



584 LAKESHORE ROAD EAST & 969 HAMPTON CRESCENT

MISSISSAUGA • ONTARIO

FUTURE MID-RISE DEVELOPMENT COMMERCIAL AND RESIDENTIAL ZONING



TORONTO

Mid-Rise Development
1345 Lakeshore Rd E

Lakeview Village
Development

LAKE ONTARIO

584 LAKESHORE ROAD EAST

969 HAMPTON CRESCENT



CBRE

THE OFFERING

CBRE is pleased to offer for sale a commercial and residential zoned Site with holding income located at 584 Lakeshore Road East & 969 Hampton Crescent (the "Site" or the "Property") comprising of ± 0.674 acres, in the city of Mississauga.

This income producing Property has one freestanding building that operates as a fence company comprising of 7,168 square feet. There is also an ad sign that is leased out on Site.

The current zoning for this property permits many commercial uses, along with residential detached homes. This is an excellent opportunity for developers to attain a mid-rise development Site in the City of Mississauga that is only a six-minute walk to Lake Ontario. The Site is a prime location with many amenities within walking distance including restaurants, stores, parks, Lake Ontario and much more. The Port Credit Go Train is within close proximity, as well as QEW, Highways 403, 401, 410 & 427.

ASKING PRICE: \$5,490,000

PROPERTY DETAILS

Main Intersection	Lakeshore Road E & Hampton Crescent
Pin	134850133, 134850777, 134850779, 134850780
Lot Dimensions	Frontage on Lakeshore Rd. E.: ± 225.32 ft. Depth on Hampton Crescent: ± 175.74 ft.
Site Area	± 0.674 acres (29,363.47 sq. ft.)
Peel Urban Structure	Urban System
Mississauga Urban Structure	Neighbourhood & Corridor
Mississauga Land use	Mixed Use & Residential Low Density II
Local Plan	Lakeview Local Plan Area
Zoning	Mainstreet Commercial (C4) & Detached Dwelling with Exception 75 (R3-75)
Nearby Development Applications	<ol style="list-style-type: none"> 42 Port Street East and 99 Lakeshore Road East 128 Lakeshore Road East 170 Lakeshore Road East
Transit	<ul style="list-style-type: none"> 6 min drive to Port Credit GO Train Station. Connects to Union Station in 30 mins MiWay 23 Lakeshore Bus at door step Short drive to QEW, Highways 403, 401, 410 & 427



GO Lakeshore West Line

Mid-Rise Development
1345 Lakeshore Rd E

Lakeview Village
Development

MiWAY 23 East & Wesbound

CAWTHRA ROAD

584 LAKESHORE ROAD EAST

969 HAMPTON CRESCENT

969-3

969-1

969-2

HAMPTON CRESCENT

6 min walk to
Lake Ontario

Holding
Income

Future Mid-Rise
Development Site

Close proximity
to Port Credit GO Train
& Excellent Highway
access

Variety of
Amenities within
Walking Distance

SITE PLAN

ZONING – Mainstreet Commercial (C4) & Detached Dwelling with Exception 75 (R3-75)

Mainstreet Commercial (C4)

Detached Dwelling (R3-75)

- Retail store
- Restaurant
- Take-out restaurant
- Veterinary clinic
- Animal Care Establishment
- Funeral establishment
- Service establishment
- Commercial school
- Financial institution
- Medical office
- Office
- Overnight accommodation
- Recreational establishment
- Entertainment establishment
- Private club
- University/ college
- Parking lot
- Apartment
- Dwelling unit located above the first storey of a commercial building

- Detached Dwelling

[Click here to View Exception](#)

584 Lakeshore Road East & 969 Hampton Crescent (C4)

969 Hampton Crescent (R3-75)

Total: approx. 0.674 Acres

LAKESHORE ROAD EAST

HAMPTON CRESCENT

BYNGMOUNT AVENUE

969 - 1
C4
0.192 Acres

584 Lakeshore Road East
C4
0.363 Acres

969 - 2
R3-75
0.075 Acres

969 - 3
R3-75
0.044 Acres



NEARBY DEVELOPMENT APPLICATIONS

The area has multiple properties being re-zoned for mid-rise residential uses, allowing developers the opportunity to re-zone the lands for a new development. Current applications range from 3.71 F.S.I to 5.74 F.S.I.



 SUBJECT SITE



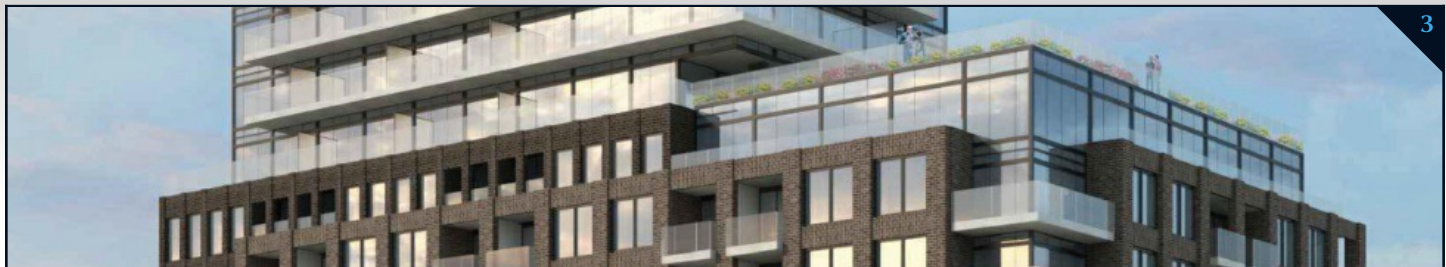
42 PORT STREET EAST AND 99 LAKESHORE ROAD EAST

128 LAKESHORE ROAD EAST

Application Type:	Zoning by-law Amendment and Official Plan Amendment	Zoning by-law Amendment and Official Plan Amendment
Date Submitted:	Nov 2022	Dec 2021
Current Zoning:	C4-60 (Mainstreet Commercial - Exception 60)	C4 (Mainstreet Commercial)
Site Area:	1.43 ac./62,419.92 sq. ft.	0.23 acres/10,007.21 sq. ft.
Units:	221 residential units	42 residential units
GFA:	231,574.77 sq. ft. • Residential GFA: 209,842.43 sq. ft. • Non-residential GFA: 21,732.34 sq. ft.	57,420.08 sq. ft.
FSI:	3.71	5.74

Description: To permit an 11-storey apartment building with ground floor commercial space.

An 11-storey apartment building containing 42 residential units and ground floor commercial space along Lakeshore Road East and Ann Street.



170 LAKESHORE ROAD EAST

Application Type:	Zoning by-law Amendment and Official Plan Amendment
Date Submitted:	Oct 2021
Current Zoning:	C4-66 (Mainstreet Commercial - Exception 66)
Site Area:	0.70 acres/ 30,492 sq. ft.
Units:	147 residential units
GFA:	151,548.3 sq. ft. • Residential GFA: 144,812.3 sq. ft. • Non- residential GFA: 6,736.1 sq. ft.
FSI:	4.97

Description: 15 storey apartment building with ground related commercial uses



LOCATION OVERVIEW

RESTAURANTS ○

- 1 McDonald's
- 2 Tim Hortons
- 3 Domino's Pizza
- 3 Subway
- 3 Pizza Pizza
- 4 Quesada Burritos & Tacos
- 5 Sunset Grill
- 6 Thyme Ristorante

- 7 Bobby's Hideaway
- 8 Starbucks
- 9 La Villa Bakery and Café
- 10 Amadio's Pizza
- 11 Colossus Greek Taverna
- 12 Stonehooker Brewing Company
- 13 The Crooked Cue
- 14 Papa Giuseppe's

PARKS & RECREATION ●

- 1 RK McMillan Park
- 2 Lakefront Promenade Park
- 3 Port Credit Lighthouse
- 4 St. Lawrence Park
- 5 The Mississauga Golf and Country Club
- 6 Lakeview Golf Course
- 7 Toronto Golf Club

RETAIL & ENTERTAINMENT ●

- 1 Square One Shopping Centre
- 2 CF Sherway Gardens
- 3 Dixie Outlet Mall
- 4 Petsmart
- 5 The Beer Store
- 6 Metro
- 7 Shoppers Drug Mart
- 8 LCBO

- 9 Loblaws
- 10 Canadian Tire
- 11 Walmart Supercentre
- 12 Costco Wholesale
- 13 Farmboy
- 14 The Home Depot
- 15 Real Canadian Superstore
- 16 Bulk Barn

DRIVE TIMES

Port Credit GO	6 min 2.3 km
QEW	4 min 2.1 km
Highway 427	7 min 6.2 km
Highway 403	18 min 8 km
Highway 401 via 427	15 min 12.8 km
Pearson Airport	19 min 17.6 km
Downtown Toronto	24 min 21.8 km

MiWay Bus Route 23 East & Westbound
 GO Lakeshore West Line

Brightwater Development

Port Credit GO

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