



INDUSTRIAL CONDOMINIUM REPORT

Indusite Realty Corporation is the leading industrial/commercial real estate brokerage in Mississauga. Since 1981, Indusite has specialized in the sale and leasing of industrial, commercial and office properties, including industrial condominiums. It is our goal to provide you with up to date market data and information that is specifically aimed at industrial condominium ownership. *Joe Nizich* and *David Strzelec* have a combined 48 years experience in commercial real estate.

HEADWINDS ARE RISING, BUT THE CANADIAN ECONOMY CONTINUES TO PERFORM

An energy shock, a slowing real estate market, falling stock prices, inflation, rising interest rates -- it all adds up to an increasing risk of recession in Canada. While we do expect economic activity to slow down in the face of these headwinds, we are not talking about a recession this year.

Courtesy of **Michael Wolfer** | Manager, Major Accounts
T: 905-268-1933 | E: Michael.wolfer@bdc.ca **bdc***

Continued on page 2*

AVAILABLE FOR SALE



CENTRAL MISSISSAUGA

- Total Size: 1,850 Sq. Ft.
- Office Size: 20%
- 14.0' Ft. Clear Height
- Drive-In Shipping
- List Price: \$925,000.00

DIXIE/401

- Total Size: 2,954 Sq. Ft.
- Office Size: 20%
- 13.0' Ft. Clear Height
- Truck-Level Shipping
- List Price: \$1,447,460.00

DIXIE/401

- Total Size: 2,086 Sq. Ft.
- Office Size: 417 Sq. Ft.
- 18.0' Ft. Clear Height
- Drive-In Shipping
- List Price: \$999,900.00

DUNDAS/427

- Total Size: 2,641 Sq. Ft.
- Office Size: 40%
- 18.0' Ft. Clear Height
- Truck-Level Shipping
- List Price: \$950,000.00



SOLD TRANSACTIONS



5980 SHAWSON DR. #11

- Total Size: 1,800 Sq. Ft.
- Office Size: 360 Sq. Ft.
- Clear Height: 16.0' Ft.
- Drive-In Shipping
- Sold Price: \$1,010,000.00



3075 RIDGEWAY DR. #25

- Total Size: 2,495 Sq. Ft.
- Office Size: 40%
- Clear Height: 18.0' Ft.
- Drive-In Shipping
- Sold Price: \$1,275,000.00



366 REVUS AVE. #22-24

- Total Size: 3,140 Sq. Ft.
- Office Size: 100%
- Clear Height: 15.0' Ft.
- Sold Price: \$1,549,000.00



259 TRADERS BLVD #2-3

- Total Size: 4,002 Sq. Ft.
- Office Size: 50%
- Clear Height: 18.0' Ft.
- Drive-In Shipping
- Sold Price: \$1,995,000.00

WHAT DOES THIS MEAN FOR YOUR BUSINESS?

- Households remain well-positioned to support the economy through the current turbulence. A strong labour market, rising wages and accumulated savings will continue to support demand.
- Interest-rate hikes are cooling the housing and stock markets, but the latter are coming down from too high a level. Activity in the hardest hit sectors will continue to slow in the coming months, but we don't foresee a crash.
- Despite signs of improvement, supply chains remain a major challenge for entrepreneurs. If this is your case, diversify your suppliers and find out what support programs are available to help you deal with the problem.

For the full report:

<https://www.bdc.ca/en/articles-tools/entrepreneur-toolkit/publications/monthly-economic-letter/2207#onglets=1>

Courtesy of Michael Wolfer | Manager, Major Accounts bdc*

T: 905-268-1933 | E: Michael.wolfer@bdc.ca

FOR MORE INFORMATION ON OUR LISTINGS OR A **FREE**, NO OBLIGATION OPINION OF THE MARKET VALUE ON YOUR UNIT, **CONTACT US:**



JOE NIZICH

Vice President

Sales Representative

D: 905-897-3621

C: 416-464-3621

E: jniziche@indusite.com



DAVID STRZELEC

Sales Representative

D: 905-897-3626

C: 416-806-0139

E: dstrzelece@indusite.com



1015 MATHESON BOULEVARD EAST, SUITE 11, MISSISSAUGA ON, L4W 3A4 | T: 905-624-3500 | F: 905-624-2636 | WWW.INDUSITE.COM

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE OR LEASE IS FROM SOURCES DEEMED RELIABLE BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND THE SAME SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL, OR OTHER CONDITIONS, PRIOR SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE