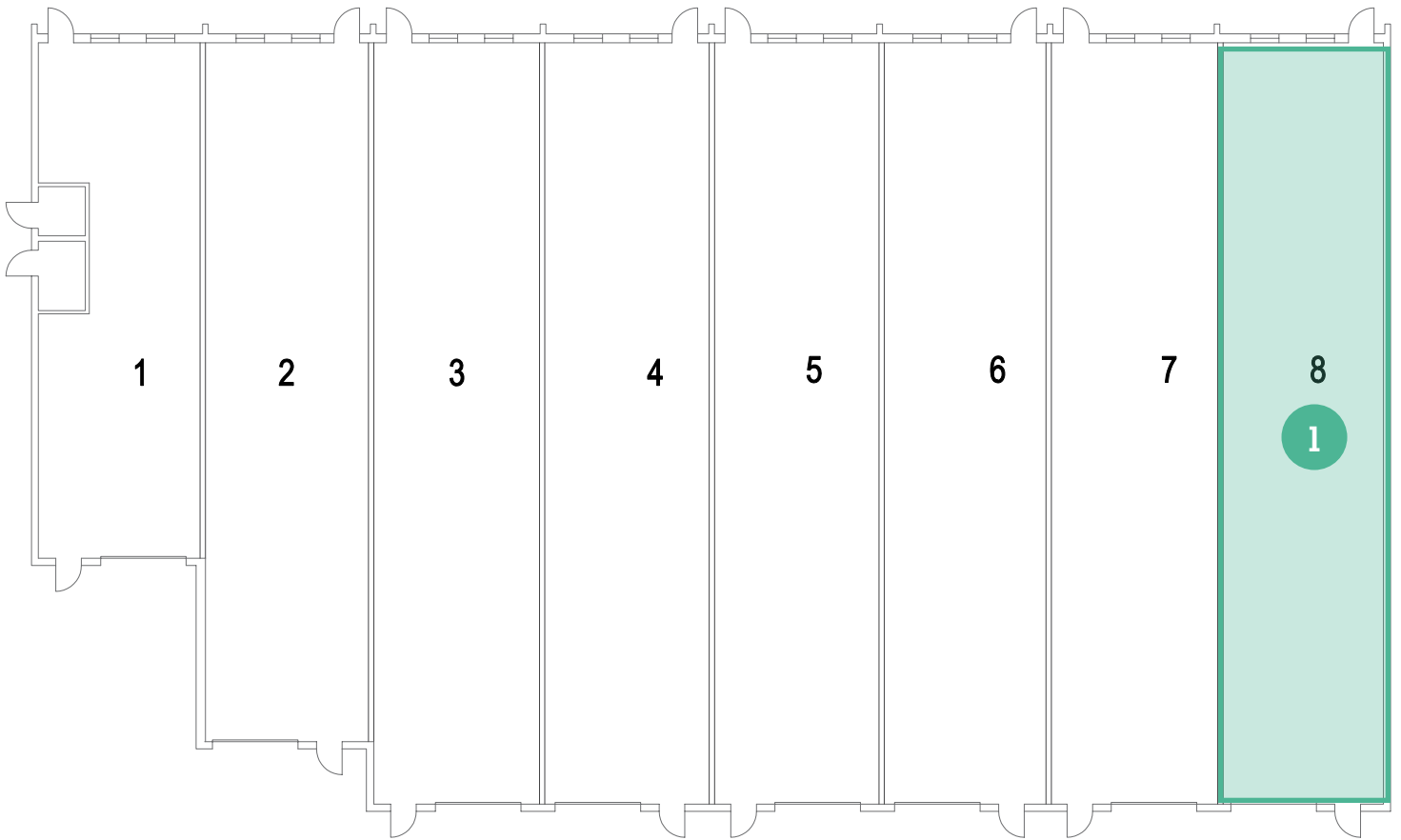
Condo Registration
March 1, 2023



Speak to Listing Agents for
pricing details and standard
offer process



Availabilities | Building Plan: 2416 Haines Road



Units Now Available For Sale



Current Availabilities:

1

2412 Haines Road, Unit 8
1,814 sf



Condo Registration
March 1, 2023



Speak to Listing Agents for
pricing details and standard
offer process



Superior Access to Transit & Amenities

BUS ROUTES

- █ 7 Airport
- █ 24 Northwest
- █ 35 Eglinton
- █ 39 Britannia
- █ 57 Courtneypark
- █ 74 Explorer
- █ 107 Malton Express
- █ 109 Meadowvale Express
- █ GO Transit Milton Line
- BRT Corridor Stops



Amenities within 5 km

407
RESTAURANTS

40
FITNESS CENTRES

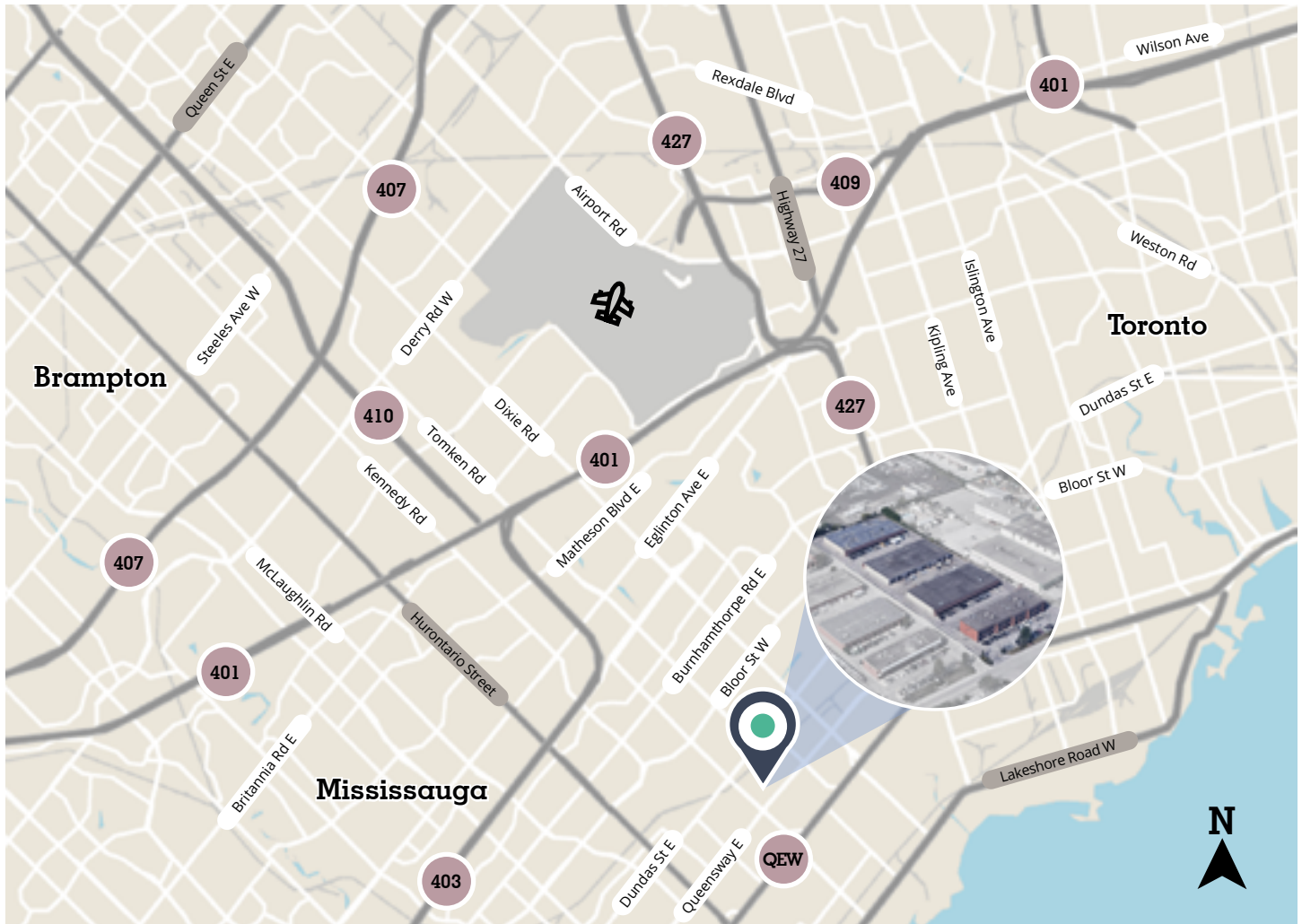
93
BANKS

22
HOTELS

46
GAS STATIONS

Unique opportunity to purchase condominium units

In a well-maintained office / industrial complex



Get more information

Ryan G. Cunningham
Sales Representative, Principal
905 283 2384
ryan.cunningham@avisonyoung.com

Mike Tatarsky
Sales Representative, Principal
905 283 2377
mike.tatarsky@avisonyoung.com

Chris Wicken
Sales Representative, Principal
905 283 2334
chris.wicken@avisonyoung.com

Patrick Campbell
Broker, Principal
905 283 2345
patrick.campbell@avisonyoung.com

Avison Young Commercial Real Estate Services, LP, Brokerage
77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5
Office 905 712 2100 Fax 905 712 2937 avisonyoung.ca

© 2022 Avison Young Commercial Real Estate Services, LP, Brokerage. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

