FOR **SALE**

620 LAKESHORE ROAD E.

MISSISSAUGA, ON

PROMINENT LAKESHORE STREETFRONT PROPERTY

MAINSTREET COMMERCIAL ZONING

PRIME LAKESHORE & CAWTHRA LOCATION

USER/VALUE ADD INVESTMENT OPPORTUNITY

EXCLUSIVE ADVISORS:

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*Sales Representative **Broker

SPECIALIZING IN URBAN INVESTMENT & DEVELOPMENT

CBRE

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MISSISSAUGA, ON

THE OFFERING

620 Lakeshore Rd E, a 4,100 SF fully vacant building positioned along Lakeshore Rd E, Mississauga. This property offers a unique opportunity for end users/value add investors seeking a high-visibility space. The second floor is suitable for either commercial purposes or conversion to residential units, providing building versatility. The building boasts high ceilings and a clean, dry, and usable basement. The property benefits from strong vehicle traffic and great exposure, ensuring any business would be noticed.

620 Lakeshore Rd E benefits from a prime location, surrounded by established, affluent neighbourhoods. This property offers exceptional accessibility, with close proximity to all major transportation arteries, the QEW, Gardiner Expressway & Hwy 427.

PROPERTY DETAILS

PROPERTY TYPE:	Commercial Retail Store
TOTAL BUILDING AREA:	4,100 sq. ft. plus 2,050 sq. ft. usable basement
LOT DIMENSIONS:	25.0 ft. x 105.0 ft.
ZONING:	C4 - Mainstreet Commercial
AVERAGE HOUSEHOLD INCOME:	$173,746
TAXES (2024) ANNUAL:	$18,588.00

27,573
DAILY VEHICLE COUNT

6 MIN WALK
WATERFRONT TRAIL

15 MIN DRIVE
DOWNTOWN MISSISSAUGA/SQUARE ONE

4 MIN DRIVE
QEW

84 WALK SCORE

36 TRANSIT SCORE

57 BIKE SCORE

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PROPERTY PHOTOS

FOR SALE

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FLOOR PLANS

BASEMENT PLAN

GROUND FLOOR

SECOND FLOOR

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ASKING PRICE: $2,150,000

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