

89 High Street E

Mississauga, Ontario

Lennard:



For Sale: Office

For more information
please contact:

*Sales Representative

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**PRIVATE
CAPITAL GROUP**
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)
	\$2,440,000.00	\$20,475.00



For Sale

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Property Photos



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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 8, 2022 @ 6:00

The public is invited to the public meeting to learn more about the proposed development and to provide input to the City of Mississauga.

Owner: 10 West GO GP Inc.
Applicant: FRAM + Slokker 416-747-9661
Site Address: 17&19 Ann St., 84&90 High St. E., 91 Park St. E.
File Number: OZ/OPA 22-3 W1

For more information:
Call: 9-1-1 or 905-615-4311 outside City Limits
Send comments to: application.info@mississauga.ca

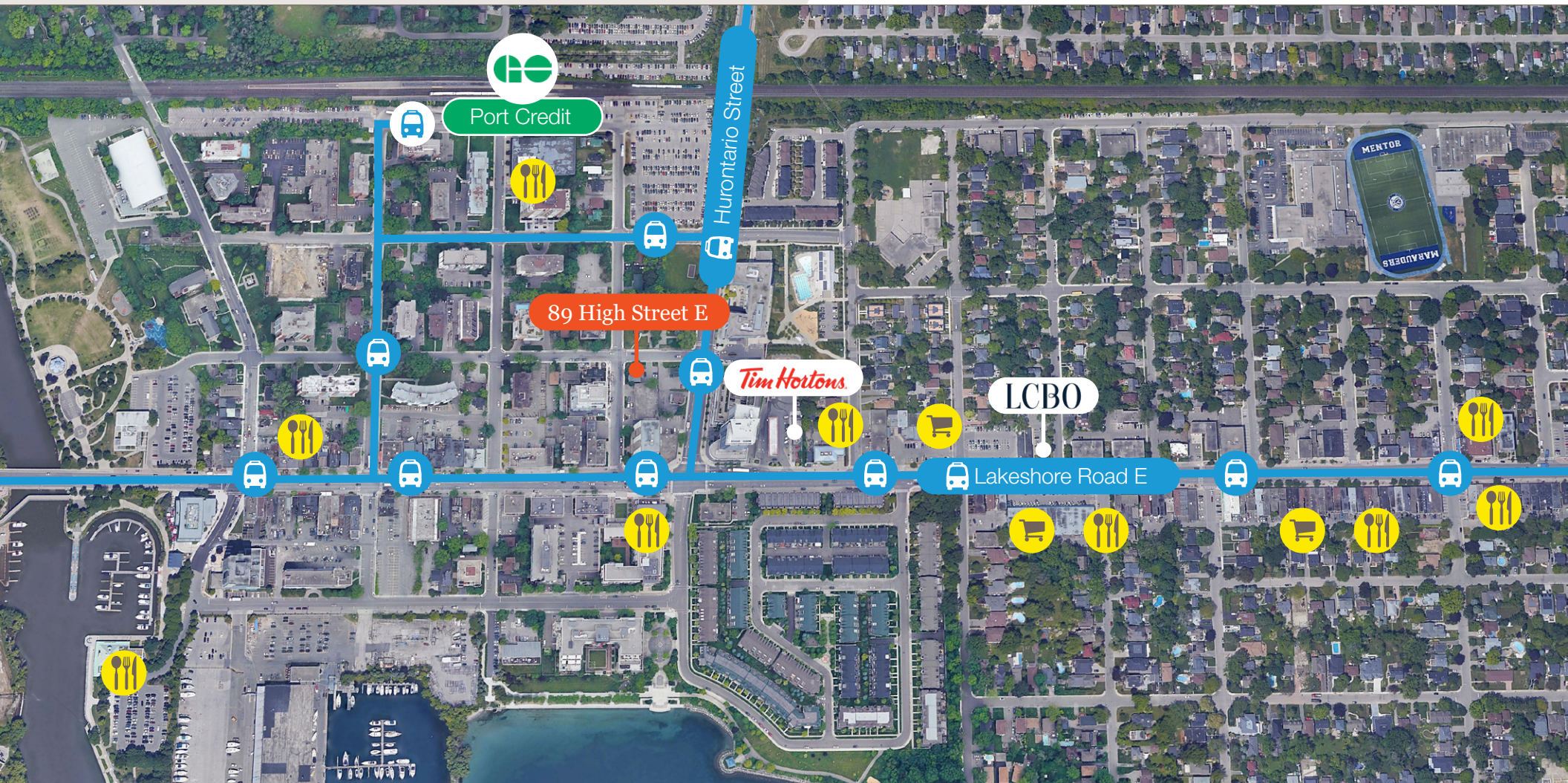
MISSISSAUGA

For Sale

89 High Street E

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Amenities & Transit Map



Legend



Bus Stops



Bus Station



Bus Routes



Food Establishments



Neighbourhood Retail

Walk & Drive Times



5 Minute walk to
St Lawrence Park



5 Minute drive to
QEW Highway

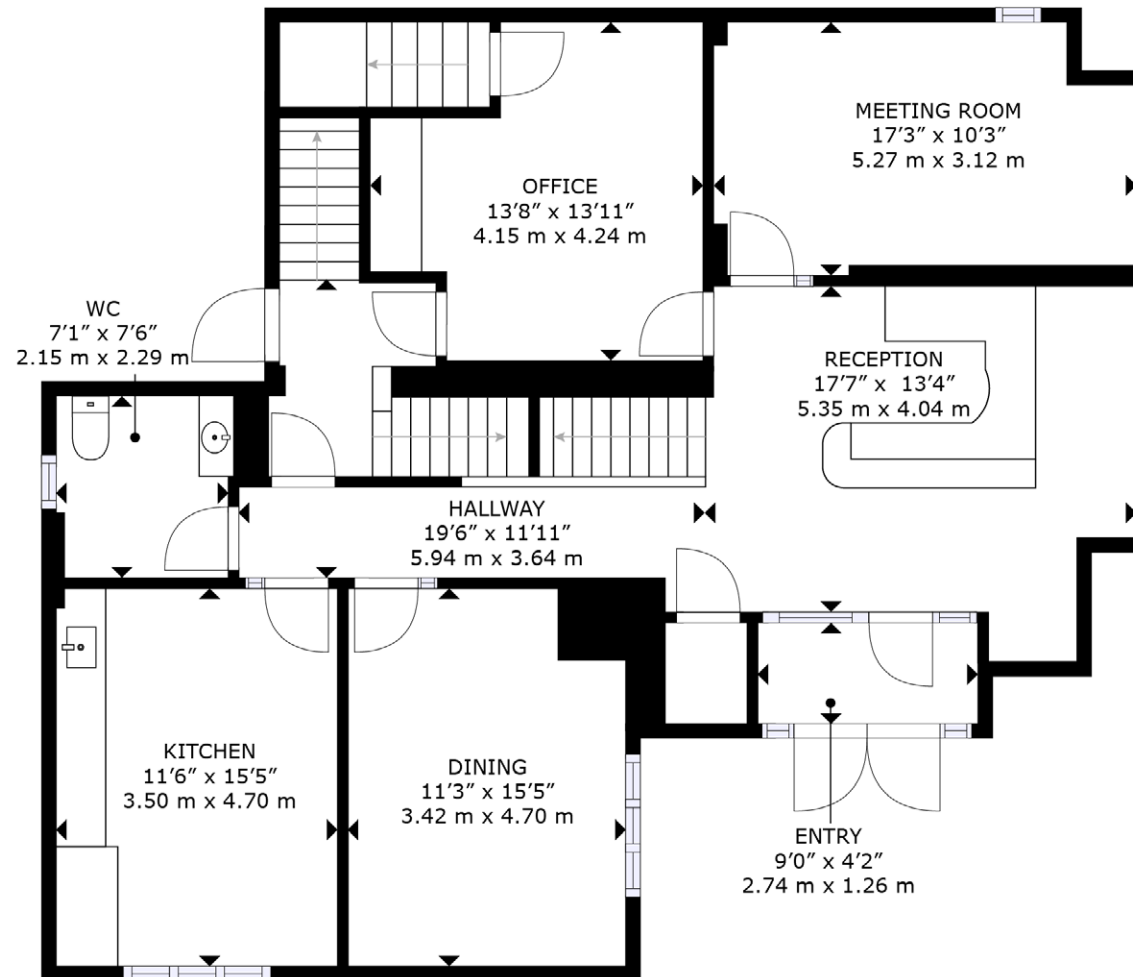
For Sale

89 High Street E

Mississauga, ON

Floorplans

1st Floor



GROSS INTERNAL AREA
BASEMENT: 1,110 sq. ft, 103 m²
1ST FLOOR: 1,315 sq. ft, 122 m²
2ND FLOOR: 1,309 sq. ft, 121 m²
TOTAL: 3,734 sq. ft, 346 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

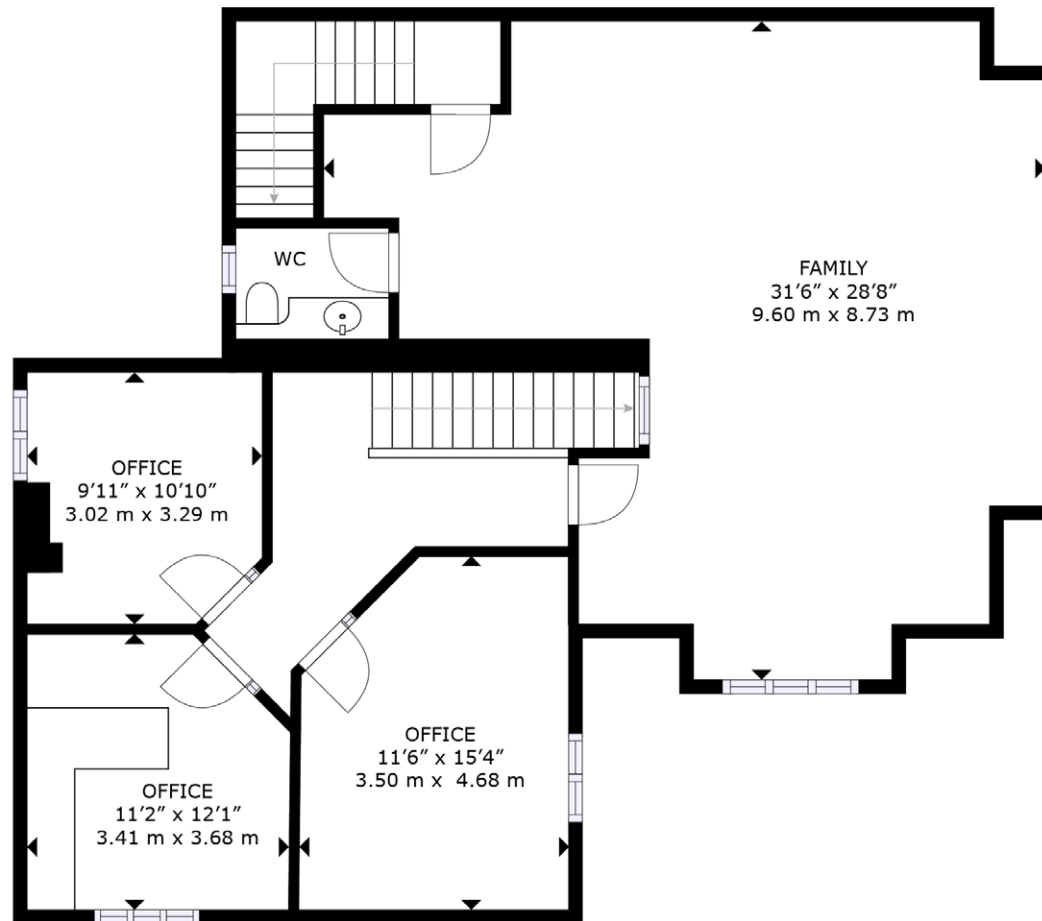
For Sale

89 High Street E

Mississauga, ON

Floorplans

2nd Floor



GROSS INTERNAL AREA
BASEMENT: 1,110 sq. ft, 103 m²
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2ND FLOOR: 1,309 sq. ft, 121 m²
TOTAL: 3,734 sq. ft, 346 m²

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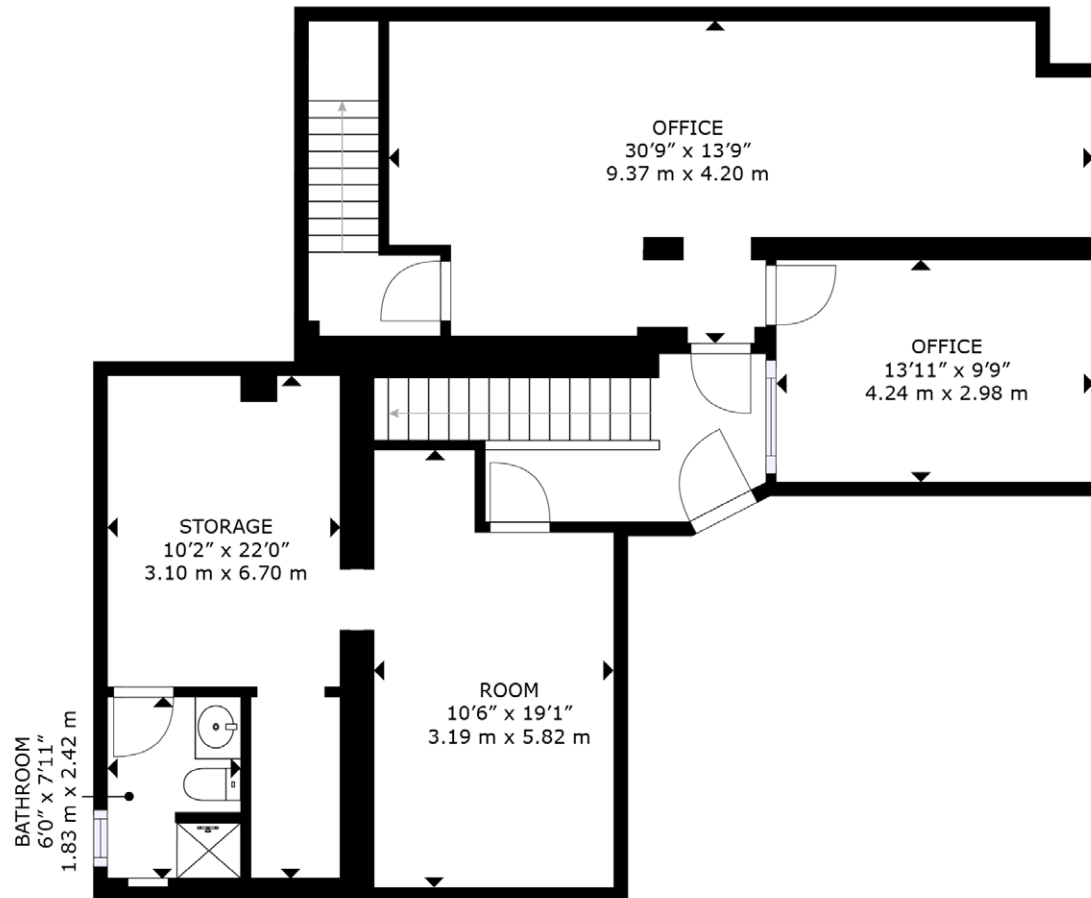
For Sale

89 High Street E

Mississauga, ON

Floorplans

Basement

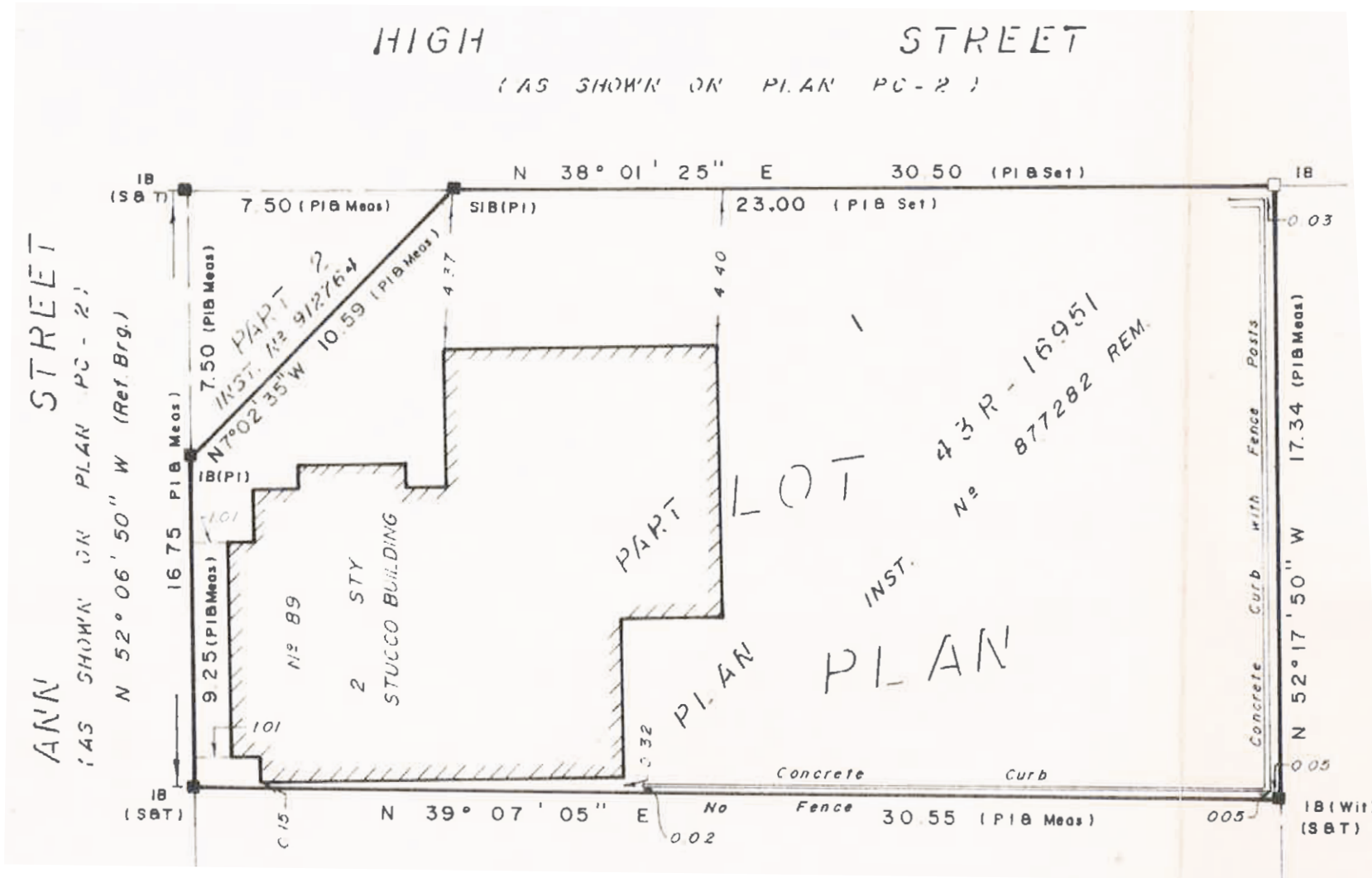


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Mississauga, ON

Survey

Lot Plan 1



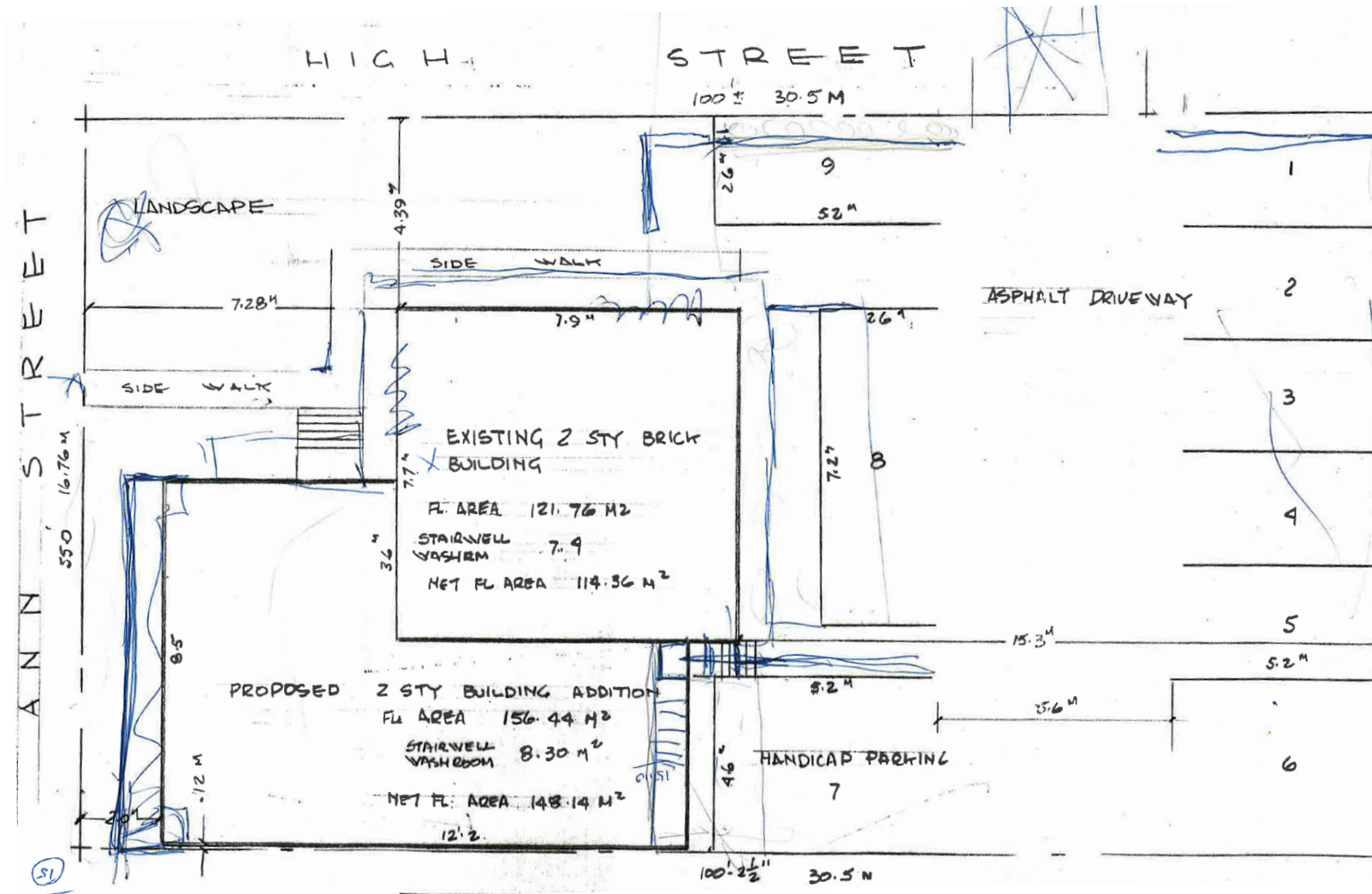
For Sale

89 High Street E

Mississauga, ON

Survey

Lot Plan 2



For Sale

89 High Street E

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:

\$2,440,000