

# 89 High Street E

Mississauga, Ontario

**Lennard:**



**For Sale: Office**

For more information  
please contact:

\*Sales Representative

**David Horowitz\***  
Senior Vice President  
416.525.2005  
[dhorowitz@lennard.com](mailto:dhorowitz@lennard.com)

**Gregory Lever\***  
Senior Vice President  
416.915.5687  
[glever@lennard.com](mailto:glever@lennard.com)

 **PRIVATE  
CAPITAL GROUP**  
[www.privatecapitalgroupcre.com](http://www.privatecapitalgroupcre.com)





# Property Overview

Building Area	
First Floor	1,315 SF
Second Floor	1,309 SF
Basement	1,110 SF
Total Building Area	3,734 SF
Building Coverage	1,498 SF
Landscaped Area	1,261 SF
Asphalt Area	2,744 SF
Total Building Coverage	5,500 SF
Frontage	30.35 FT
Depth	100 FT
Parking	
Parking Spaces Provided	9 Spaces (1 Handicap)
Zoning	C4
Legal Description	PT Lt 1, PC2 ECR, S/s High Street, Pt 1 43R16951 Being the whole of PIN 13463-0037 (LT)
Pin	134630037

 Virtual Tour

Click Here to View

## Property Highlights

- Rarely available full standalone building, 2 floors + basement in Port Credit
- Well located, around the corner from Lakeshore and Hurontario
- 3 minute walk to Port Credit GO Station
- Ample amenities right on Lakeshore
- Property has its own surface parking at the rear

\$	Sale Price	Taxes (2024)
	\$2,540,000.00	\$20,475.00



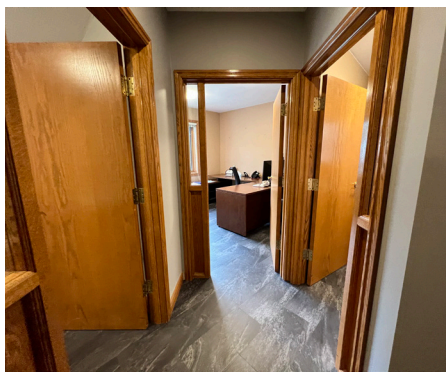


For Sale

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Mississauga, ON

## Property Photos





For Sale

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## Property Photos



**NOTICE: A change has been proposed for these lands.**

A development application has been submitted to the City of Mississauga to amend the Official Plan and Zoning By-law to permit a 22-storey, 359-unit residential condominium with ground floor commercial uses, retention of two historic buildings to be used for commercial and residential uses, and a park.

**PUBLIC MEETING – Tuesday July 5, 2022 @ 6:00**

The public can participate in the public meeting either in person virtually or by phone. For more information, please contact the City of Mississauga at 905-874-2000 or visit the City of Mississauga website at <https://www.mississauga.ca/cityofmississauga>.

**Owner:** 10 West GO GP Inc.  
**Applicant:** FRAM + Slokker 416-747-9661  
**Site Address:** 17819 Ann St., 84830 High St. E., 91 Park St. E.  
**File Number:** OZ/OPA 22-3 W1

**For more information:**  
Call 3-1-1 or 905-815-4311 outside City Limits  
Send comments to: [application.info@mississauga.ca](mailto:application.info@mississauga.ca)

MISSISSAUGA



Mississauga, ON

The map displays the proposed bus route in Port Credit. The route is shown as a blue line with bus stop icons. Key locations and features include:

- Port Credit** (top left)
- 89 High Street E** (center, marked with a red pin)
- Tim Hortons** (center, marked with a white pin)
- LCBO** (center right, marked with a white pin)
- Lakeshore Road E** (bottom, marked with a white pin)
- Hurontario Street** (left side, marked with a white pin)
- Marina** (bottom left)
- Soccer Field** (top right, labeled "MENTOR MARAUDERS")
- Residential Areas** (surrounding the route)

5 Minute drive to  
QEW Highway



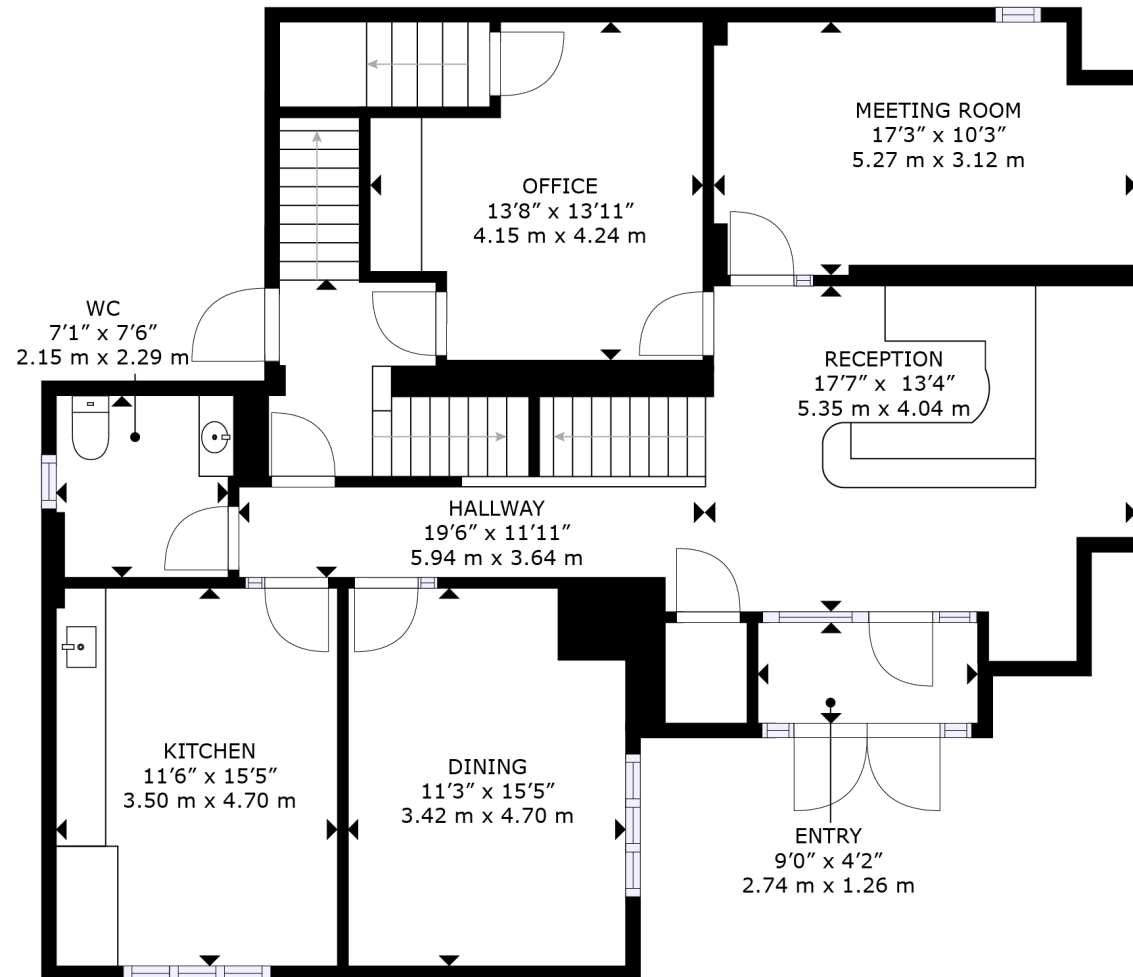
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# Floorplans

## 1st Floor



GROSS INTERNAL AREA  
BASEMENT: 1,110 sq. ft, 103 m<sup>2</sup>  
1ST FLOOR: 1,315 sq. ft, 122 m<sup>2</sup>  
2ND FLOOR: 1,309 sq. ft, 121 m<sup>2</sup>  
TOTAL: 3,734 sq. ft, 346 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



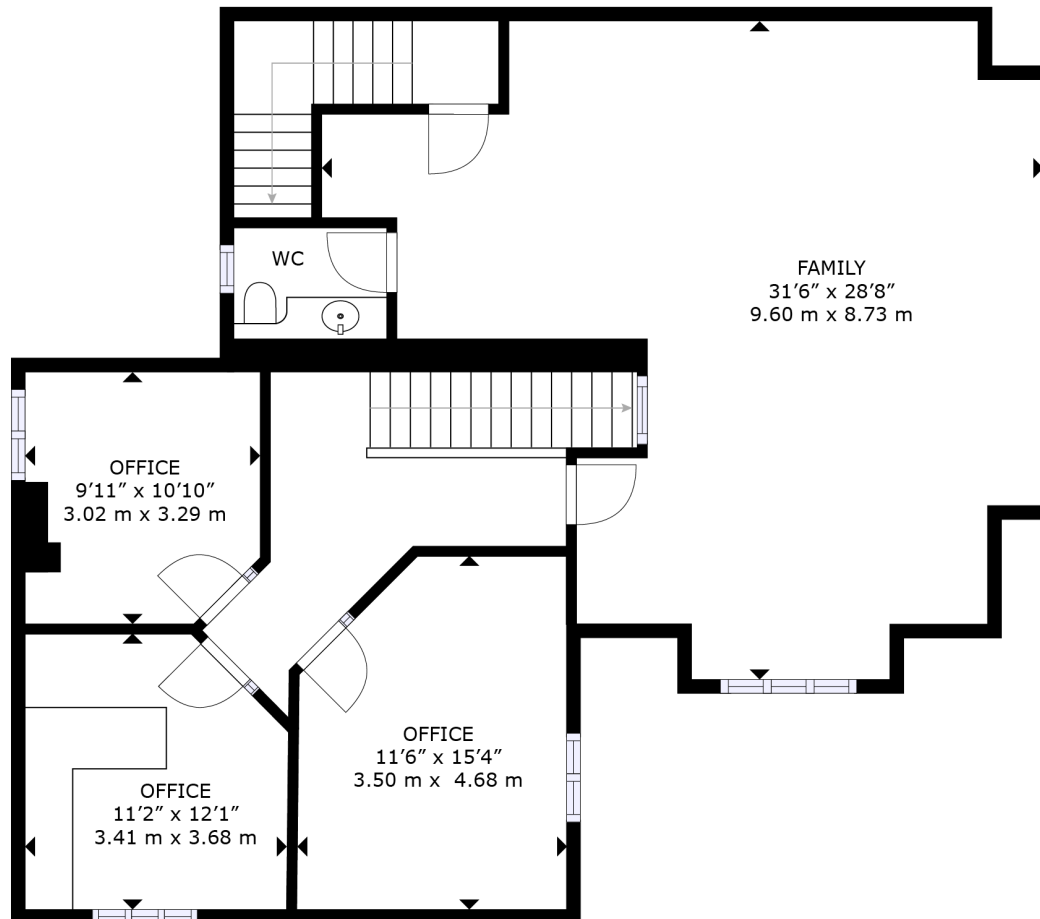
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# Floorplans

## 2nd Floor

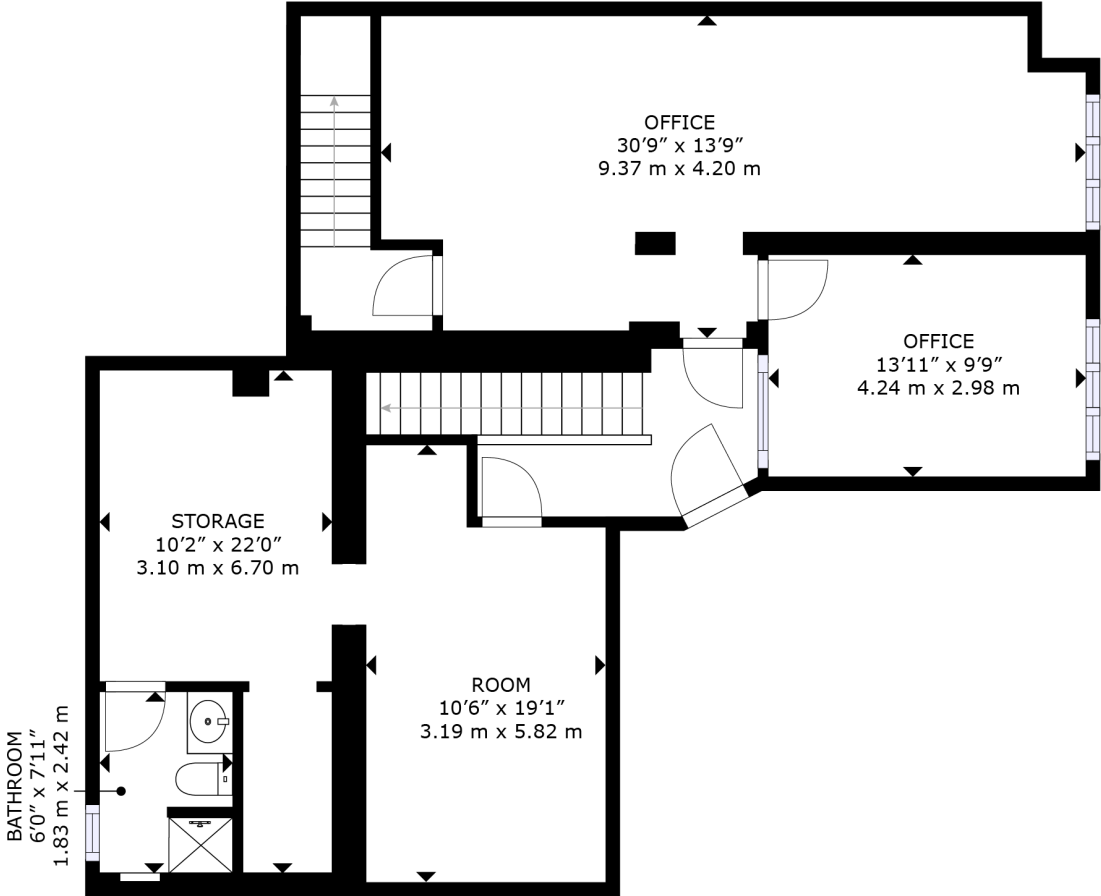


GROSS INTERNAL AREA  
BASEMENT: 1,110 sq. ft, 103 m<sup>2</sup>  
1ST FLOOR: 1,315 sq. ft, 122 m<sup>2</sup>  
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TOTAL: 3,734 sq. ft, 346 m<sup>2</sup>

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Basement



GROSS INTERNAL AREA  
BASEMENT: 1,110 sq. ft, 103 m<sup>2</sup>  
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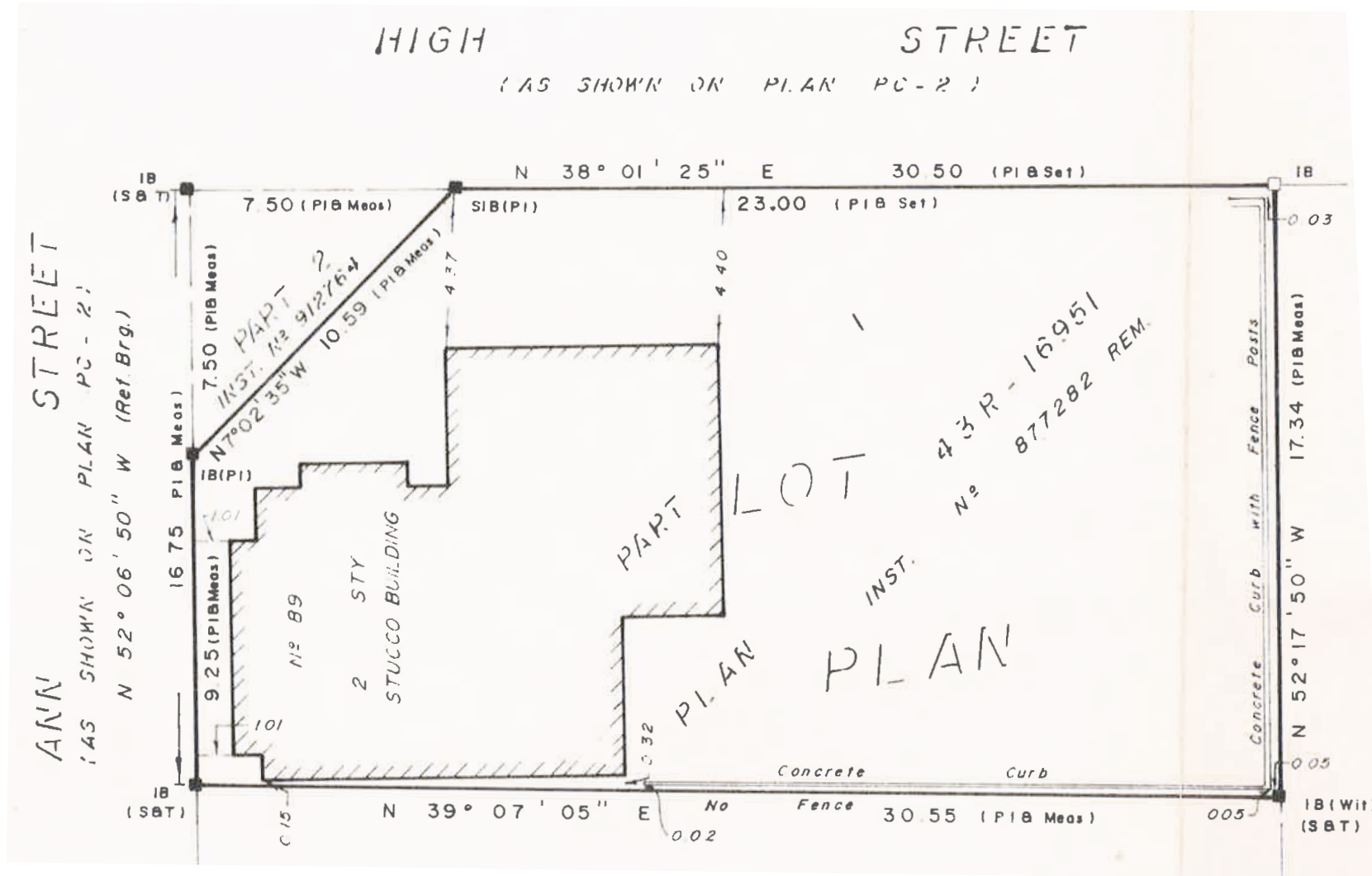
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**Survey**

**Lot Plan 1**





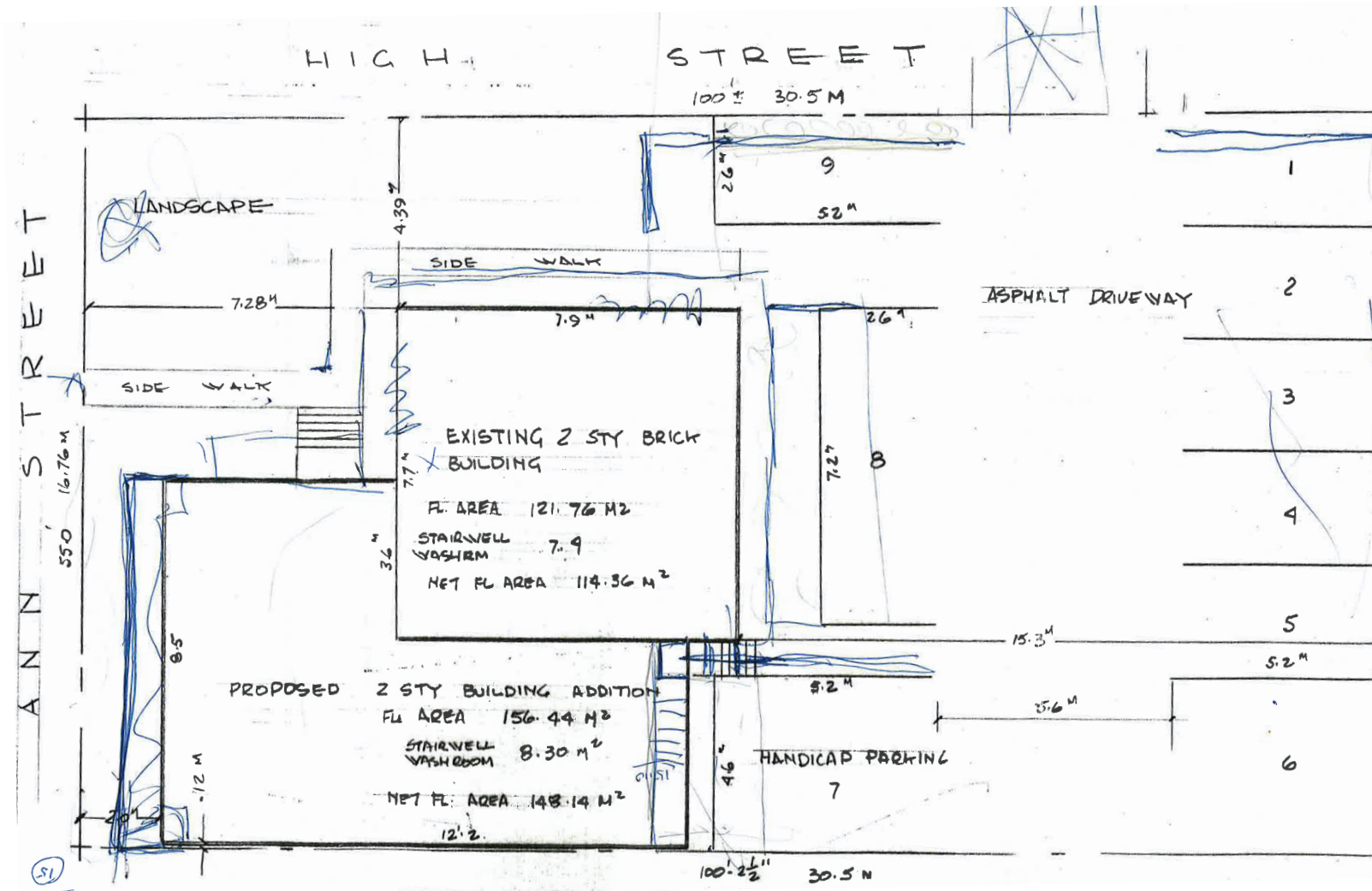
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Survey

## Lot Plan 2





For Sale

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Mississauga, ON

# Offering Guidelines & Terms of Engagement

Lennard Commercial Realty, Brokerage (the “Advisor”) has been retained to sell the following Property by its owners, Mississauga Investments Inc. (the “Vendors”):

89 High Street E.

The Property is to be purchased on an “as is, where is” basis and there is no warranty, express or implied, as to title, description, condition, cost, size, merchantability, fitness for purpose, quantity or quality thereof and without limiting the foregoing, any and all conditions or warranties expressed or implied will not apply and are to be waived by the purchaser.

Any information related to the Property which has been obtained from the Vendors or Advisor or any other related person, by a prospective purchaser, has been prepared and provided solely for the convenience of the prospective purchaser and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale.

The Property will be sold free and clear of debt. The objective of the Vendors is to maximize proceeds while preference will be given to offers with limited conditionality and a timely closing. *Offers will be reviewed on an as received basis.*

Asking Price:

**\$2,540,000**