MYSAK
REALTY INC – BROKERAGE



FOR SALE | 8 Units

314 Lakeshore Rd W | Mississauga, ON

PROPERTY OVERVIEW

ABOUT MISSISSAUGA

It's one of Canada's largest and most dynamic cities, located on the shores of Lake Ontario, immediately west of Toronto. Known for its diverse population, strong economy, and excellent transportation network, Mississauga has grown into a major business and residential hub within the Greater Toronto Area (GTA). The city is home to numerous corporate headquarters, thriving commercial districts, and prominent landmarks such as Square One Shopping Centre, Port Credit, and Celebration Square. Residents and visitors enjoy a blend of urban amenities and natural attractions, including waterfront parks, trails, marinas, and vibrant cultural events throughout the year.

ABOUT THE PROPERTY

This well-maintained 3-storey multifamily building features 8 residential units, walkable amenities, and convenient transit access. The property is located just minutes from Lake Ontario, Port Credit Village, GO Transit, parks, restaurants, shopping, and major transportation routes, offering residents an attractive urban lifestyle with a neighbourhood feel. With immediate access to local amenities and a highly desirable lakeside setting, 314 Lakeshore Rd W represents a stable and desirable income-producing asset in one of Mississauga's most established communities.

PROPERTY DETAILS

Unit Breakdown: 8 Units (5 x 1 Bdrm, 3 x 2 Bdrm)
Construction: Concrete

Approx. Age: 1920's
Number of Storeys: 3.5
Flooring Type: Laminate/Carpet
Vacancies: 8
Square Footage of Lot: 5,899 ft^2
Balconies: Yes

Legal Description: PT LTS 1 & 2, PL G22 , PART 1, 2 & 3 , 43R9044 , S/T & T/W RO750935 CITY OF MISSISSAUGA



Location: Close to Downtown Mississauga, Square One Shopping Centre, Celebration Square, Sheridan Centre, Clarkson Village, University of Toronto Mississauga, Living Arts Centre, Lake Ontario Waterfront.

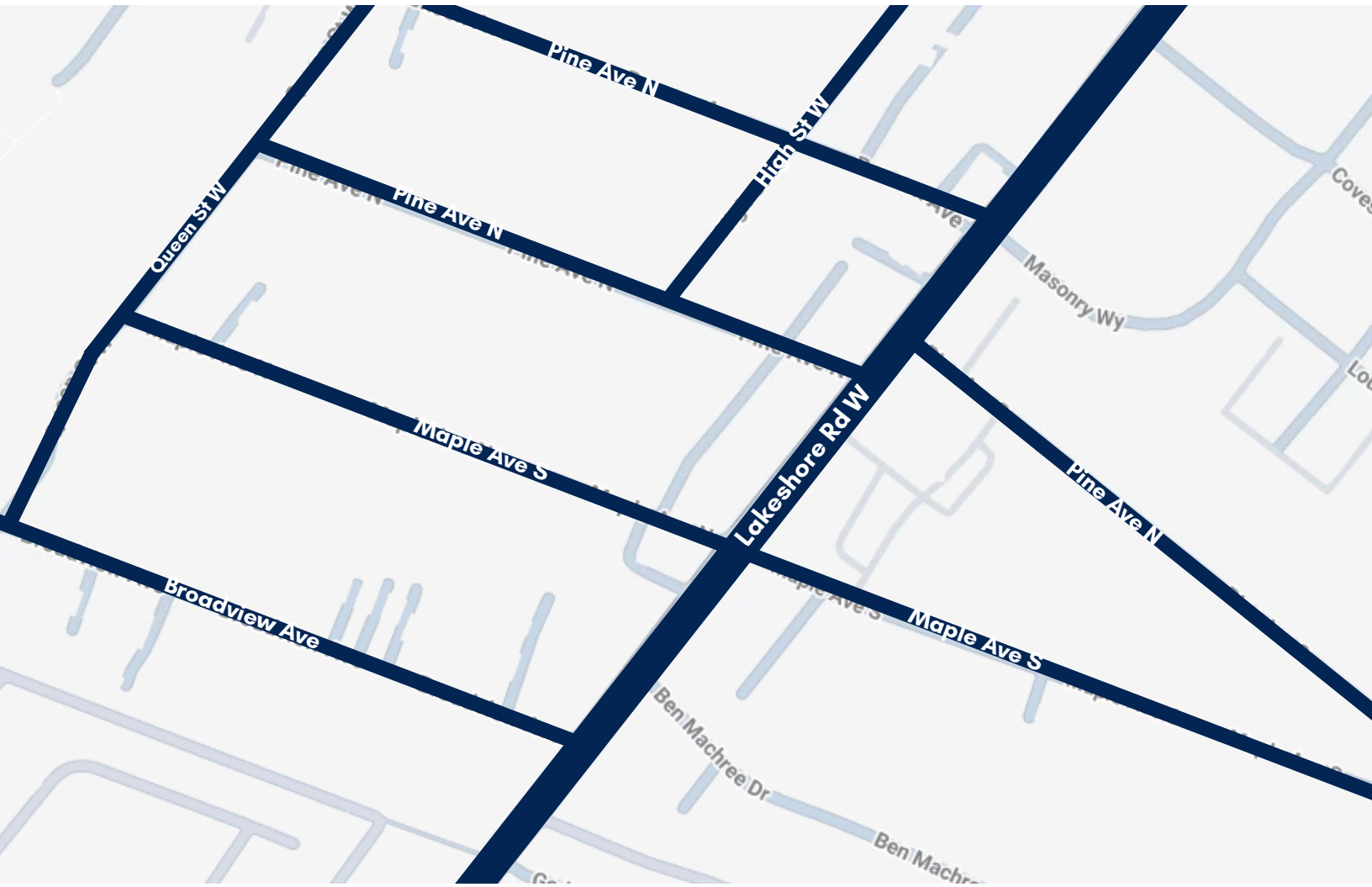
Public Transportation: Close to Port Credit Go Station, Clarkson Go Station, Queen Elizabeth Way, Highway 403, Highway 427, Toronto Perason Airport.





Mississauga

314 Lakeshore Rd W



Nearest Grocery Store
Approx. 400 m

Nearest School
Less than 700 m

Nearest Park
Approx. 350 m

Lakeshore Rd W

It is one of the city's most desirable and vibrant corridors, offering a perfect blend of lakeside living, urban convenience, and historic charm. Located in the heart of Port Credit and extending through sought-after communities along Lake Ontario, the area is known for its scenic waterfront trails, boutique shopping, renowned restaurants, cafés, marinas, and beautiful parks. Residents enjoy easy access to the waterfront, cultural attractions, and year-round community events, while remaining close to downtown Toronto via major highways and GO Transit.

INTERIOR SUITES











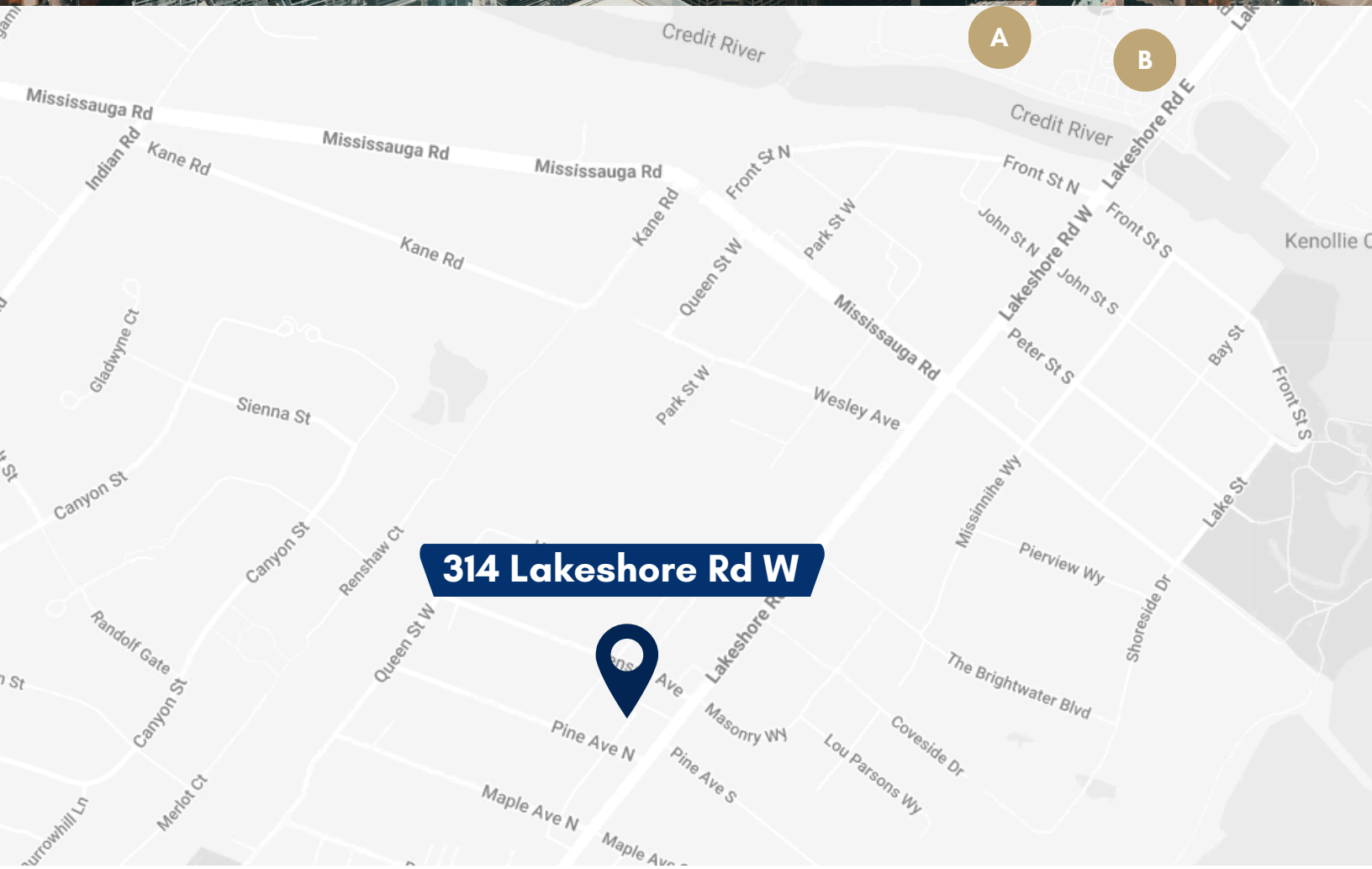






RENTAL ANALYSIS





Comparable	Address	Size	Price	Distance
A	28 Helena St N	2 Beds	$2,131	1.4 km
B	12 Helena St N	2 Beds	$1,850	1.6 km

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To book a tour
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