

**5800 & 5810 Ambler Drive  
Mississauga, Ontario**



This 6.61 acre site is improved with a 79,843 square foot commercial complex built circa 1982, comprised of a two storey 48,610 square foot office building and a 31,233 square foot multi unit industrial building. The site is serviced with parking for 253 vehicles and includes an additional unpaved area of approximately one acre. The site is strategically located on the south side of Highway 401 off the Dixie Road interchange. The site provides exposure to the Highway 401, both east and west bound traffic.

**What We Have Learned**

The property suffered from a combination of severe deferred capital expenditures and critical leasing issues making the sale impossible to finance in a conventional debt market.

The marketing team acutely structured the sale with a first mortgage vendor-take-back to allow the sale to take place at a reasonable price to the vendor given the circumstances.

The team sourced directly within a quick ten day period a total of eight bona fide offers to purchase, of which a total of five offers were firm and unconditional. The sale finally closed at full asking price with better than expected terms and with the security of a reserve matching bid.

**Recommendation**

"Gagne Real Estate recognized the challenges associated with the sale of this property, created a marketing/sales concept and then sought out potential buyers to whom this type of property/transaction would appeal. The whole process was well thought out and executed, from beginning to end."

**Stewart Wallace**  
Aylesworth LLP