

# FOR SALE

**10,500 SF**  
Commercial/Residential Property



## 238 QUEEN STREET SOUTH

Mississauga, ON

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Royal LePage® Real Estate Services, LTD, Brokerage  
1654 Lakeshore Rd W, Mississauga on

# PROPERTY OVERVIEW

**\$5,350,000.00**

## Property Features

- Great Opportunity To Own a Multi-Use Commercial/Residential Property
- Fully Leased Main, 2nd and 3rd Floor with fully renovated basement
- Located At The Busiest Spot In The Center Of Famous Destination “Streetsville”
- Next To The Corner Property At Thomas And Queen
- The 2nd Floor (4 Units: 4x1Bdrm) and 3rd Floor (3 Units: 1x2Bdrm, 2x1Bdrm)
- Brand new 2x2Bdrm Apt in the basement
- Fully Renovated
- The Main Commercial Retail Store Leased Until 4/30/2029 Plus 5 year Option
- Good Income & Cap Rate
- Built In 1989

# PROPERTY OVERVIEW

## Property Features

- Highest and Best Use: Commercial with Residential
- Zoning C4: Main Street Commercial Zone
- Legal Description: Part Lot 21 & Part James Graham Lot, Plan STR-1, as in RO560258 Subject to as in 206296VS; City of Mississauga
- PIN: No. 13123-0111
- Site Dimensions: ± 31.31 feet frontage X irregular depth
- Total Lot Area: ± 3,049.2 SF / 0.07 acres
- Gross Building Area:
  - Main Floor: ± 2,330 SF
  - Second Floor: ± 2,808 SF
  - Third Floor: ± 2,568 SF
  - Total: ± 7,706 SF
  - Basement: ± 2,330 SF
- Assessment Roll Number: 2105 120 004 19000
- 2024 Real Property Tax: \$19,180

## Utilities

- All municipal services and public utilities typical of an urban development are available including sanitary and storm sewers, water, gas, telephone, hydro, accessory services garbage, police, street cleaning, etc.

## Zoning

- C4: Main Street Commercial Zone under the City of Mississauga Zoning By-law #0225-2007

## Parking

- Metered street parking on Queen Street South
- The subject property falls within the area designated

## Description

- The subject property comprises a 3-level commercial-residential building with full basement
- Built on concrete footings and concrete / concrete block foundation walls, this is a masonry / steel framed building with an east facing aspect built circa 1989.
- The subject property is municipally described as 238 Queen Street South
- Main Floor – Commercial
  - Cafe
- 2nd Floor – 4 X Apartment Units
  - Recently renovated and renewed 3-piece washroom; 1 x Bedroom
- 3rd Floor – 3 X Apartment Units
  - Unit 301  
4-piece washroom, 2 x Bedroom
  - Unit 302 & 303  
Recently renovated and renewed 3-piece washroom, 1 x Bedroom

## HVAC

- Forced Air Gas Fired Heating and air-conditioning with rooftop furnace for the commercial space
- 2nd Floor Apartments: Individual A/C split units & heat pump
- 3rd Floor Apartments: Central A/C unit & individual heat pumps
- Electrical Power: 600 volts / 400 amps / 3 PH / 4 W main service
- Individual electrical panels in each space
- On-site parking for two vehicles at the rear

## Basement

- The Basement Is For Fully Renovated 2x2 bdrm
- There is a finished common hallway with stairway access from the front and the rear

# RENT ROLL

RENT ROLL			
LOCATION/UNIT#	SQ FT	RENT/M	YEAR
RES BSMT #B101	1000	2,150	25,800
RES BSMT #B102	1000	2,150	25,800
RES 2ND FLOOR #201 (1BED)	700	2,500	30,000
RES 2ND FLOOR #202 (1BED)	700	2,400	28,800
RES 2ND FLOOR #203 (1BED)	700	2,400	28,800
RES 2ND FLOOR #204 (1BED)	700	2,300	27,600
RES 3RD FLOOR #301 (2BED)	1300	1,750	21,000
RES 3RD FLOOR #302 (1BED)	675	1,900	22,800
RES 3RD FLOOR #303 (1BED)	450	2,200	26,400
<b>TOTAL RES</b>		<b>19,750</b>	<b>237,000</b>
<b>COM-4</b>	2330	<b>7,500</b>	<b>90,000</b>
<b>Total income</b>			<b>327,000</b>
<b>Total Expenses (TMI+Utilities)</b>			<b>68,812</b>
<b>NOI</b>			<b>258,188</b>
REMARKS			
<b>TMI Break down</b>			
Property Tax 2024			23,516
Insurance 2024			22,657
Maintenance approx 2%			6,500
<b>TOTAL TMI</b>			<b>52,673</b>
<b>Utilities</b>			
Hydro			10,849
Heat (includes Water Heater \$19.85/m)			2,890
Water			2,400
<b>TOTAL Utilities</b>			<b>16,139</b>
<b>TOTAL TMI+Utilities</b>			<b>68,812</b>



# PROPERTY PHOTOS

## Exterior



# PROPERTY PHOTOS

## 2nd Floor





# PROPERTY PHOTOS

## 2nd Floor



# PROPERTY PHOTOS

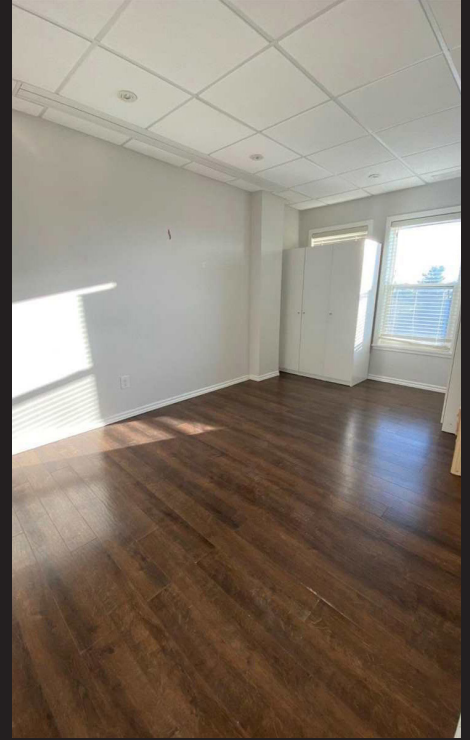
## 2nd Floor





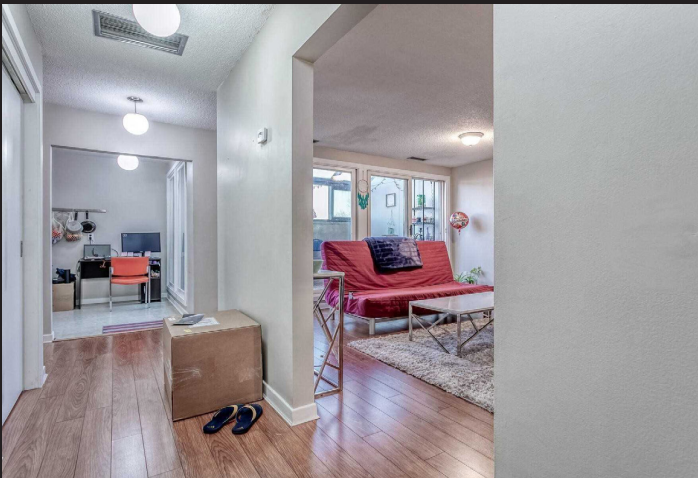
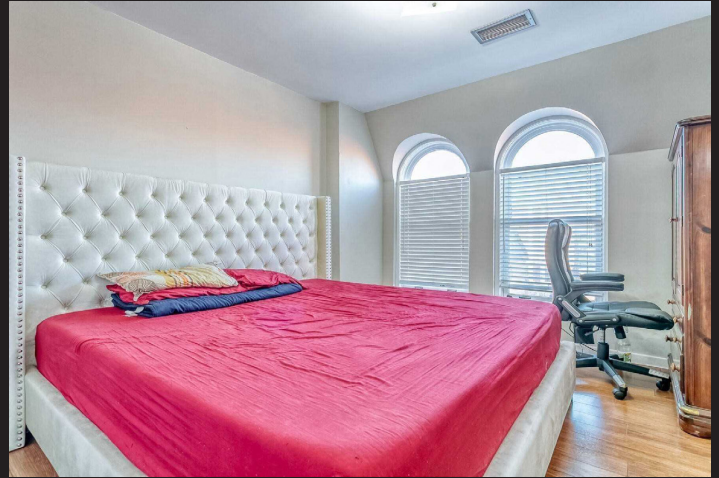
# PROPERTY PHOTOS

## 3rd Floor



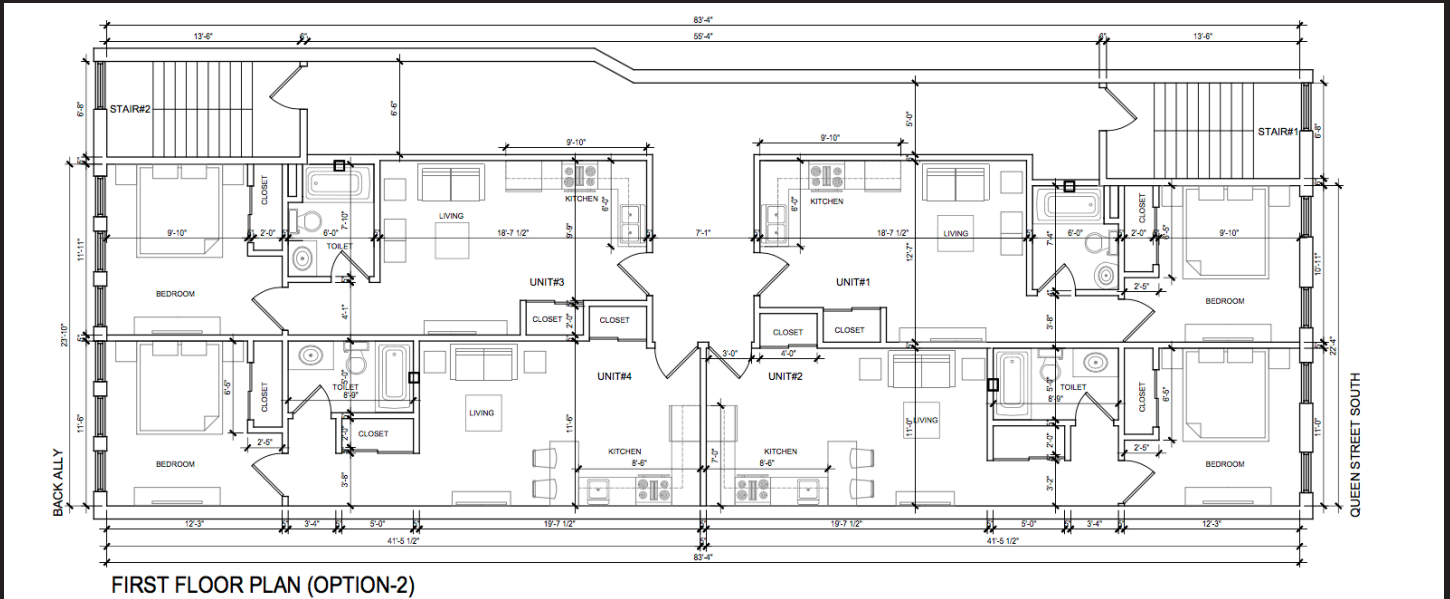
# PROPERTY PHOTOS

3rd Floor - Unit 301



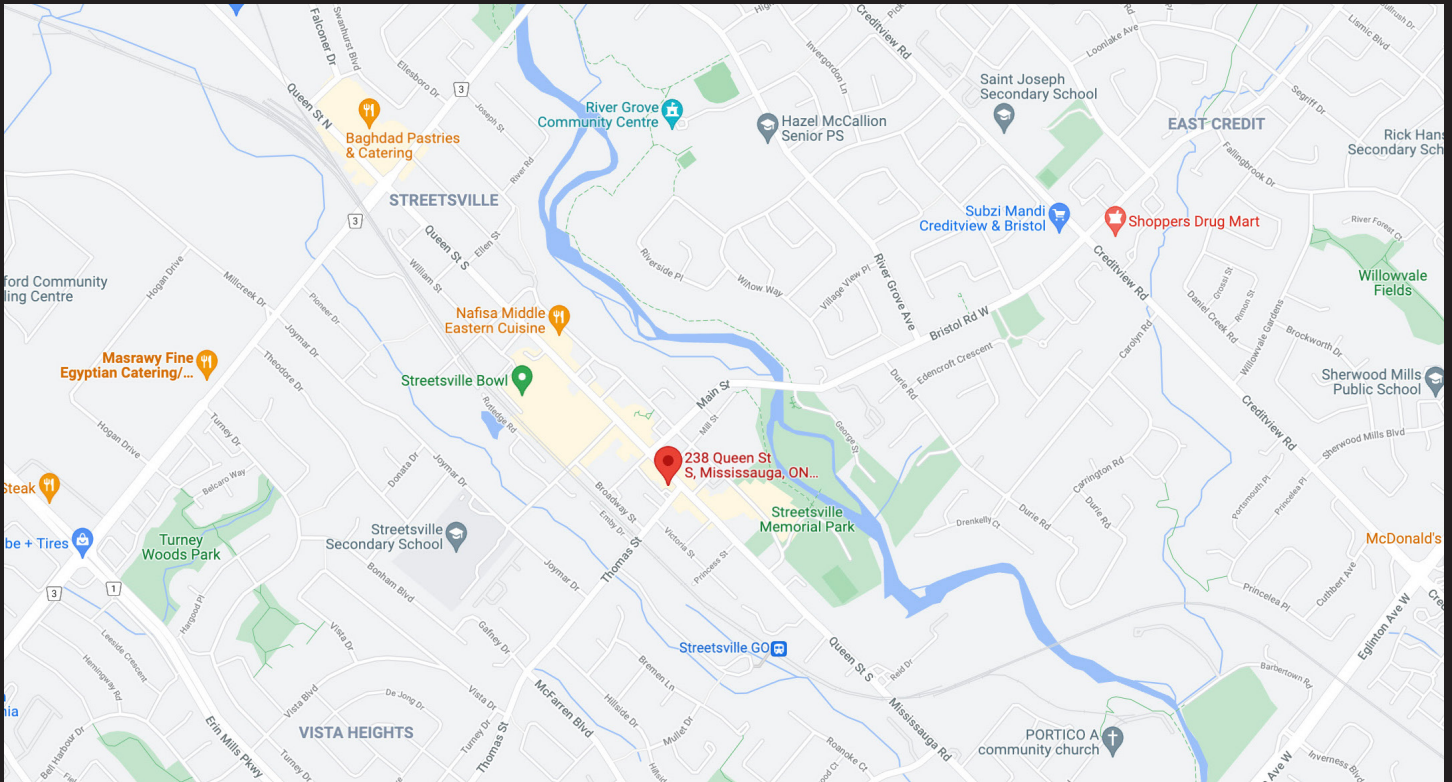
# FLOOR PLAN

## 2nd Floor





# LOCATION MAP



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