

Partnership or Sale Opportunity

1303 Lakeshore Rd. E.
Mississauga

Approved Residential Development Site

- Zoning By-law Amendment and Official Plan Amendment Approved
- 10-storeys, 153 units, and 147,437 sf of Gross Floor Area

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1303 Lakeshore Road East

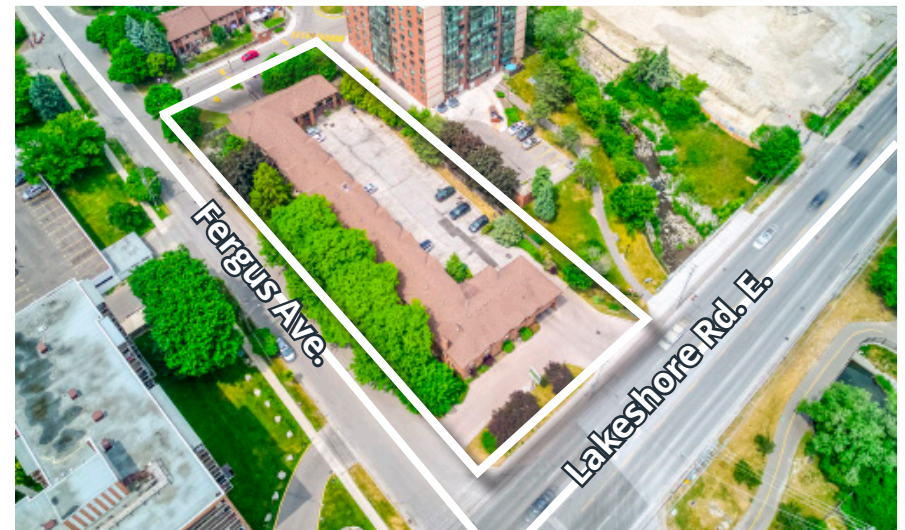
Opportunity

Avison Young has been mandated to advise and manage the process to seek proposals for a development partnership or disposition of 1303 Lakeshore Rd E, Mississauga, Ontario. This is an exceptional opportunity to develop a residential condominium or apartment building in a growing neighbourhood of Mississauga in close proximity to regional transit.

- Zoning By-law Amendment & Official Plan Amendment approved residential development site
- Long Branch GO Station is easily accessible from the property
- Steps to Lakeshore Park, Marie Curtis Park, and Lake Ontario waterfront
- In-place holding income

Property Details

Site Area	34,218 sf (0.786 ac)
Site Dimensions	Lakeshore Rd E: +/- 115 ft Fergus Ave: +/- 277 ft
Existing Use	33 room motel
Existing NOI	\$430,897 (2023)
Environmental Site Assessment	Phase I & II (Terraprobe 2022)
2024 Final Taxes	\$65,977
Official Plan	Residential High Density
Local Area Plan	Lakeview Local Area Plan
Major Transit Station Area	Dixie Lakeshore
Zoning By-law	H-RA3-39

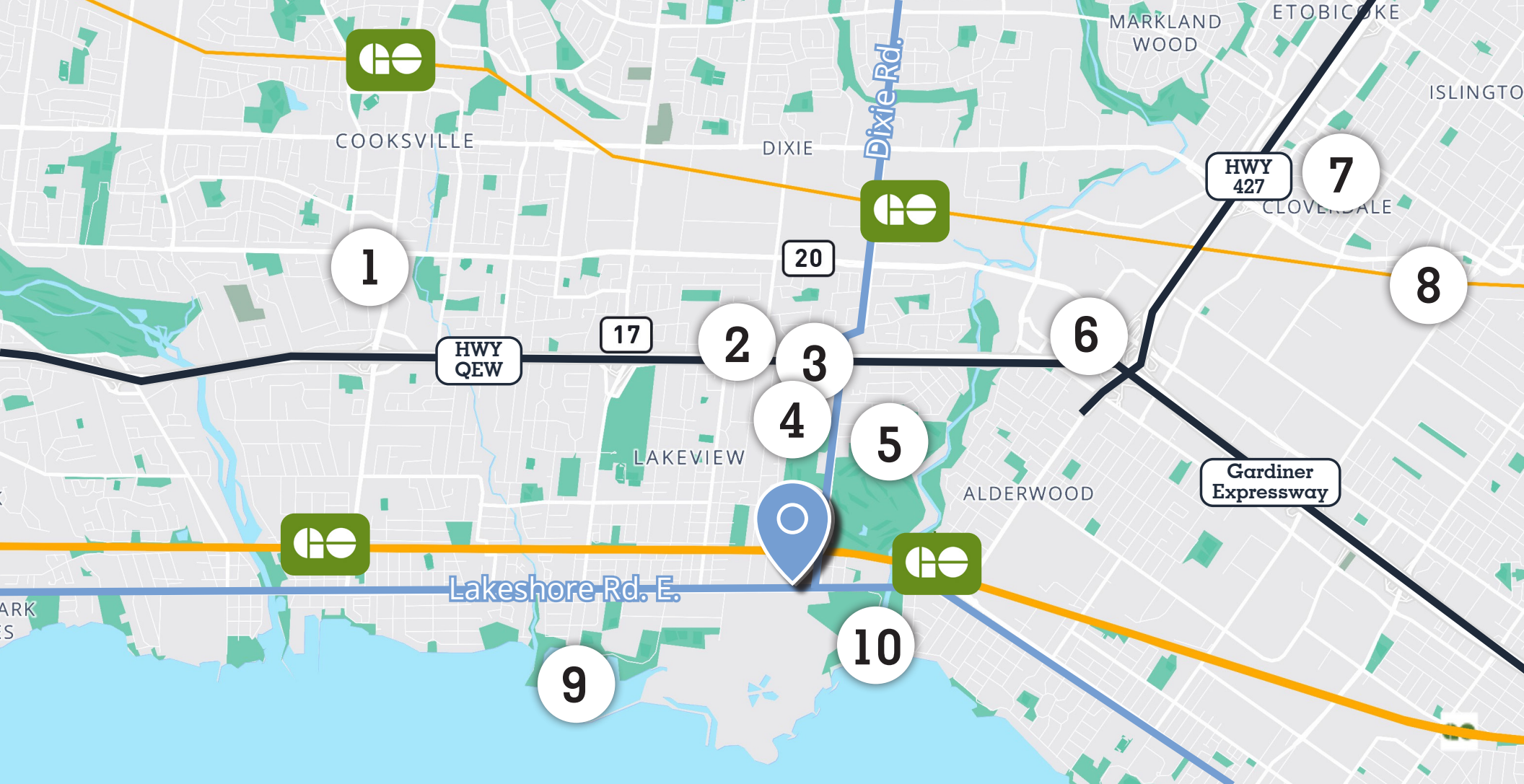


Approved Development Plan



Site Statistics

Site Area	34,218 sf
Total GFA	147,437 sf
Total Residential NSA	120,015 sf
Total Units	153
Total Parking Spaces	161 Resident Stalls 34 Visitor Stalls



Mississauga

1303 Lakeshore Road East (The Property), is located in Mississauga by the northern shore of Lake Ontario. The Property is ideally situated in Mississauga's Lakeview neighbourhood, providing access to Lakeshore Park, Marie Curtis Park, and Lake Ontario in a short walk. Future residents will benefit from the Property's easy access to shopping, restaurants, and neighbourhood schools. Nearby transit includes the Long Branch GO Station, Dixie GO Station, and future Lakeshore Bus Rapid Transit Route. Future residents will also have easy access to Highway 427 and The Gardiner Expressway/QEW.



Subject Property



Rail Line

1. Mississauga Hospital
2. Applewood Village Plaza
3. Dixie Outlet Mall
4. Lakeview Golf Course
5. Toronto Golf Club
6. Sherway Gardens
7. Cloverdale Mall
8. Kipling Transit Hub
9. Lakefront Promenade Park
10. Marie Curtis Park

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Pricing and offering process

The Property is offered on an unpriced basis.

All expressions of interest may be submitted in the form of a Partnership Agreement, Letter of Intent, or Agreement of Purchase and Sale.

**Offers will be reviewed on an
"as come basis."**

For More Information About this Offering:

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