

# FOR SALE



## THE GOOD LIFE

REAL ESTATE GROUP™



TWO ELEVEN UNIT APARTMENT BUILDINGS  
**320 & 322 LAKESHORE ROAD WEST**  
MISSISSAUGA, ON  
**\$4,400,000.00 EACH**

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## PROPERTY OVERVIEW

Exceptional value add opportunity to acquire an Two Eleven Unit Apartment Buildings in the highly sought-after Port Credit neighbourhood of Mississauga, steps to the GO station, waterfront, shops and restaurants.

## PROPERTY FEATURES

- ◆ 11 legal units: 6 spacious 2-bedroom suites and 5 bright 1-bedroom suites.
- ◆ Two floors with 4 units on each floor and 3 units in the lower level of each building.
- ◆ Majority of suites tastefully renovated with updated kitchens, baths and flooring, offering strong tenant appeal and rental upside. Some of the units offer built in dishwashers and microwaves.
- ◆ This building has onsite laundry and storage lockers and is clean and well managed with security cameras.
- ◆ Both of these buildings have new gas boilers and the majority of the plumbing has been replaced. 400 amp service in each building.
- ◆ 322 Lakeshore has fireplaces in all of the units.
- ◆ Surface parking is available.

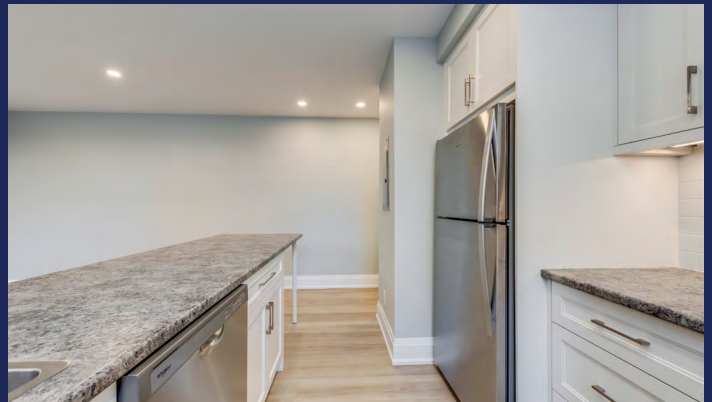
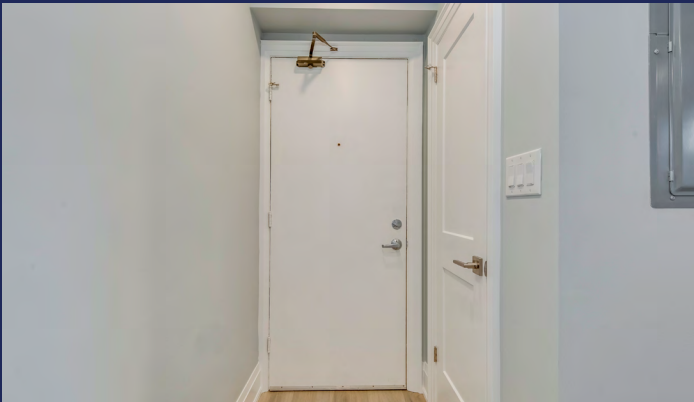
## CLICK HERE FOR VIDEO





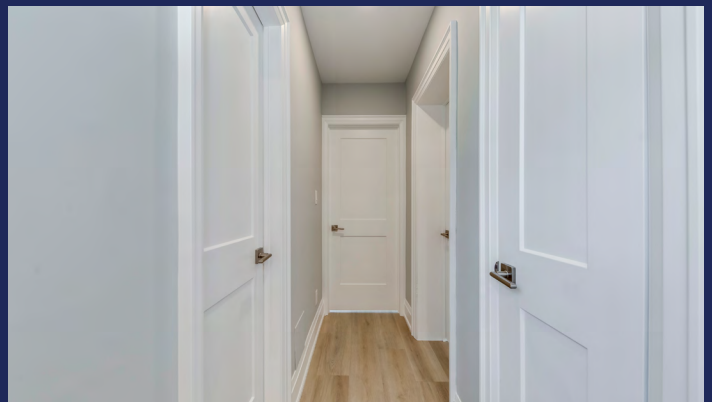
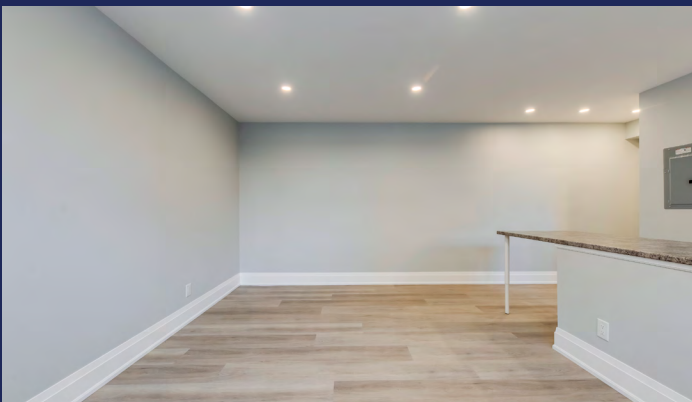
**FOR SALE** | 320 & 322 LAKESHORE ROAD WEST | TWO ELEVEN UNIT APARTMENT BUILDINGS

## PROPERTY PHOTOS

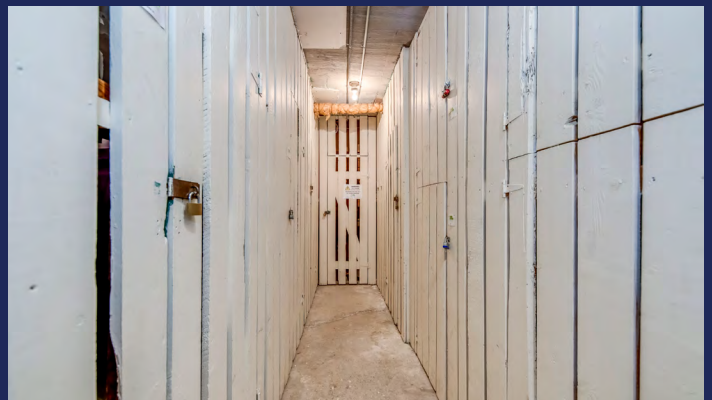




**PROPERTY PHOTOS**



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PROPERTY PHOTOS





PROPERTY PHOTOS

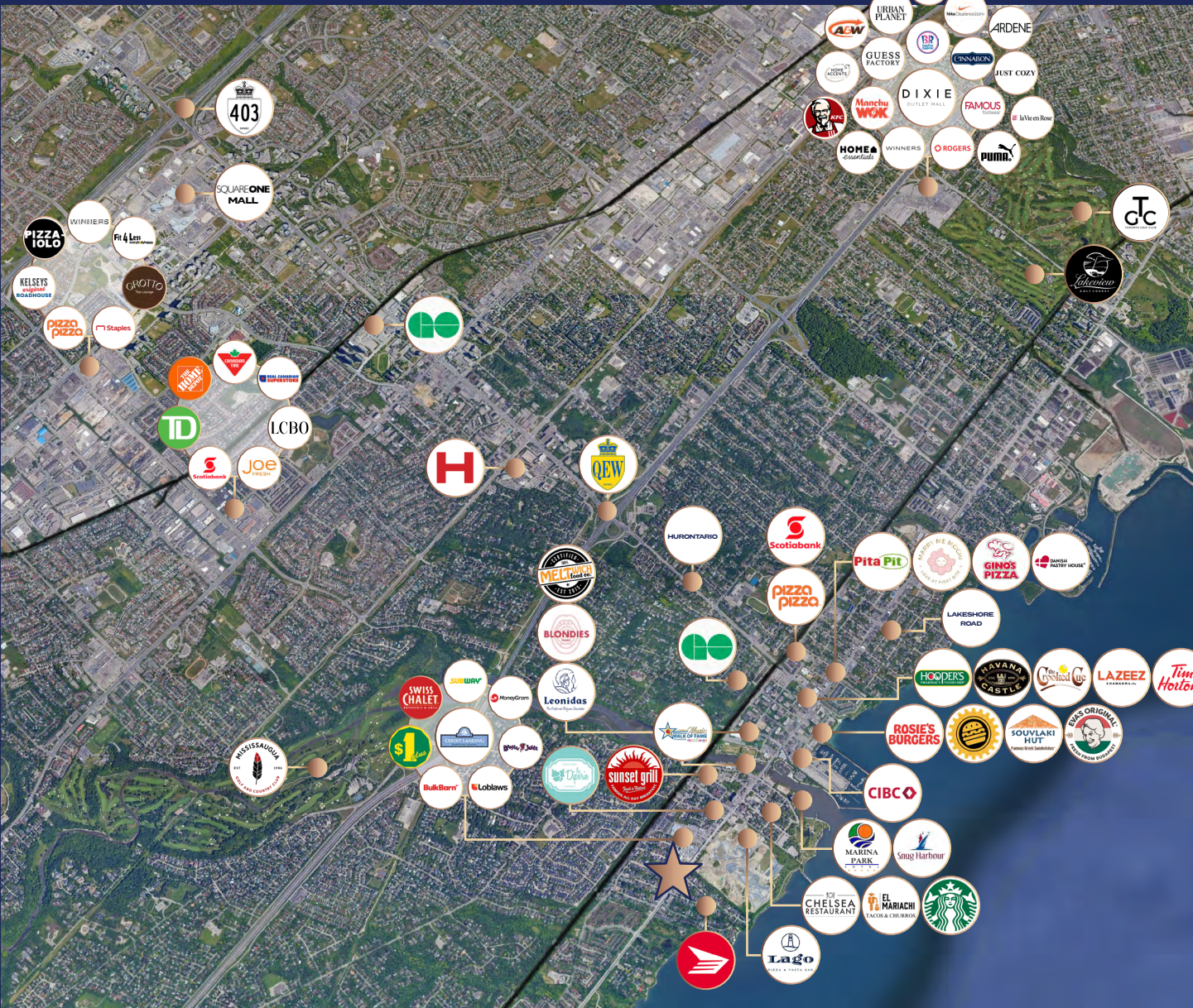




PROPERTY PHOTOS

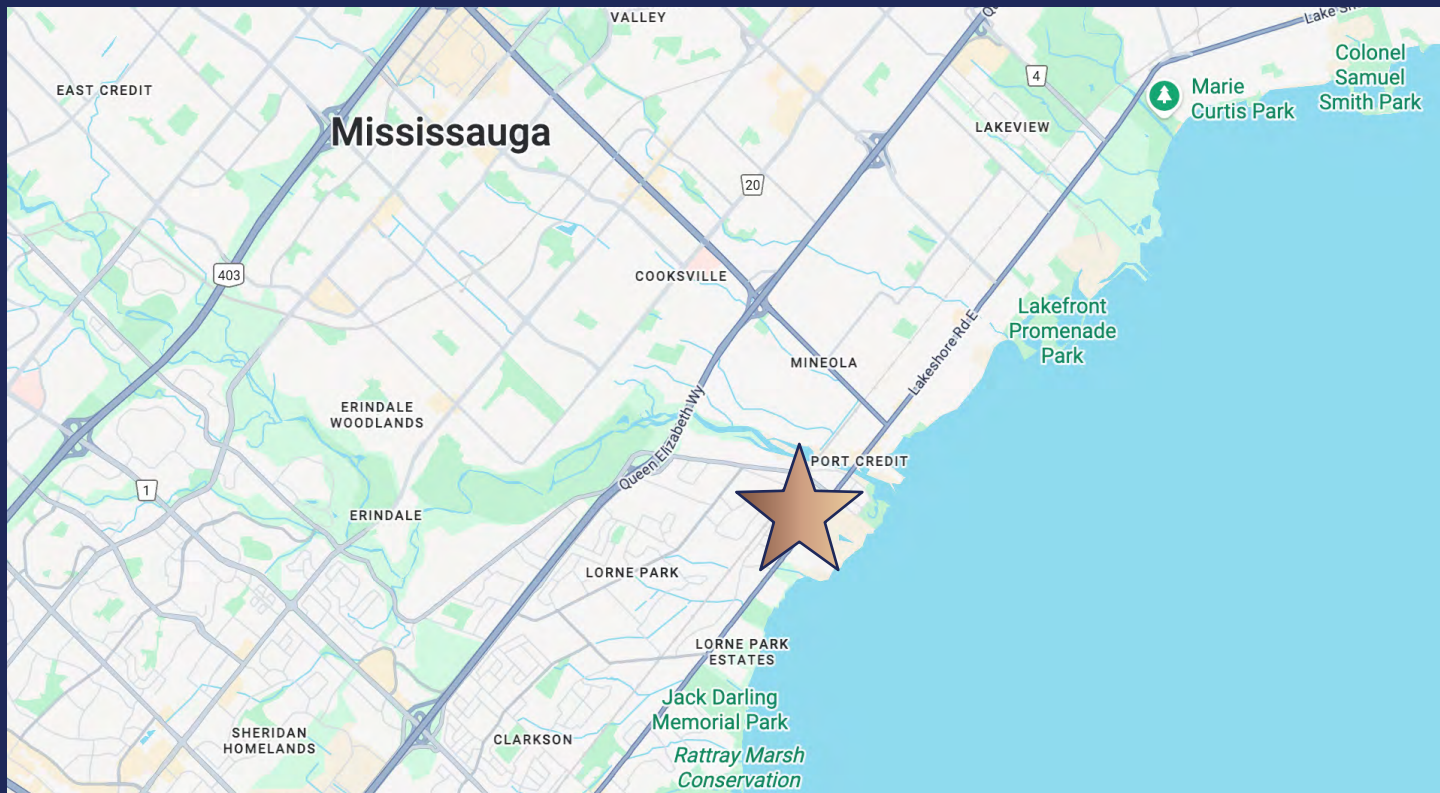


AMENITIES MAP





## LOCATION OVERVIEW



## LOCATION HIGHLIGHTS

- ❖ Prime Port Credit community node, known for its vibrant waterfront, marinas, parks, boutiques, and top restaurants, attracting high-income tenants.
- ❖ Excellent transit access with nearby GO Train and major bus routes, providing easy commutes to downtown Toronto and surrounding employment hubs.
- ❖ Strong rental demand and limited supply of multi-residential buildings in this area support long-term income growth and low vacancy.



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