

# For Sale



## ***5025 Orbitor Drive, Building #6 “The Heritage” Mississauga, Ontario***

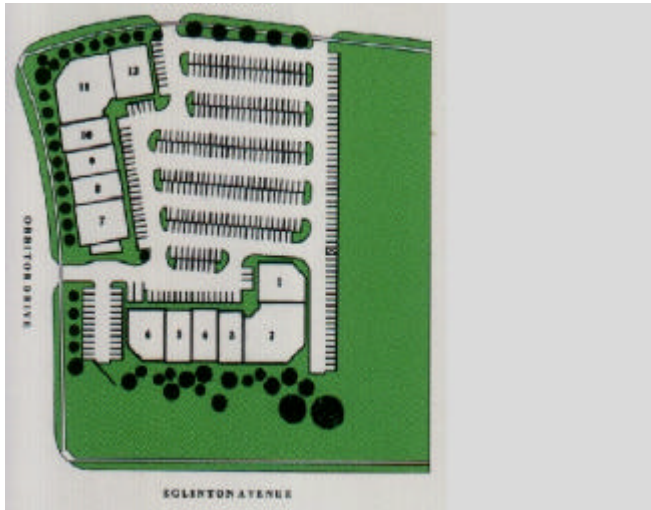
Handsome 4 level commercial office building on a prime corner strategically located within The Airport Corporate Centre.

- ◆ Minutes from Pearson International Airport and major highway routes.
- ◆ Excellent exposure at major access point to The Airport Corporate Centre as well as on Eglinton Avenue East.
- ◆ Potential for owner/occupier.
- ◆ Stable “NET/NET” tenancies with quality corporate covenants.
- ◆ Ample surface parking (about 400 cars.)
- ◆ Superior finishes throughout

Offered at \$ 2,195,000 CDN by:  
K.P. Gillen & Co. Realty Ltd., Realtor  
(416) 964-9460 e-mail: [k.p.gillen@home.com](mailto:k.p.gillen@home.com)

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**SITE: Building#6 (lower left corner)**



**LOCATION:**

5025 Orbitor Drive, Mississauga is located on the northeast corner of Orbitor and Eglinton Avenue East, just west of Renforth Drive and south of Highway 401. The subject is easily accessible to parks, hotels, restaurants, major thoroughfares, with Downtown Toronto only a 20 minute drive and the Mississauga City Centre just 8 minutes away.

**ZONING:** M1-Section 1204

**2000 REALTY TAXES:** \$ 37,617.00

**LEGAL DESCRIPTION:** Part of Peel Condominium Corporation No. 431

**IMPROVEMENTS:**

Distinctive Georgian style 4 level commercial office building, part of a 200,000 sq. ft. condominium development completed circa 1989. The Subject contains approximately 16,856 square feet over 4 levels including a partially raised basement. Interior finishes include porcelain flooring in the entrance vestibule, natural oak flooring with Persian carpet inset, along with rich oak wainscoting, doors and trim.

**LEASE SUMMARY: (Net Leases)**

<b>Main Floor:</b>	\$38,550.00	Lease Expiry Dates:
		(1) 01/06/03; (2) 31/08/03; (3) 01/06/07
<b>Second Floor:</b>	\$76,703.00	Lease Expiry Dates:
		(1) 01/07/05; (2) 10/07/05
<b>Third Floor:</b>	\$52,811.50	Lease Expiry Dates:
		(1) 31/01/07; (2) 31/10/06
<b>Forth Floor:</b>	\$59,657.00	Lease Expiry Date: 31/05/03
<b>Sub Total</b>	<b>(\$227,721.50)</b>	
<b>Management Fee:</b>	<b>\$ 15,820.20</b>	
<b>TOTAL:</b>	<b>\$243,541.70</b>	

*The information detailed herein has been provided by the Vendor and is deemed to be correct. K. P. Gillen & Co. Realty Ltd. Assumes no responsibility for the accuracy of the information contained herein.*