

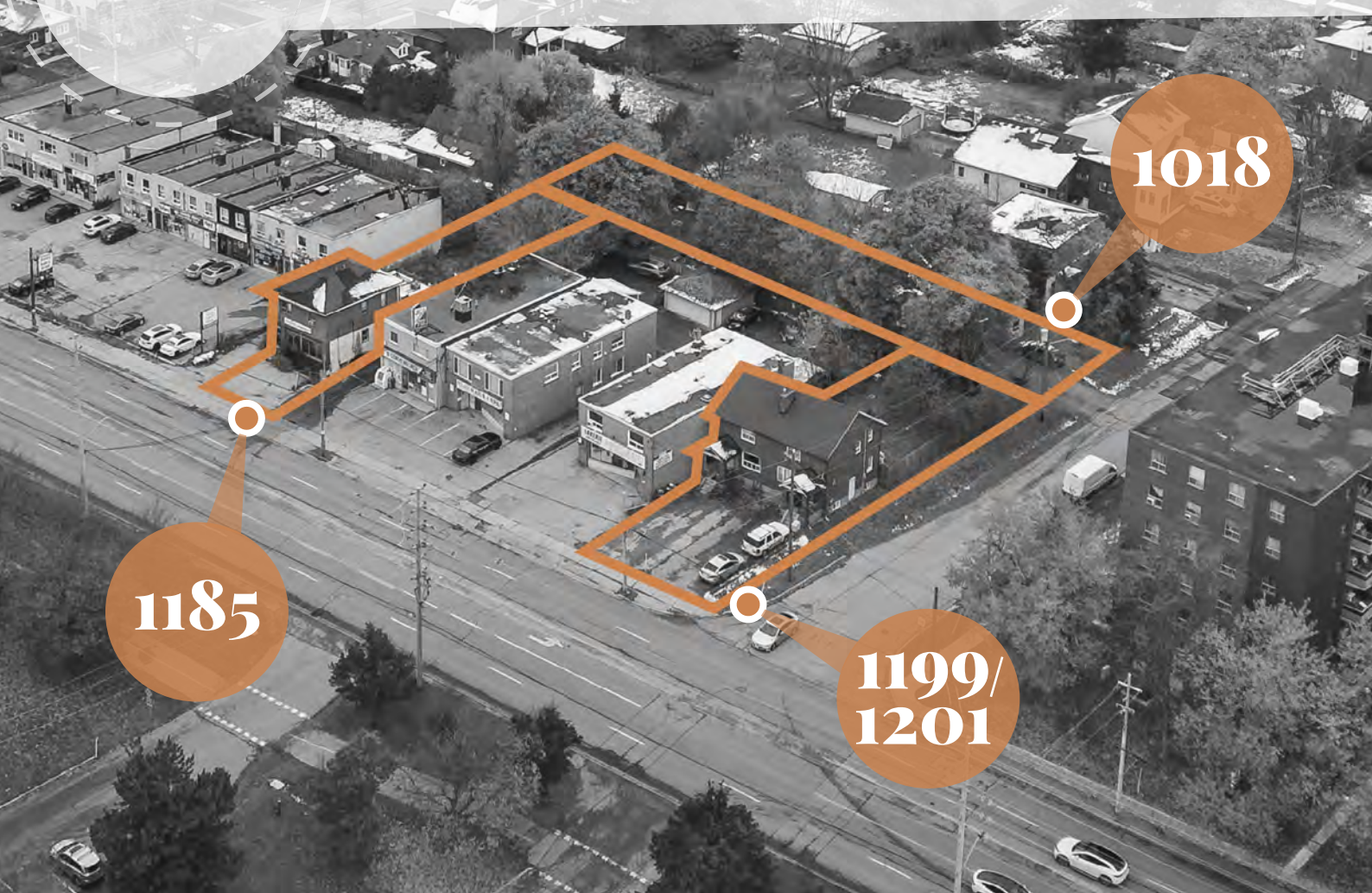
For Sale | Mississauga



~~1185~~ Lakeshore Rd E **SOLD**

1199/1201 Lakeshore Rd E
SOLD CONDITIONAL

~~1018~~ Orchard Rd **SOLD**





Portfolio Overview

This portfolio brings together three strategically located residential and commercial properties in one of Mississauga's most desirable corridors. Situated within a vibrant, mixed-use community, these assets offer excellent connectivity to major routes, public transit, and the waterfront—making them highly accessible and attractive for a range of uses.

Supported by Official Plan designations and close to regional centers, retail, and employment hubs, the portfolio provides flexibility for both residential and commercial development. Investors will appreciate the combination of stability, potential for strong income streams, and significant redevelopment potential, positioning these properties for long-term growth in a thriving urban setting.

“Mississauga’s Lakeshore Corridor: Three addresses on a prominent corner lot beside an existing multi-res complex, offering one exceptional opportunity.”

— Highlights



Prime Lakeshore Location
Steps from waterfront trails, retail, and convenient transit options.



Flexible Mixed-Use Zoning
EC and R4 designations allow for both residential and commercial development.



Redevelopment Potential
Strong redevelopment potential in a high-demand corridor.



Established Income & Upside
Potential for strong income streams with upside through improved leasing or repositioning.

Confidentiality Agreements: Direct Buyers  | Co-op Brokers 

Breakdown



~~1185 Lakeshore Rd E~~ **SOLD**

| | |
|--------------|--|
| Asking Price | \$1,300,000 |
| Type | Office |
| Total Area | 2,129 SF |
| Lot Front | 40.00 FT |
| Lot Depth | 150.20 FT |
| Zoning | EC (Employment Commercial) |
| Taxes | \$12,933.75 (2025) |
| Parking | Outside/Surface 11 Spaces |
| Description | <ul style="list-style-type: none"> Former family office |

1199/1201 Lakeshore Rd E **SOLD** **CONDITIONAL**

| | |
|--------------|--|
| Asking Price | \$1,300,000 |
| Type | Apartment 2-5 Units |
| Total Area | 5,963 SF |
| Lot Front | 40.00 FT |
| Lot Depth | 150.00 FT |
| Zoning | EC (Employment Commercial) |
| Taxes | \$7,144 (2025) |
| Parking | Lane 4 Spaces |
| Description | <ul style="list-style-type: none"> Two addresses on the same lot Two bedrooms One Bathroom Kitchen. Dining room. Living room. Basement with Laundry |

~~1018 Orchard Rd~~ **SOLD**

| | |
|--------------|---|
| Asking Price | \$785,000 |
| Type | Apartment 2-5 Units |
| Total Area | 9,967 SF |
| Lot Front | 50.00 FT |
| Lot Depth | 200.00 FT |
| Zoning | R4 (Residential Zone Four) |
| Taxes | \$8,591.41 (2025) |
| Parking | Lane 4 Spaces |
| Description | <ul style="list-style-type: none"> Two bedrooms One Bathroom Converted garage |

Lot Survey

 ~~1018 Orchard Rd~~ **SOLD**

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CONDITIONAL



Lakeshore Road East

Photo Gallery

~~1185 Lakeshore Rd E~~ **SOLD**



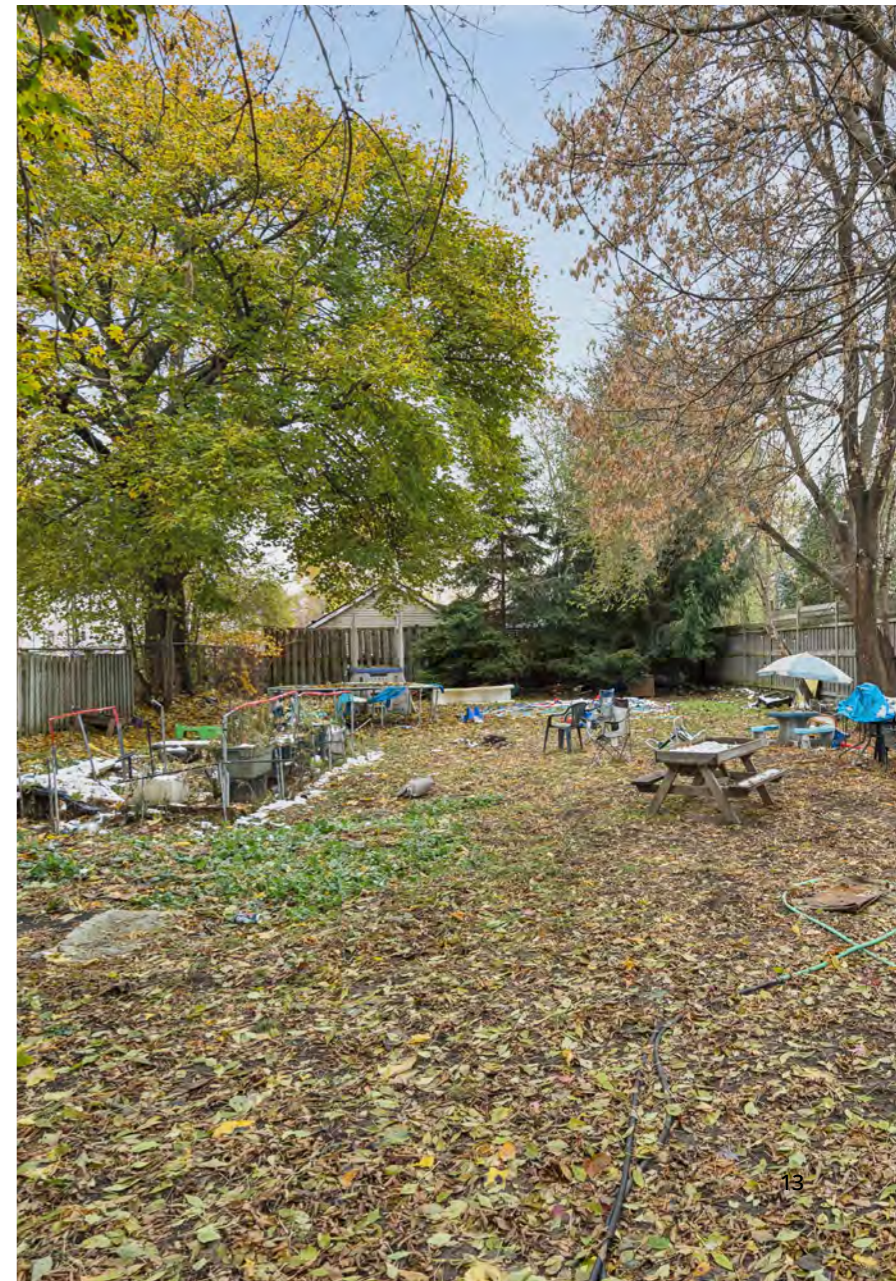
Photo Gallery

1199/1201 Lakeshore Rd E **SOLD**
CONDITIONAL



Photo Gallery



~~1018 Orchard Rd~~ **SOLD**

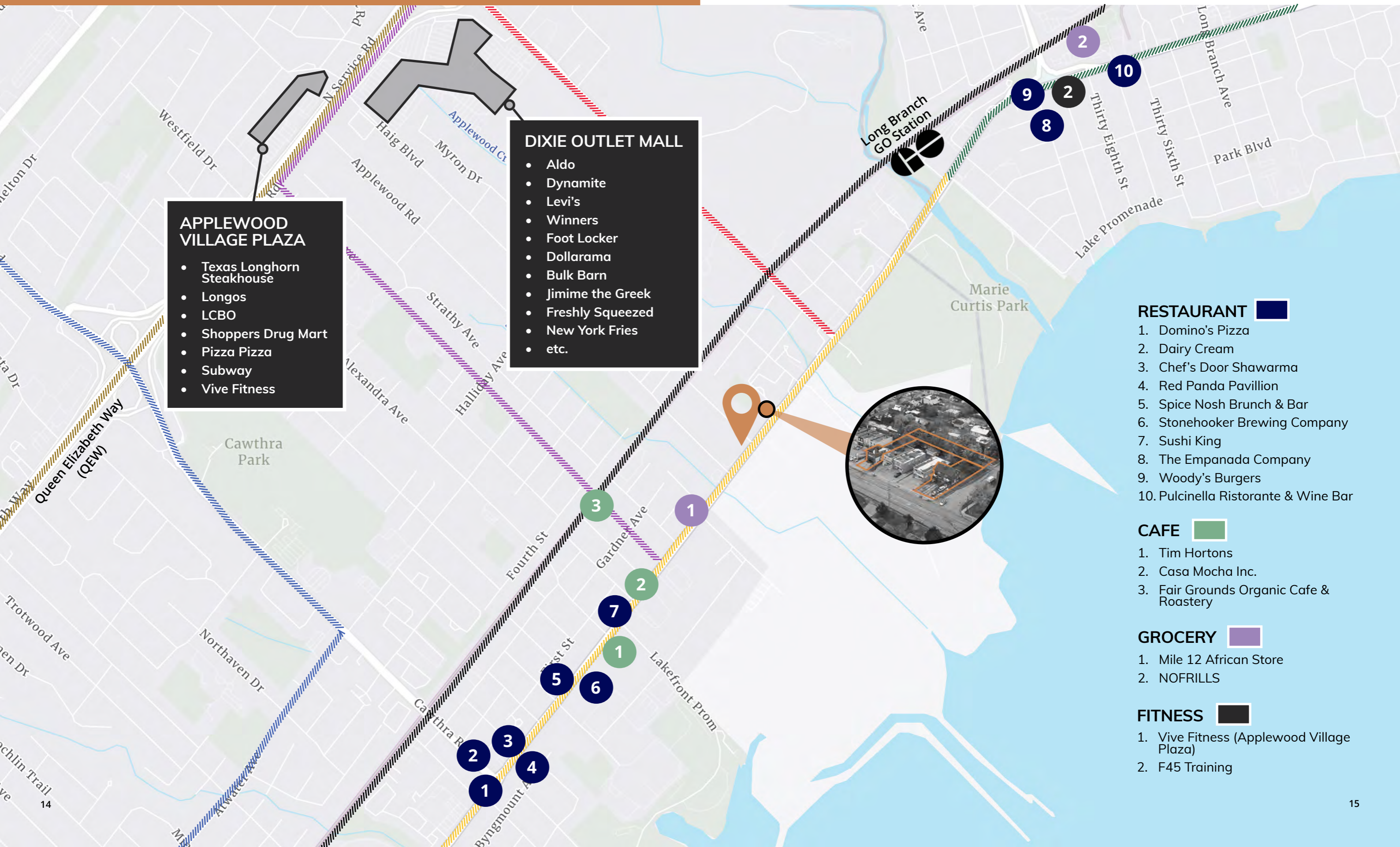


Transit & Amenities

TRANSIT (TTC and MIWAY)

-  QEW Highway
-  GO Train Line
-  #8 Bus | Broadview
-  #31 Bus | Greenwood
-  #23 Bus | Dawes
-  #5 Bus | Dixie

-  #110 Bus - University Express
-  #501 Streetcar - Queen Long Branch



APPLEWOOD VILLAGE PLAZA

- Texas Longhorn Steakhouse
- Longos
- LCBO
- Shoppers Drug Mart
- Pizza Pizza
- Subway
- Vive Fitness

DIXIE OUTLET MALL

- Aldo
- Dynamite
- Levi's
- Winners
- Foot Locker
- Dollarama
- Bulk Barn
- Jimime the Greek
- Freshly Squeezed
- New York Fries
- etc.

RESTAURANT

1. Domino's Pizza
2. Dairy Cream
3. Chef's Door Shawarma
4. Red Panda Pavillion
5. Spice Nosh Brunch & Bar
6. Stonehooker Brewing Company
7. Sushi King
8. The Empanada Company
9. Woody's Burgers
10. Pulcinella Ristorante & Wine Bar

CAFE

1. Tim Hortons
2. Casa Mocha Inc.
3. Fair Grounds Organic Cafe & Roastery

GROCERY

1. Mile 12 African Store
2. NOFRILLS

FITNESS

1. Vive Fitness (Applewood Village Plaza)
2. F45 Training

Neighbourhood Overview

Lakeshore East, Mississauga

Transit Hub

Lakeshore East benefits from strong connectivity along Lakeshore Road, supported by multiple MiWay bus routes and proximity to GO Transit stations (Port Credit and Long Branch). The planned Lakeshore Bus Rapid Transit (BRT) will run along Lakeshore Road from Etobicoke Creek to East Avenue, creating a dedicated corridor for faster east-west travel. Combined with the Lakeshore West GO line, this ensures excellent regional access to downtown Toronto, Oakville, and Hamilton. For corporate tenants, this translates to high accessibility and reduced commute times.

Amenities & Retail

The Lakeshore East corridor offers a mix of local boutiques, national retailers, and essential services, with vibrant retail clusters in Port Credit and Lakeview. Grocery options include Metro, Rabba, and No Frills, complemented by specialty food shops. Fitness studios, salons, and wellness centers are easily accessible, creating a well-rounded lifestyle offering.

Dining & Entertainment

The area features a growing culinary scene with waterfront dining, casual eateries, and upscale restaurants. Popular spots include Snug Harbour, Pump House Grille, and Colossus Greek Taverna, alongside coffee shops, cocktail lounges, and seasonal patios. Cultural attractions like Port Credit Memorial Park events and nearby waterfront trails add to the entertainment mix.

Growing Population

Lakeshore East is undergoing significant redevelopment, with projects in Lakeview Village and Port Credit introducing thousands of new residential units. These master-planned communities emphasize mixed-use development, green spaces, and active transportation. The demographic is highly educated and professional, driving strong demand for office and retail space. This growth ensures a vibrant, 18-hour neighbourhood with sustained economic activity.

“A Thriving, Educated, and Connected Community”



2020: **13,204**
2025: **13,686**
2030: **13,740**

Owned Dwellings by Occupancy

1.9 %
Annual Growth Rate

\$156,197
Average Household Income (2025)

27,239
People have post-secondary education

+50%
Of households earn \$100,000 or more annually



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