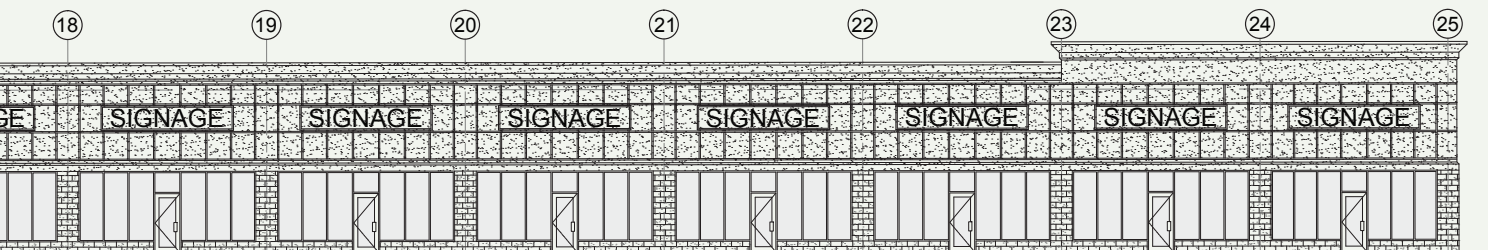




**Great Investment
Great Location**



ROUGH DRAWING, ARTIST RENDERING ONLY

DERRY & MAXWELL CENTRE

1200 Derry Road East

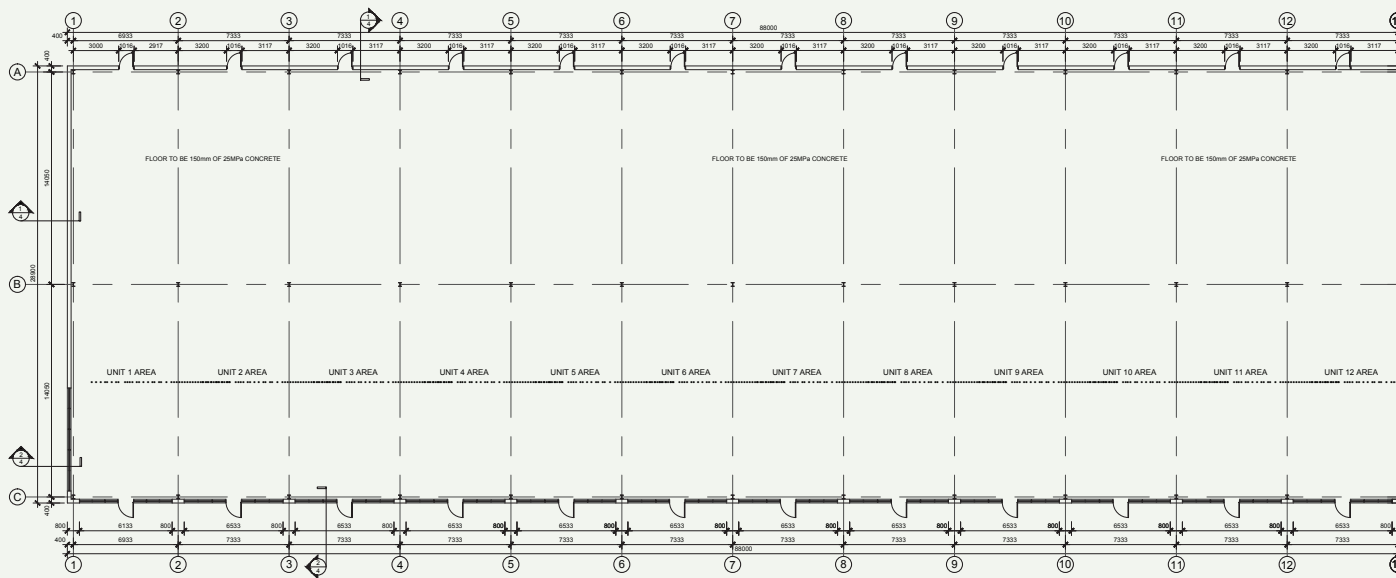
Exclusive Presentation By:
Sarbjit Bath, Broker, MICP®
Intercity Realty Inc., Brokerage
3600 Langstaff Road, Suite 14
Woodbridge ON L4L 9E7
Office: 416 798 7070
Cell: 647 298 9940



Project Overview

The Derry and Maxwell Center will become a Local point for the surrounding community with the following features:

- 
 Located on nearly four acres, it is comprised of approximately 53,200 sq. feet in one condominium building and consisting of 24 units all facing Derry Road.
- 
 The Derry and Maxwell Centre access points and site plan were designed to maximize exposure for every unit.
- 
 Each unit is exposed to traffic entering and exiting the site with a new traffic light at Derry and Maxwell and second access being right-in and right-out exit on the west side of the subject property.
- 
 The proposed property zoning by-laws allow a wide range of usage including restaurants, service, light industrial; warehousing, office and many more (please see attached Permitted Use and Zone Regulation sheet attached with the package).
- 
 High ceiling, one story approximately 23 feet high with cut letters signage.
- 
 Approximately 196 parking stalls provide ample parking for The Derry and Maxwell Center landlords, tenants and clients.



Project Statistics

- ▶ **Municipal Address:** 1200 Derry Road East, Mississauga, ON
- ▶ **Site Size:** approx. 3.67 acres
- ▶ **Project Size:** Approximately 53,200 Sq.Ft. (1 Building)
- ▶ **Zoning:** E2 with restrictive covenant
- ▶ **Parking Count:** Approximately 190 spots

Sarbjit Bath, Broker, MICP[®] Intercity Realty Inc., Brokerage
 3600 Langstaff Road, Suite 14 Woodbridge ON L4L 9E7
 Office: 416 798 7070 Cell: 647 298 9940

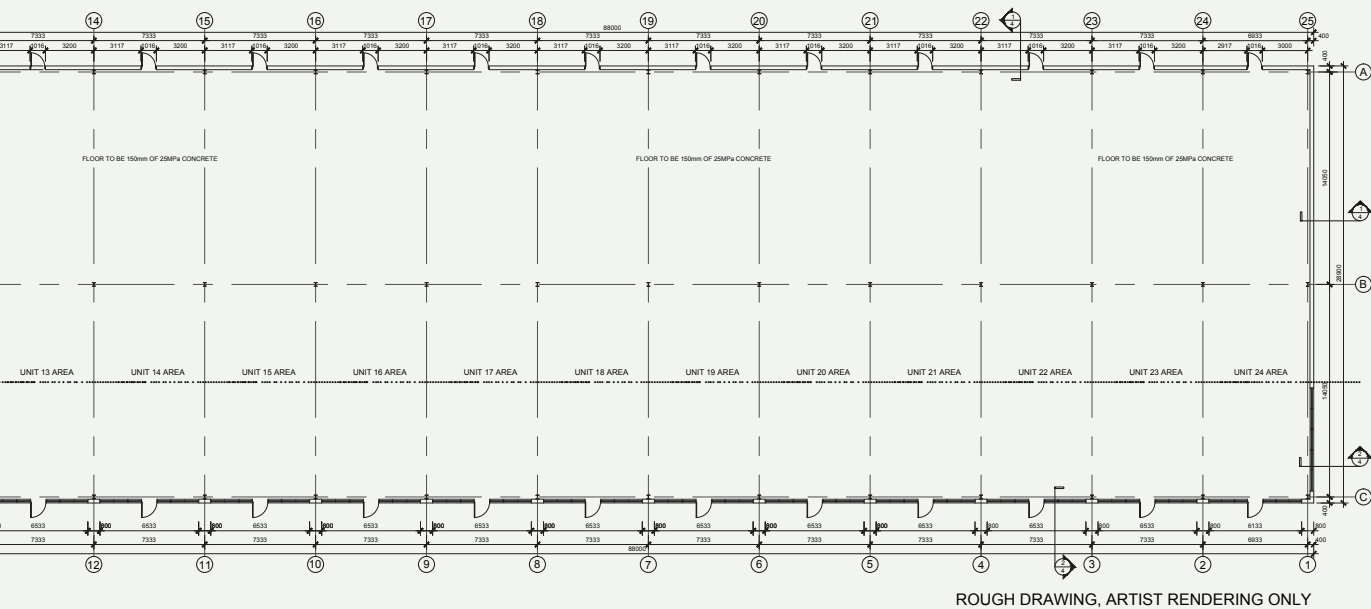
Site Plan Details

- ▶ Prime location provides huge exposure
- ▶ Fully signalized intersection proposed on the west end of the property @ Derry and Maxwell
- ▶ Second right-in/right-out access at the east end of the property of Derry Road East
- ▶ Approximately 1000 sq. ft. of frontage on Derry Road East

Building Features

ALL WORK AS PER ONTARIO BUILDING CODE	TELEPHONE: An empty 2" conduit to be pre designated point
HEIGHT: Approximately 23 feet	PLUMBING: Rough in provisions for one (1) 2-piece washroom, one inch (1") water line (rough-in) included in the unit
SPRINKLERS: Fully sprinkler building as per Ontario Building Code	POWER: Rough in provision for power to each unit
FLOOR: Minimum 4" Concrete slab on grade	SHIPPING/RECEIVING: One overhead drive-in door at the rear
WALLS <i>Exterior:</i> • Masonry stucco and/or Siding • To be fire rated as per Ontario Building Code <i>Interior:</i> • Demising wall to underside of steel deck • To be fire rated as per Ontario Building Code	PARKING: Fully paved lined parking areas and driveway
WINDOWS: Aluminum fineshatien with a minimum R value as per Ontario Building Code requirements	EXTERIOR: • Architecturally controlled exterior colours & materials. Architecturally controlled and designed landscaping • Area for signage as per rules & requirement of condominium corporation management
HVAC: All roof curbs installed with necessary gas lines brought to location to receive HVAC unit as per space requirements. Ductwork terminated at underside of deck	SIGNAGE: Exterior signage details and finishes to be supplied by purchaser at purchaser's expense after prior approval of the Vendor and condominium management. Purchaser to install sign.

\$275 – \$305 sq/ft*
* Price subject to change



Demographics

- ▶ It is very strategically located on the border of Brampton and Mississauga
- ▶ Derry is a major arterial throughway with an average daily traffic count of 40,274 going north on Derry Road East and 52,950 going east on Derry
- ▶ It is located in a major employment district
- ▶ The Derry Road is serviced by Mississauga Transit bus service with a stop located directly at the corner
- ▶ The Derry Road East is serviced by Mississauga Transit bus service with a stop located directly at the corner
- ▶ It is located at 1200 Derry Rd. at the South west corner of Derry and Maxwell is a unique opportunity for both investors and operators

Deposit Structure

Deposit be payable as follows:

- ▶ \$5,000 on signing the reservation agreement
- ▶ 5% (Minus \$5,000) within 30 days
- ▶ 5% within 60 days
- ▶ 5% within 120 days
- ▶ 5% within 180 days
- ▶ 10% on Interim closing – totalling 30%

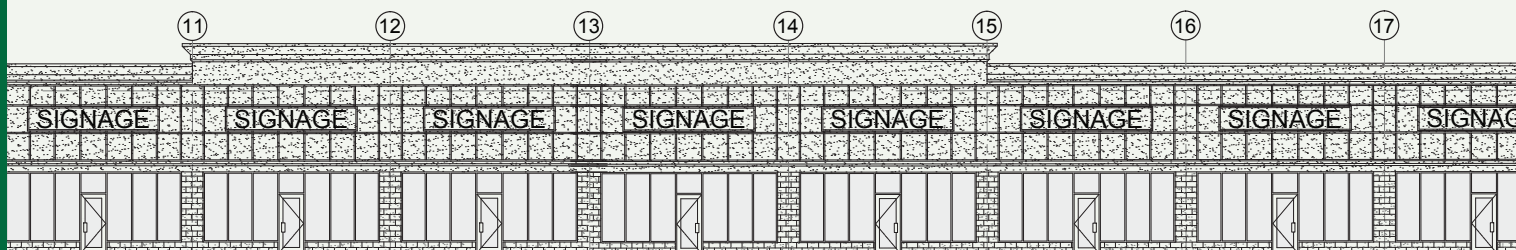
Assignment:

Assignment clause available (legal fee applicable)

Occupancy & Maintenance fee

- ▶ Occupancy is slated for **March 2013**, but will keep you updated during approval process
- ▶ The first year maintenance fee is budgeted at \$2.65 per sq. ft., the following years will be adjusted accordingly

Great Investment Great Location



ROUGH DRAWING, ARTIST RENDERING ONLY

DERRY & MAXWELL CENTRE

1200 Derry Road East

The information contained herein has been provided to Homelife Superstars Real Estate Limited by others. We do not warrant its accuracy. You are advised to independently verify the information prior to submitting an offer and to provide for sufficient due diligence in an Offer. The information contained herein may change from time to time without notice. The property may be withdrawn from the market at any time without notice.

Exclusive Presentation By:
Sarbjit Bath, Broker, MICP®
Intercity Realty Inc., Brokerage
3600 Langstaff Road, Suite 14
Woodbridge ON L4L 9E7
Office: 416 798 7070
Cell: 647 298 9940

Permitted Uses and Zone Regulations

Column	A	C
Line 1.0	ZONES	E2 Employment
PERMITTED USES		
2.0	EMPLOYMENT	
2.1	OFFICE	
2.1.1	Medical Office	✓
2.1.2	Office	✓
2.2 BUSINESS ACTIVITIES		
2.2.1	Broadcasting/Communication Facility	✓
2.2.2	Manufacturing Facility	✓
2.2.3	Science and Technology Facility	✓
2.2.4	Transportation Facility	✓
2.2.5	Truck Terminal	✓
2.2.6	Warehouse/Distribution Facility	✓
2.2.7	Wholesaling Facility	✓
2.2.8	Waste Processing Station	✓ (1)
2.2.9	Waste Transfer Station	✓ (1)
2.2.10	Composting Facility	✓ (1)
2.2.11	Power Generating Facility	
2.2.12	Outdoor Storage/Outdoor Display	
2.2.13	Self Storage Facility	✓
2.2.14	Contractor Service Shop	✓
2.2.15	Contractor's Yard	
2.2.16	Vehicle Pound Facility (0358-2007)	

2.3	COMMERCIAL	
2.3.1	Restaurant	✓ (1)
2.3.2	Convenience Restaurant	✓ (1)
2.3.3	Take-out Restaurant	✓ (1)
2.3.4	Commercial School	✓
2.3.5	Financial Institution	✓
2.3.6	Veterinary Clinic	✓
2.3.7	Animal Care Establishment	✓
2.4 MOTOR VEHICLE SERVICE		
2.4.1	Motor Vehicle Body Repair Facility	
2.4.2	Motor Vehicle Body Repair Facility - Commercial Motor Vehicle	
2.4.3	Motor Vehicle Repair Facility - Commercial Motor Vehicle (0379-2009)	deleted
2.4.4	Motor Vehicle Repair Facility - Restricted	✓
2.4.5	Motor Vehicle Rental Facility	✓
2.4.6	Motor Vehicle Wash Facility - Commercial Motor Vehicle (0379-2009)	deleted
2.4.7	Motor Vehicle Wash Facility - Restricted	✓
2.4.8	Gas Bar	✓ (1)(2)
2.4.9	Motor Vehicle Service Station	✓

(more on reverse)

DERRY & MAXWELL CENTRE E2 Zoning

Sarbjit Bath, Broker, MICP[®] Intercity Realty Inc., Brokerage
3600 Langstaff Road, Suite 14 Woodbridge ON L4L 9E7
Office: 416 798 7070 Cell: 647 298 9940

2.4.10	Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles	✓ ⁽¹⁾
2.5	HOSPITALITY	
2.5.1	Banquet Hall/Conference Centre/Convention Centre	✓
2.5.2	Night Club	✓ ^{(1) (3)}
2.5.3	Overnight Accommodation	✓

for more info. on zoning:

<http://www6.mississauga.ca/onlinemaps/planbldg/ZoneBylaw/DZBR1/Part%208%20-%20Employ.%20General%20Provisions.pdf>

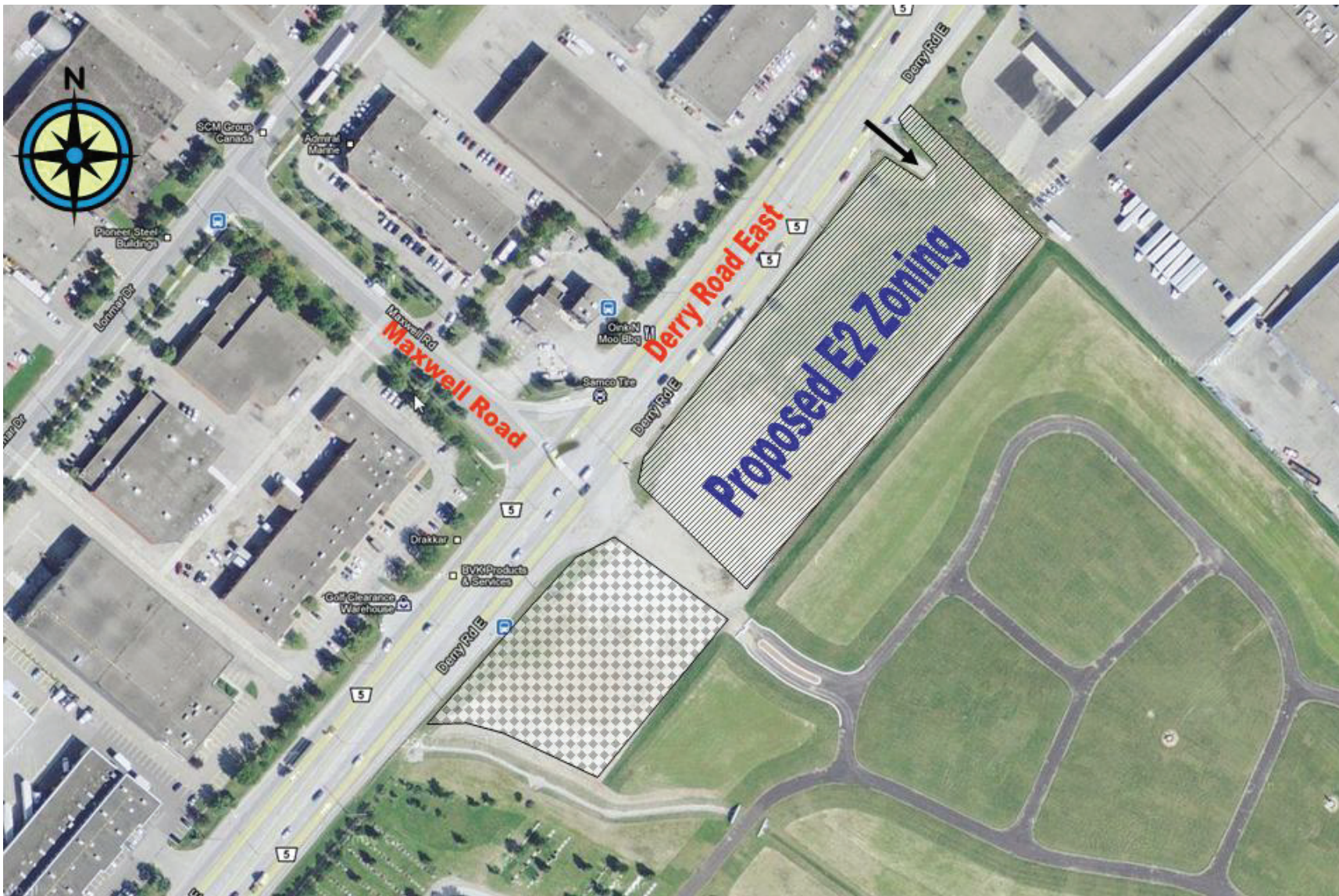
for more info. on exceptions:

<http://www6.mississauga.ca/onlinemaps/planbldg/ZoneBylaw/DZBR1/Part%208%20-%20E1%20to%20E3.pdf>

DERRY & MAXWELL CENTRE

E2 Zoning

Sarbjit Bath, Broker, MICP[®] Intercity Realty Inc., Brokerage
 3600 Langstaff Road, Suite 14 Woodbridge ON L4L 9E7
 Office: 416 798 7070 Cell: 647 298 9940



ROUGH DRAWING, ARTIST RENDERING ONLY

DERRY & MAXWELL CENTRE

1200 Derry Road East

Sarbjit Bath, Broker, MICP[®] Intercity Realty Inc., Brokerage
3600 Langstaff Road, Suite 14 Woodbridge ON L4L 9E7
Office: 416 798 7070 Cell: 647 298 9940