



# 8 Unit Multi-Family Investment

314 Lakeshore Road W., Mississauga, ON

Opportunity for Sale

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Port Credit, Mississauga

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# Property Overview

Colliers (the “Agent”) has been retained the Vendor as exclusive agent to arrange for the offering and sale of a 100% freehold interest in a multifamily residential building municipally described as 314 Lakeshore Road West, Mississauga, Ontario, L5H 1G8 (the “Property”).

With its prime location, updated amenities, and fully renovated status, this 8-unit apartment building in Port Credit represents a lucrative investment opportunity. The individual unit metering allows for efficient management of utilities, and the diverse unit mix appeals to a broad tenant demographic.

**Unit Mix:** 5 one-bedroom suites and 3 two-bedroom suites, providing a diverse range of options for potential tenants.

**Vacancy Status:** All units are currently vacant, presenting an excellent opportunity for a new buyer to establish their tenant base.

<b>Civic Address</b>	314 Lakeshore W., Mississauga, Ontario
<b>Legal Description</b>	PT LTS 1 & 2, PL G22 , PART 1, 2 & 3 , 43R9044 , S/T & T/W RO750935 CITY OF MISSISSAUGA
<b>Property Type</b>	Residential - Apartment
<b>Site Area</b>	5,898.62 SF
<b>Building Area</b>	7,600 SF +/-
<b>Rental Units</b>	8
<b>Asking Price</b>	\$3,600,000
<b>Roof</b>	Replaced in 2010
<b>Parking</b>	10 Surface Spaces
<b>Zoning</b>	Residential Zone 4 (R4)
<b>Utilities</b>	100 AMP power is available in every unit, individual metering.
<b>Laundry</b>	Common laundry room equipped with 1 washer and 1 dryer (coin operated)



**Security:** Intercom systems in each unit and security cameras in the building enhance safety and surveillance.

**Renovations:** The property has undergone a full renovation, with new carpet in common areas and 2 new hot water tanks, creating a modern and attractive living space.

**Ready for Rent:** Each unit is move-in ready, presenting a turnkey opportunity for a new buyer to start generating rental income immediately.

**Automated Lighting:** Common areas feature automated lighting, adding both energy efficiency and a contemporary touch.



# Area Overview

The neighbourhood of Port Credit in Mississauga is a charming Waterfront community along the shores of Lake Ontario.

Known for its historic appeal, the area features tree-lined streets and heritage buildings, creating a quaint village atmosphere. Residents and visitors alike enjoy the abundance of parks and green spaces, providing opportunities for outdoor activities and relaxation. The neighbourhood is a shopping and dining destination, offering a diverse range of shops, boutiques, and restaurants, particularly in the Port Credit Village. The community is an ideal place to live in, as is further seen through its transportations, education and employment statistics.



## Transportation

- **GO Transit:** Port Credit is served by a GO Transit station, providing convenient commuter rail and bus services. This makes it easy for residents to travel to and from other parts of the Greater Toronto Area, including downtown Toronto.
- **Public Transit:** The neighborhood is well-connected by local public transit services, specifically the MiWay buses and bus stops throughout the neighbourhood.
- **Highway Access:** Port Credit has proximity to major highways, including the Queen Elizabeth Way (QEW), providing convenient access for residents who commute by car.
- **Walking and Cycling:** The neighborhood is pedestrian-friendly, and the presence of the Waterfront Trail encourages walking, jogging, and cycling along the lake.
- **Port Credit Marina:** For those who prefer water transport, the Port Credit Marina provides docking facilities.
- **Pearson International Airport:** The nearby highway connections make it relatively convenient for residents to access Toronto Pearson International Airport, being a 25 minute drive away.

## Education

- Port Credit has a mix of public and private schools, offering education from elementary to secondary levels. The area is served by the Peel District School Board and the Dufferin-Peel Catholic District School Board.
- 35.9% of the workforce in Port Credit has a University Degree.

## Employment

- Industries such as manufacturing, technology, healthcare, and services play a role in the local job market.
- The neighbourhood has a significant presence of retail shops, restaurants, and hospitality services, contributing to local employment.
- Port Credit's proximity to Toronto provides residents with access to job opportunities in the Greater Toronto Area, as many commute to work in the nearby city.



Highway 427  
17 minutes



Pearson Airport  
27 minutes



Toronto  
34 minutes



## Legend

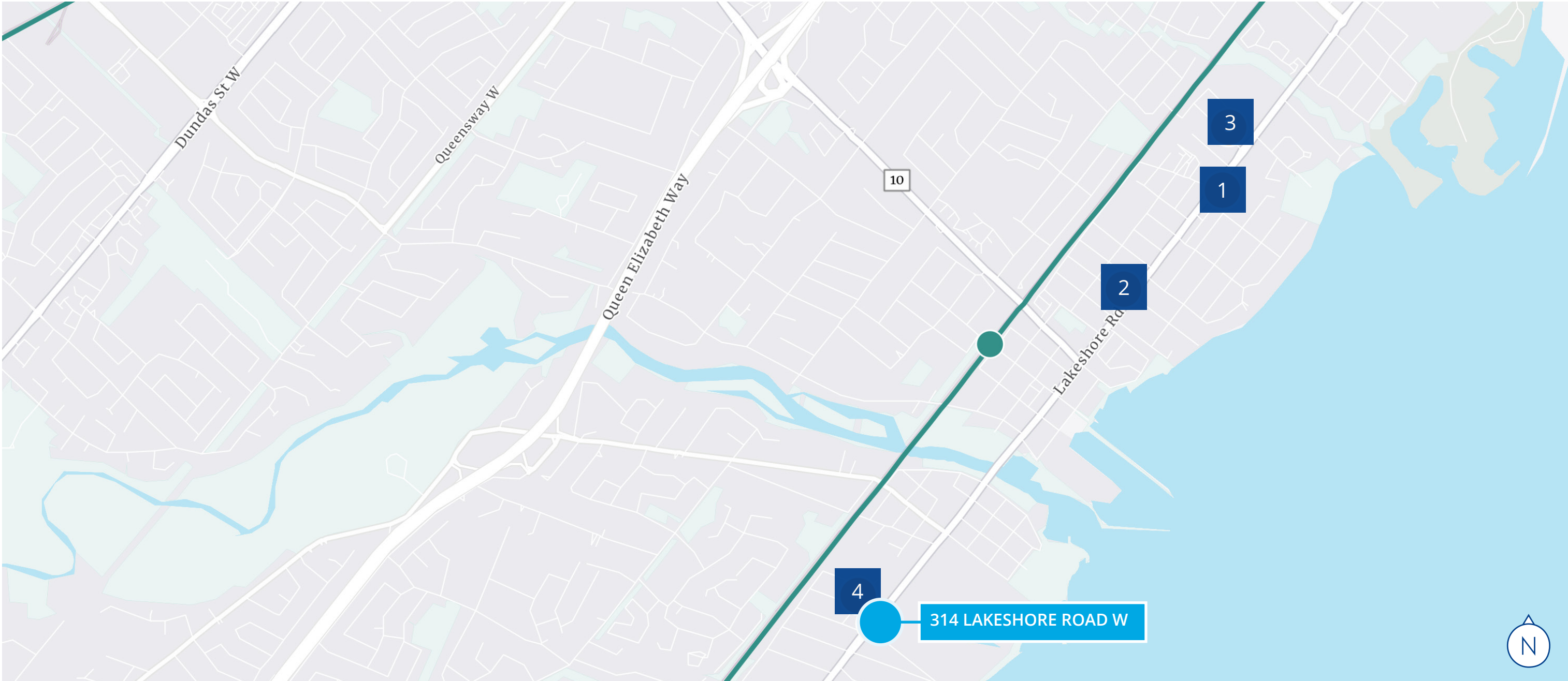
- |  |                  |  |               |  |        |
|--|------------------|--|---------------|--|--------|
|  | Restaurant/ Cafe |  | Grocery store |  | Park   |
|  | Retail shop      |  | Hotel         |  | School |
|  | GO Train Line    |  | GO Train Stop |  |        |

Walk Score Bike Score

81 87

# Apartment Sales

GO Train Line GO Train Stop



	Address	Sale Date	Sale Price	# of Units	Price Per Unit
1	343 Lakeshore Road East, Mississauga	Oct 28, 2022	\$2,560,000	6	\$426,666
2	5 Woodlawn Avenue Mississauga	Mar 30, 2022	\$2,200,000	6	\$366,667
3	1035 Shaw Drive, Mississauga	Jan 14, 2022	\$2,600,000	6	\$433,333
4	4 Benson Avenue, Mississauga	Aug 23, 2021	\$4,400,000	9	\$488,888
			<b>Average:</b>		<b>\$428,889</b>





# Offering Process

## Exclusive Listing Agents

### Alexander Silver\*

Associate Vice President  
+1 905 334 9417  
alexander.silver@colliers.com

### Justin Venancio\*

Senior Sales Representative  
+1 647 518 0846  
justin.venancio@colliers.com

The Vendor has retained Colliers (the “Agent or Advisor”) on an exclusive basis to offer for sale the Property located at 314 Lakeshore Road W, Mississauga, ON, Canada, L5H 1G8 (the “Property”). The Vendor invites interested parties to submit an offer to purchase The Property via a purchasers letter of intent (the “LOI”) to the Advisor.

The Vendor may elect to negotiate with a single purchaser or select a short-list of purchasers. If/when the Vendor selects a short-list of purchasers, each will be asked to re-submit on the Vendor’s standardized agreement of purchase and sale (the “APS”). The purchaser with the most attractive overall terms (based on the Vendor’s sole discretion) will be selected to negotiate a binding APS. Purchasers are encouraged to complete as much pre-offer due diligence on The Property as possible based on information provided.

## Data Room Material

A data room has been set up for this transaction and prospective purchasers are strongly encouraged to access this data room in order to make their offers as unconditional as possible.

Please sign and return a copy of the Confidentiality Agreement included in the button below.

**CONFIDENTIALITY AGREEMENT**

OR

Please print the confidentiality agreement, complete, sign and scan an email copy to the Advisor.

## Offering Guidelines

An offer should outline the terms for the purchase of the property and should include, at a minimum, the following information and items:

1. Purchase price;
2. Name of the ultimate beneficial owners of the Purchaser, including their respective percentage interests;
3. Evidence of the Purchaser’s financial ability to complete the transaction;
4. Confirmation that the property will be purchased on an “as is, where is” basis;
5. Terms and conditions of closing including a schedule of timing and events to complete the transaction; and
6. An address, email address and fax number for the delivery of notices to the Purchaser.

The Vendor reserves the right to remove the Property from the market and to alter the offering process described above and timing thereof, at its sole discretion.

## Offers should be directed to:

### Alexander Silver

alexander.silver@colliers.com

### Justin Venacio

justin.venacio@colliers.com

## Review of Offers

Offers to purchase will be evaluated based upon the net proceeds to the Vendor, the prospective Purchaser’s ability to complete the transaction, the time lines and proposed closing conditions. The Vendor is not obligated to accept any offer and reserves the right to reject any or all offers received.

## Disclaimer

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