

**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

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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.



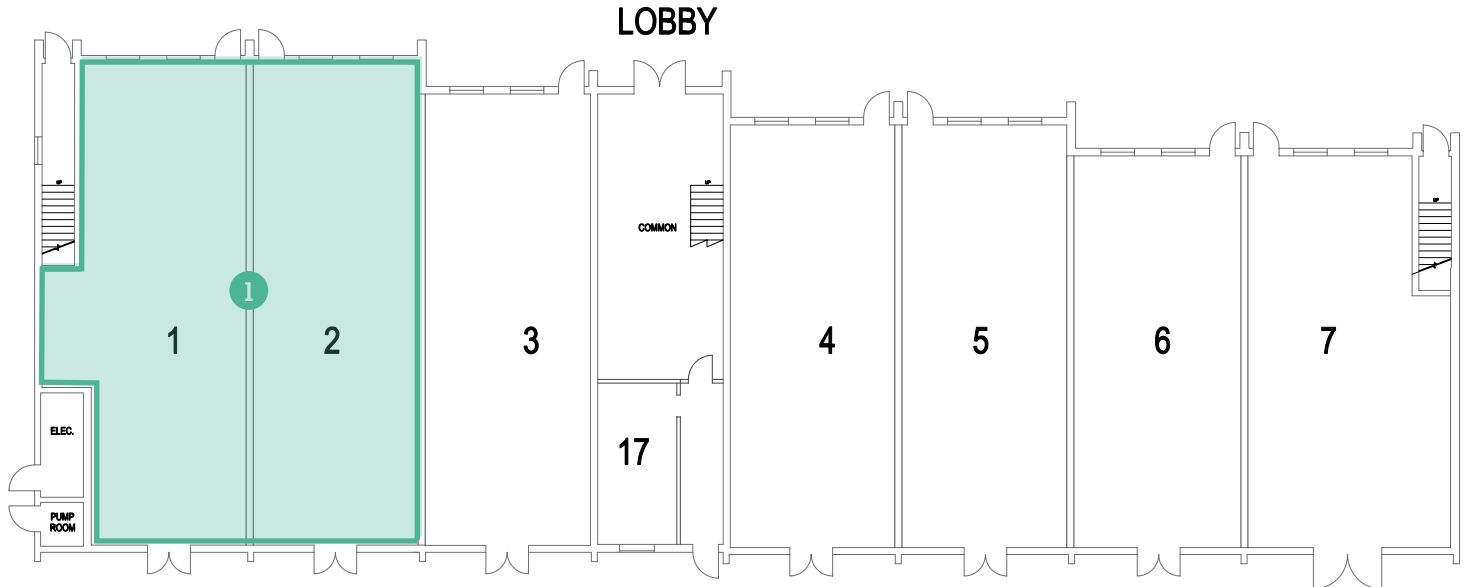
Financing advantages

Speak to Listing Agents regarding financing options.

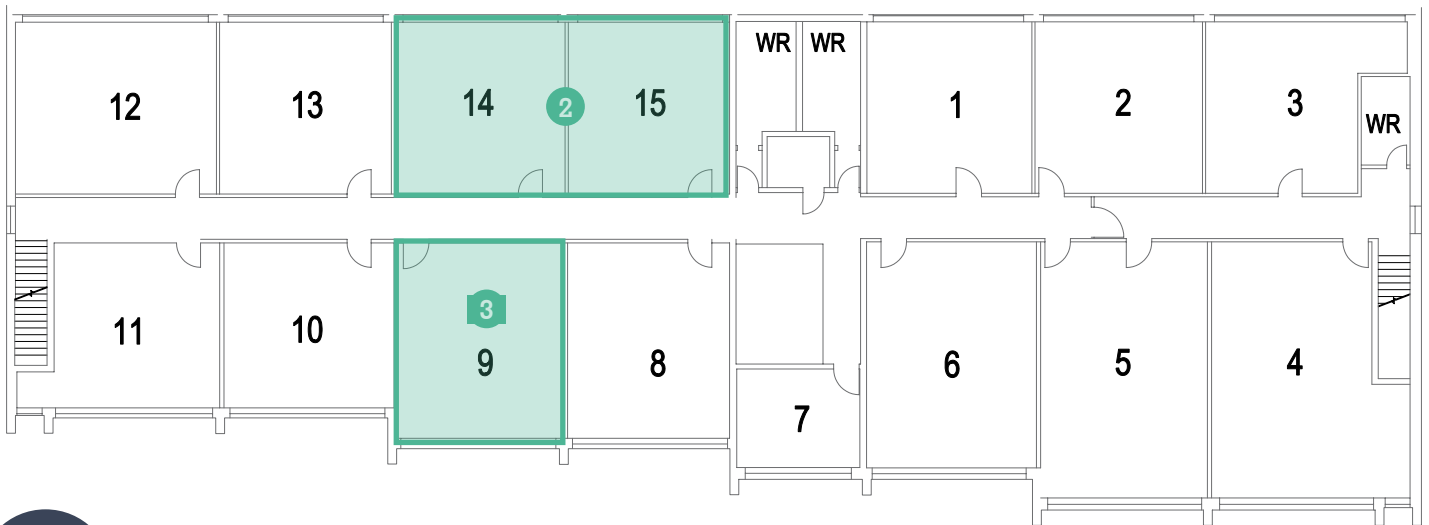


Availabilities | Building Plan: 2404 Haines Road

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

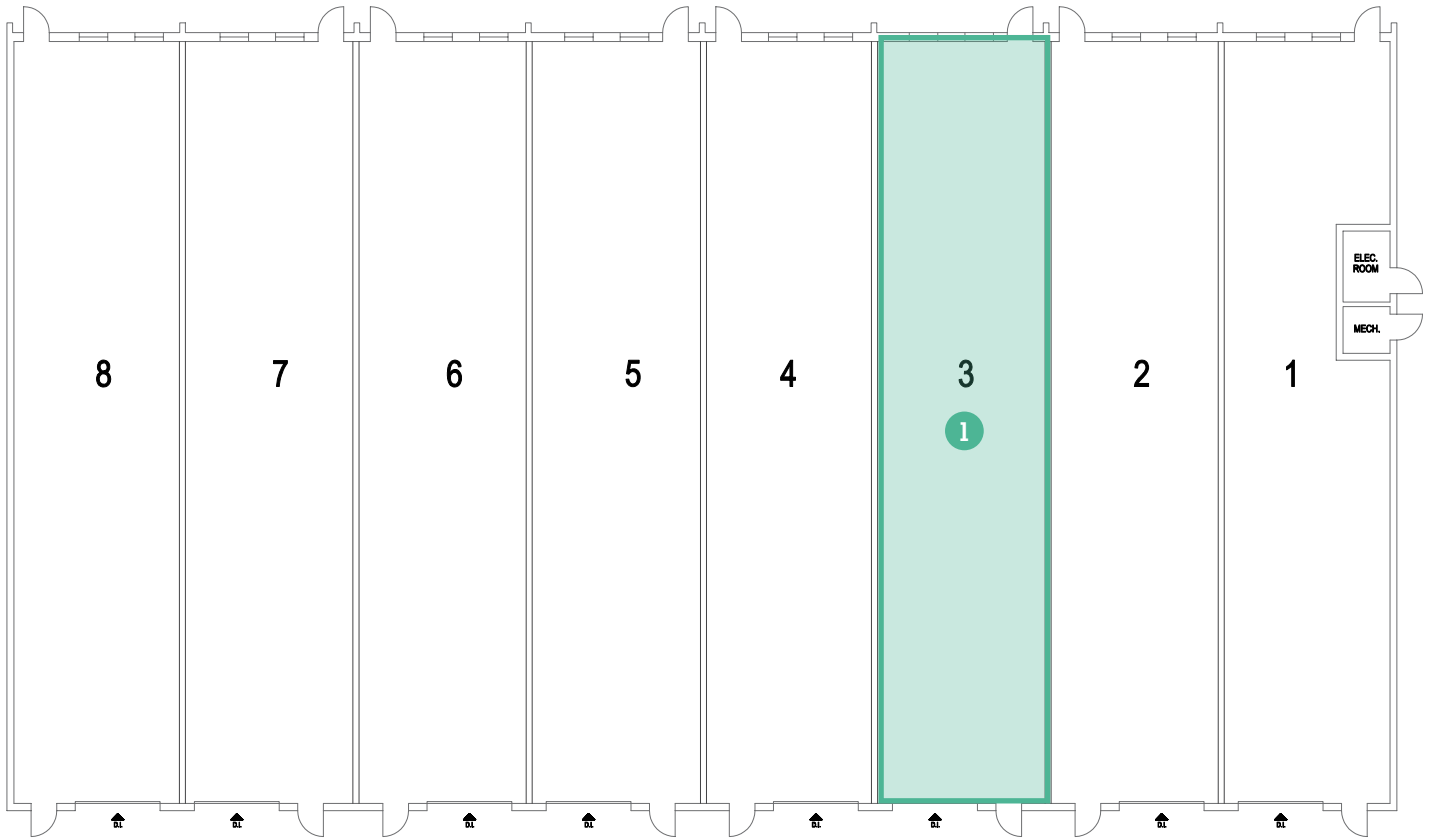
Property Highlights

- 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:



2412 Haines Road, Unit 3
1,850 sf



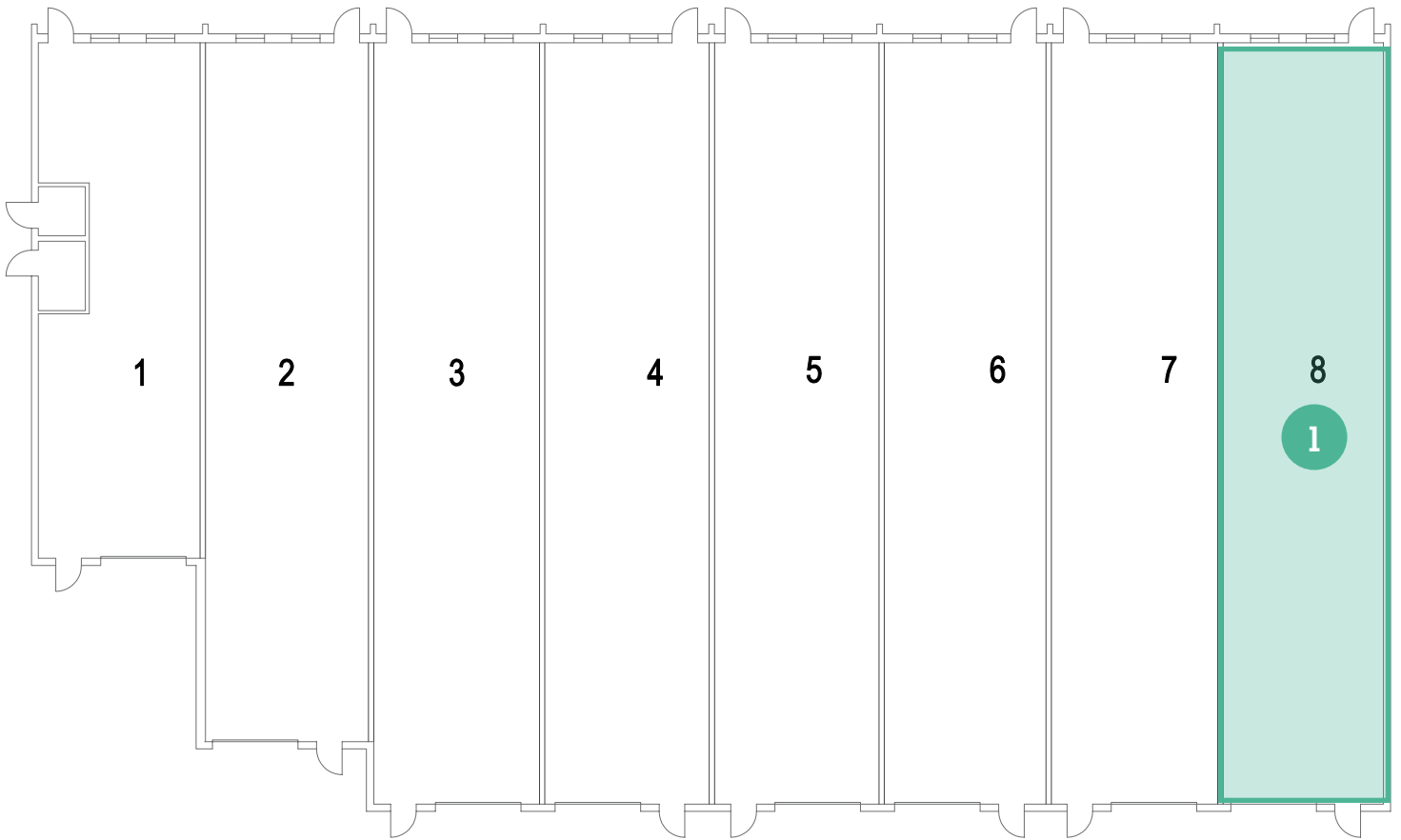
Condo Registration
March 1, 2023



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

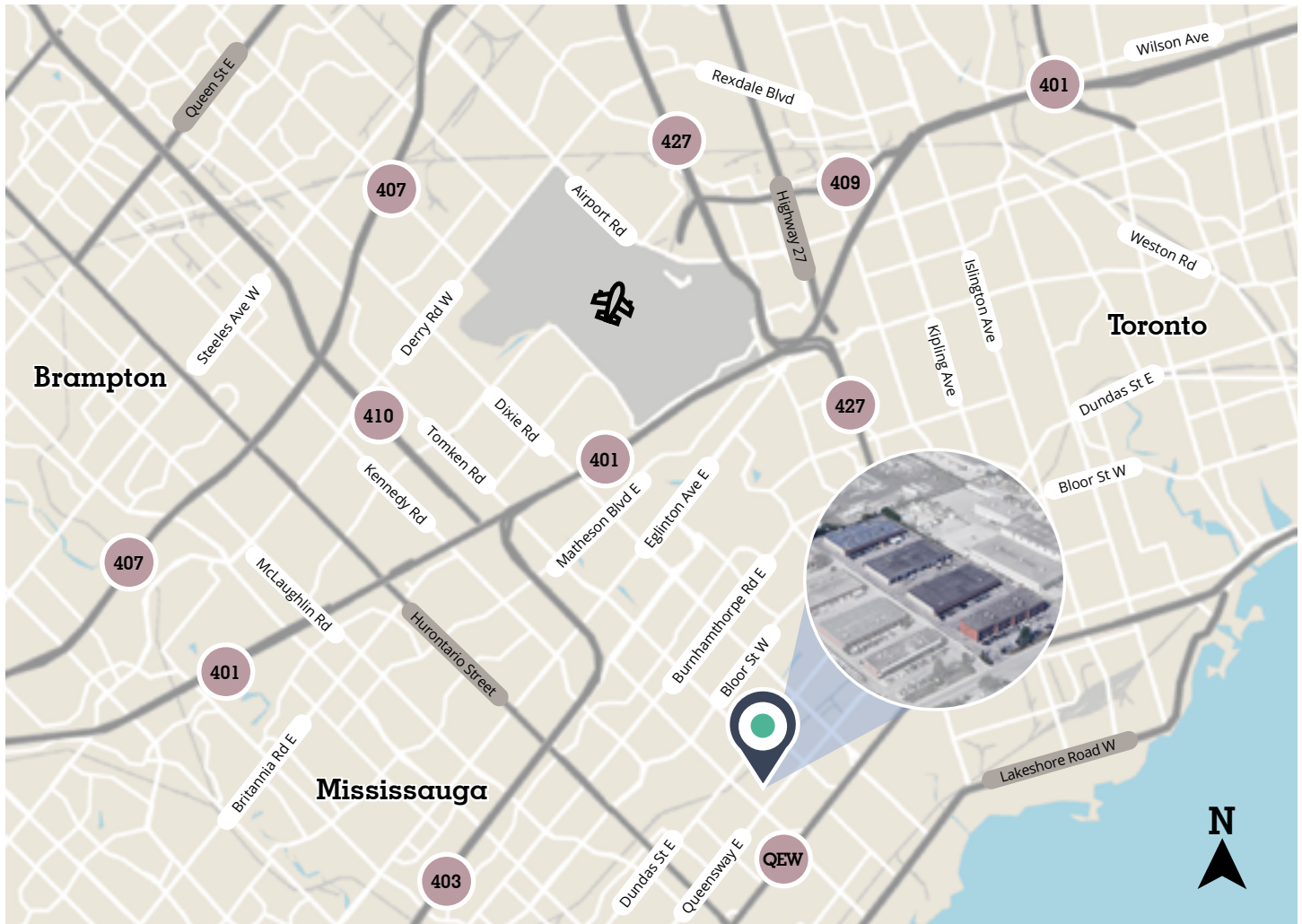


Amenities within 5 km



Unique opportunity to purchase condominium units

In a well-maintained office / industrial complex



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