

AVISON  
YOUNG

**2395** Homelands Drive

Mississauga, ON

**Five-Storey, 54-Unit Apartment Building**

INVESTMENT SUMMARY | MULTI-RESIDENTIAL GROUP

# The Opportunity

The Avison Young Multi-Residential Group is pleased to market for sale **2395 Homelands Drive, Mississauga (the "Property")**, a five-storey, 54-unit apartment building. Located in the Sheridan Park neighbourhood, the Property is a short drive to many amenities including big-box retail plazas, parks and shopping malls.

- Family owned and operated apartment building
- 78% 2 & 3 bedrooms units; large 3-bedroom units include 1.5 bathrooms
- 47% rental upside upon tenant turnover
- Nearby retail plazas, parks and public schools

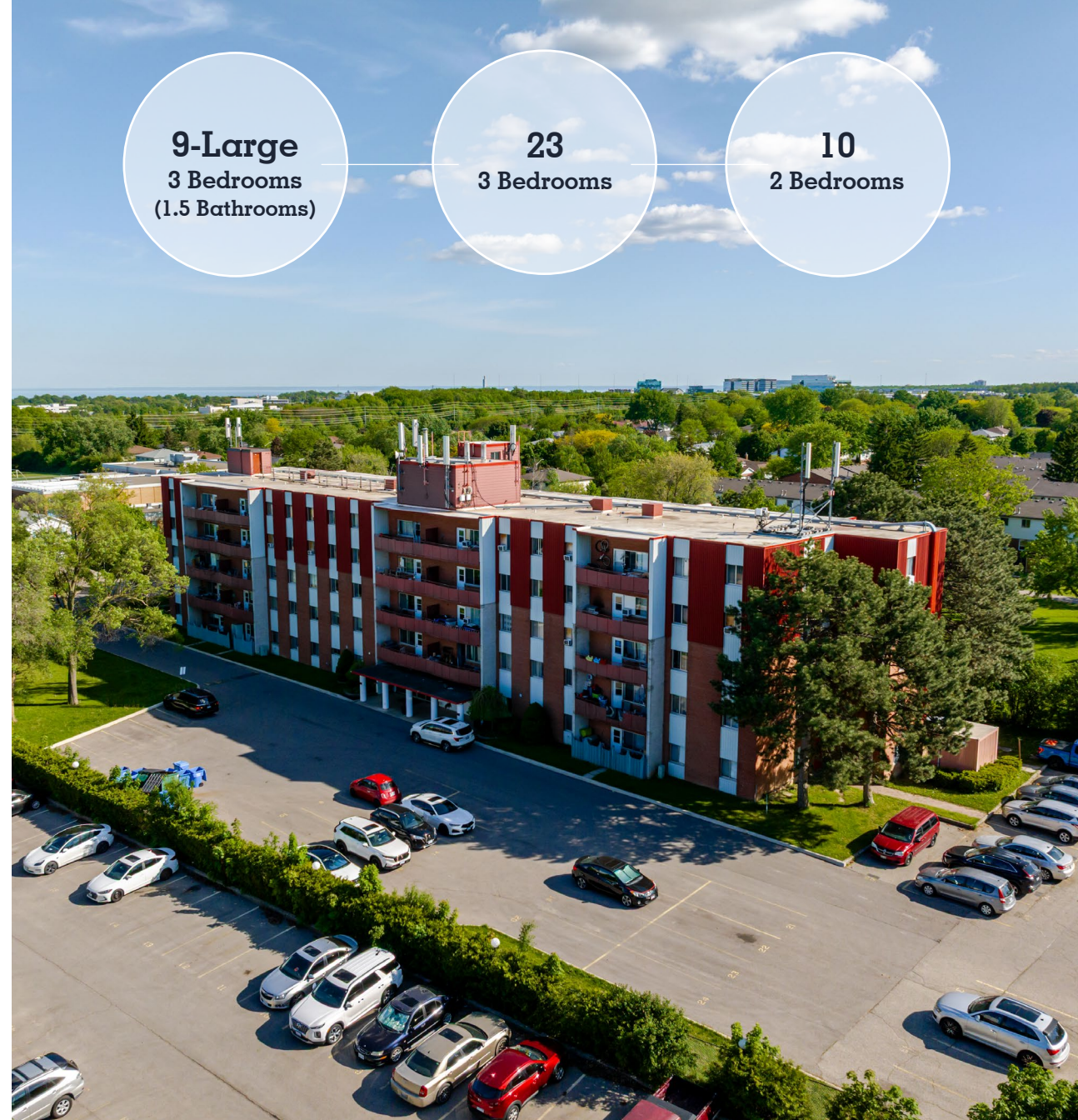
## Property Details

<b>Current Use</b>	Five-Storey Apartment Building
<b>Site Area</b>	66,101 sf
<b>Year Built</b>	Circa 1969
<b>Units</b>	54
<b>Parking</b>	78 surface stalls
<b>Hydro</b>	Sub-metered (38/54, Metergy)
<b>Heating</b>	Two Gas-Fired Boilers
<b>Hot Water Tank</b>	Three Domestic Hot Water Tanks (Circa 2016)
<b>Roof</b>	Duro-last PVC (Circa 2019)
<b>Construction</b>	Concrete
<b>Laundry</b>	5 washers and 5 dryers (owned)
<b>Financing</b>	Free and Clear

**9-Large**  
**3 Bedrooms**  
(1.5 Bathrooms)

**23**  
**3 Bedrooms**

**10**  
**2 Bedrooms**



# Suite Mix Breakdown

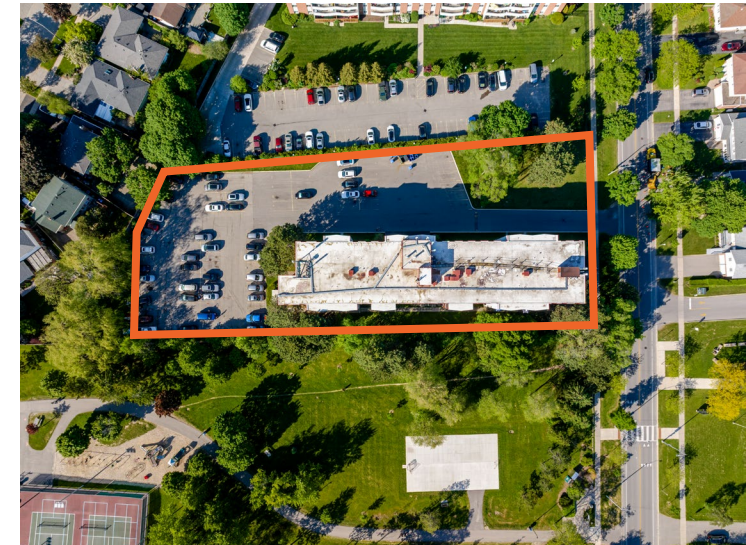
**2395 Homelands Drive** includes 3 junior one-bedrooms, 9 one-bedrooms, 10 two-bedrooms, 23 three-bedrooms and 9 large three-bedrooms totaling 54 units.

The large three-bedroom units include 1.5 bathrooms, with the opportunity to create 2 full bathrooms. The average rent is \$1,754 with 47% rental upside upon tenant turnover.

## Suite Mix

Type	Unit	Avg. Rent	Market Rent
Jr. 1 Bedroom	3	\$1,287	\$1,800
1 Bedroom	9	\$1,566	\$2,100
2 Bedroom	10	\$1,692	\$2,400
3 Bedroom	23	\$1,875	\$2,800
3 Bedroom - Large	9	\$1,859	\$2,900
<b>Total/Average</b>	<b>54</b>	<b>\$1,754</b>	<b>\$2,570</b>

*\*with vacant units leased at market rents*



# Mississauga

**2395 Homelands Drive (the "Property")** is located in Mississauga's established Sheridan neighbourhood, approximately 30 minutes west of Downtown Toronto. Mississauga is the third largest municipality in Ontario and is one of the fastest growing cities in Canada. The Property benefits from excellent connectivity with convenient access to the QEW, Highway 403, and nearby Clarkson GO Station. Tenants benefit from the wide range of retail and lifestyle amenities including Sheridan Centre, Erin Mills Town Centre, and nearby grocery stores. The Property is also located near the University of Toronto - Mississauga Campus. Other nearby amenities include numerous of parks, private and public schools.



Erin Mills PKWY

Sheridan Park Public School

Erin Mills PKWY

**Sheridan Shopping Centre**  
metro wine rack

QEW

Sheridan Park Dr

Homelands Dr

**2395  
Homelands Dr**

Thornlodge Park & Tennis Courts

Homelands Sr. Public School



**4.5km**  
Clarkson GO Station

**768,794**  
Mississauga, ON  
Population (2026)

## FOR SALE: 2395 HOMELANDS DR, MISSISSAUGA | INVESTMENT SUMMARY

The Property is being offered for sale, "UNPRICED."

All expressions of interest may be submitted in the form of a Letter of Intent or vendor's Agreement of Purchase and Sale and should include the following:

- Address and contact info
- Purchase price
- Deposit structure
- An indication of material terms required by the purchaser
- Evidence of the purchaser's financial ability to complete the transaction

### Offer Process To Be Announced

For More Information About this Offering:

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