

# \$1,497,485 - 45 - 3092 Mavis Road, Mississauga (mavis-Erindale)

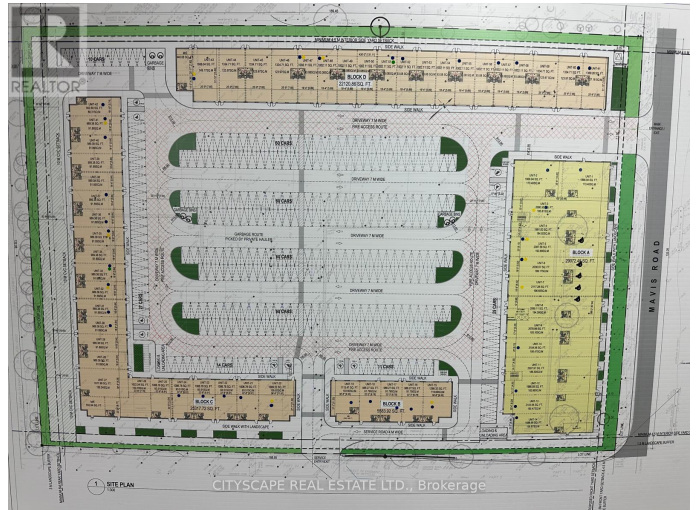
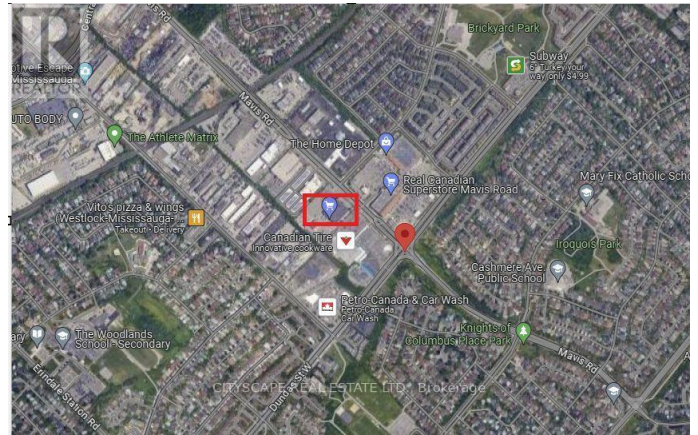
MLS® #W12094913

**\$1,497,485**

0 Bedroom, 0.00 Bathroom, 1,361 sqft  
Retail

Mavis-Erindale, Mississauga (mavis-Erindale),  
Ontario

Assignment Sale RESTAURANT & SHISHA LOUNGE Prime Commercial Condo in Mississauga: Located at 3092 Mavis Road in Mississauga a prestigious and busy corridor this assignment sale offers an exceptional opportunity to acquire a brand-new commercial condominium. The ground-level unit boasts approximately 1,361.35 square feet of open-concept space, making it ideally suited for a RESTAURANT & SHISHA LAUNG. Strategically positioned at the intersection of Mavis Road and Dundas Street, the property benefits from excellent visibility and convenience. It is surrounded by well-established residential subdivisions and is in close proximity to major destinations, including Square One Shopping Centre and the University of Toronto Mississauga. In addition, quick access to major highways such as the QEW and Highway 403 further enhances its appeal for both customers and staff. Key features include street-front exposure, individual utility metering, and an existing sprinkler system infrastructure with any necessary modifications to be arranged through vendor-approved contractors. The tentative occupancy date for the unit is set for Fall 2026. As this is an assignment sale, the buyer will assume the terms of the original Agreement of Purchase and Sale, including applicable builder conditions and assignment



fees, while taxes and maintenance fees are yet to be assessed. This is a rare opportunity to secure a premium commercial space in a high-demand area of Mississauga, perfect for investors or end-users seeking a strategic location for business operations and long-term growth. (id:6289)

Essential Information

|                |             |
|----------------|-------------|
| Listing #      | W12094913   |
| Price          | \$1,497,485 |
| Bathrooms      | 0.00        |
| Square Footage | 1,361       |
| Type           | Retail      |

Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 45 - 3092 Mavis Road         |
| Subdivision | Mavis-Erindale               |
| City        | Mississauga (mavis-Erindale) |
| Province    | Ontario                      |
| Postal Code | L5C1T8                       |

Interior

|         |                       |
|---------|-----------------------|
| Heating | Other                 |
| Cooling | Fully air conditioned |

Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | CITYSCAPE REAL ESTATE LTD. |
|----------------|----------------------------|



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Listing information last updated on October 16th, 2025 at 2:31am EDT