

FOR SALE



THE GOOD LIFE

REAL ESTATE GROUP™



2 X 11-UNITS APARTMENT BUILDINGS
320 & 322 LAKESHORE ROAD WEST
MISSISSAUGA, ON
\$4,400,000.00 EACH

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PROPERTY OVERVIEW

Exceptional value add opportunity to acquire an 2 x 11-Units Apartment Buildings in the highly sought-after Port Credit neighbourhood of Mississauga, steps to the GO station, waterfront, shops and restaurants.

PROPERTY FEATURES

- ◆ 11 legal units: 6 spacious 2-bedroom suites and 5 bright 1-bedroom suites, some units with fireplaces.
- ◆ Majority of suites tastefully renovated with updated kitchens, baths and flooring, offering strong tenant appeal and rental upside.
- ◆ Surface parking is available.



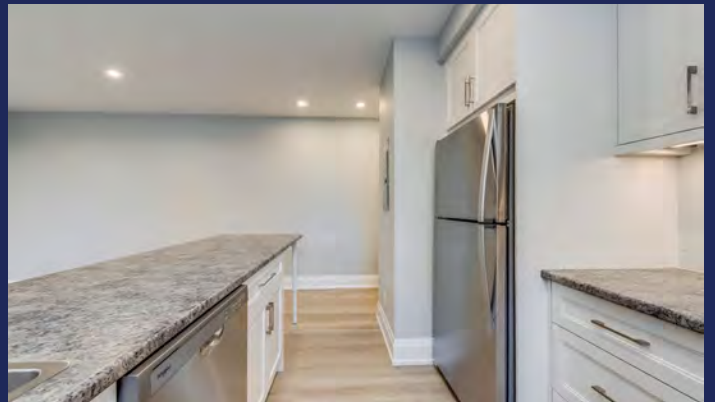
PROPERTY PHOTOS



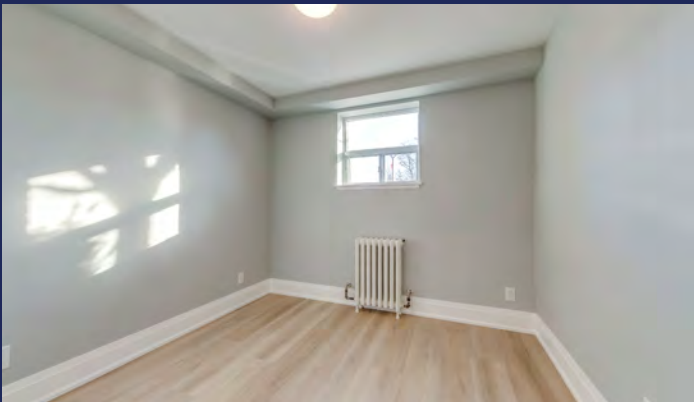
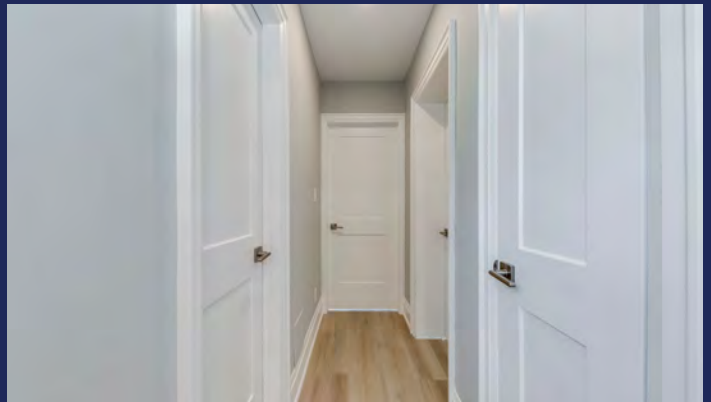
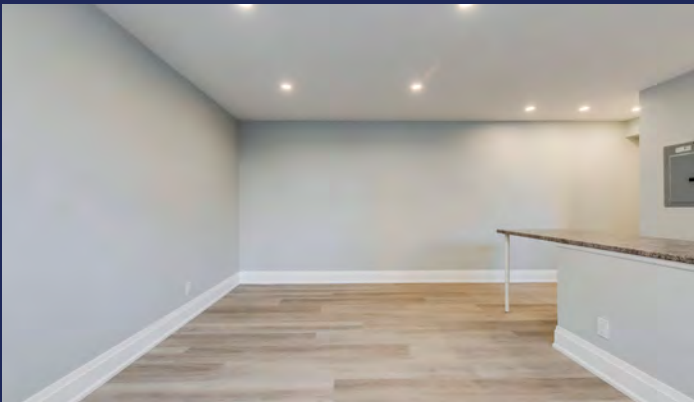
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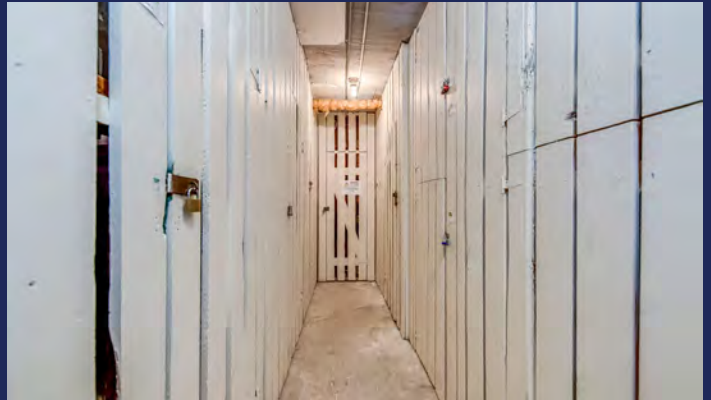
PROPERTY PHOTOS



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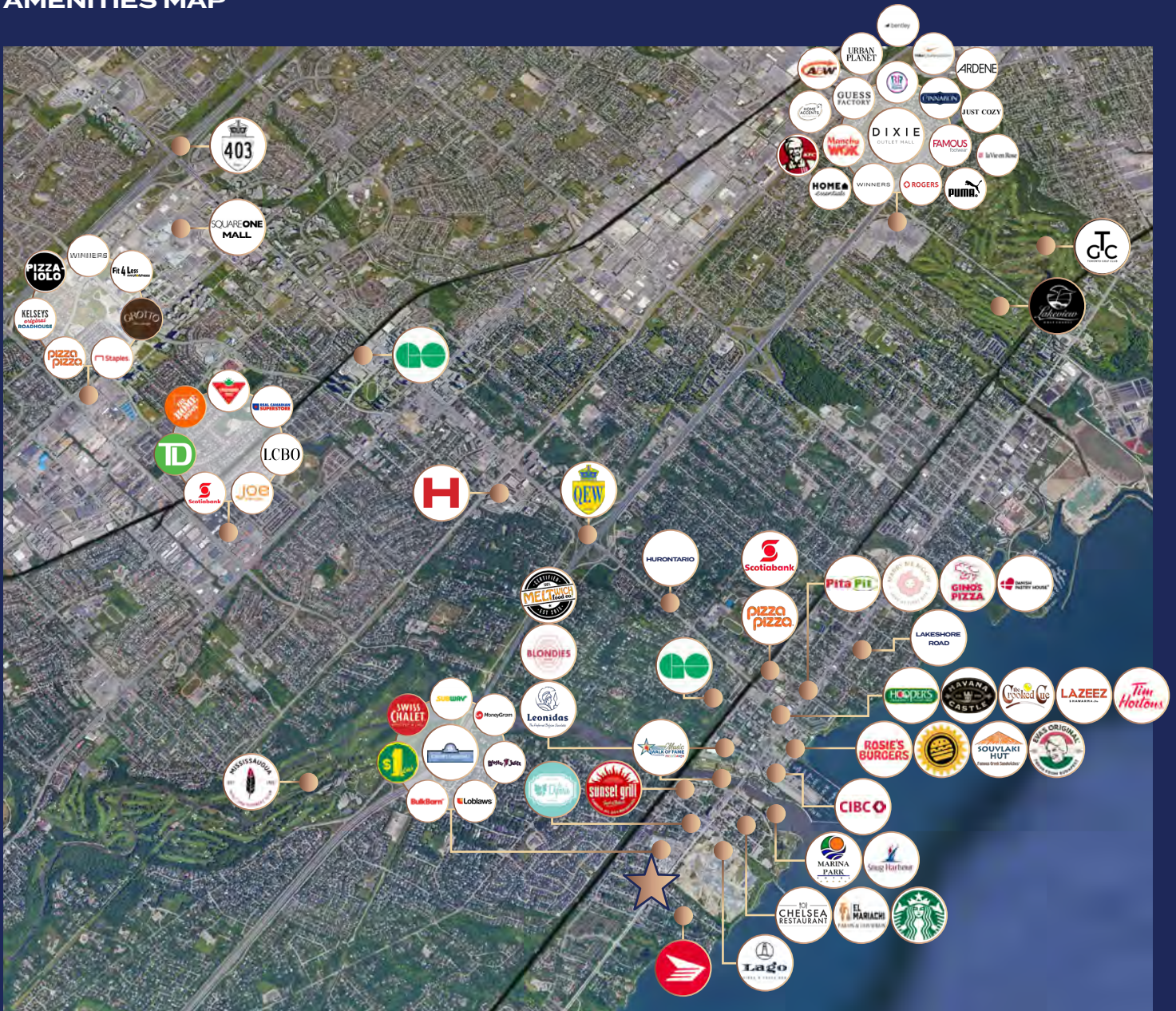
PROPERTY PHOTOS



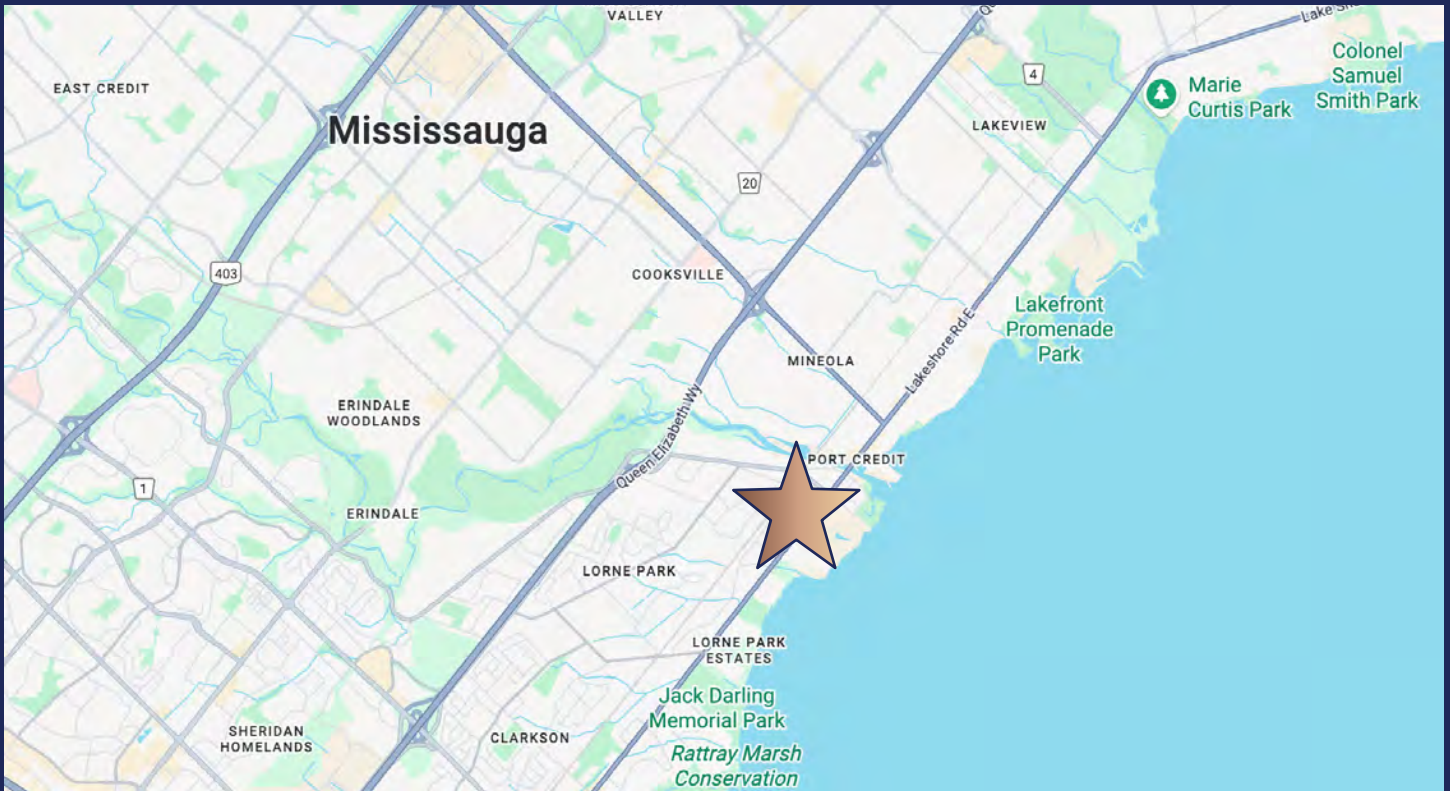
PROPERTY PHOTOS



AMENITIES MAP



LOCATION OVERVIEW



LOCATION HIGHLIGHTS

- ◆ Prime Port Credit community node, known for its vibrant waterfront, marinas, parks, boutiques, and top restaurants, attracting high-income tenants.
- ◆ Excellent transit access with nearby GO Train and major bus routes, providing easy commutes to downtown Toronto and surrounding employment hubs.
- ◆ Strong rental demand and limited supply of multi-residential buildings in this area support long-term income growth and low vacancy.
- ◆ Each building has new boilers, coin laundry and 400 amps of power and a lot of the buildings infrastructure has been replaced.



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