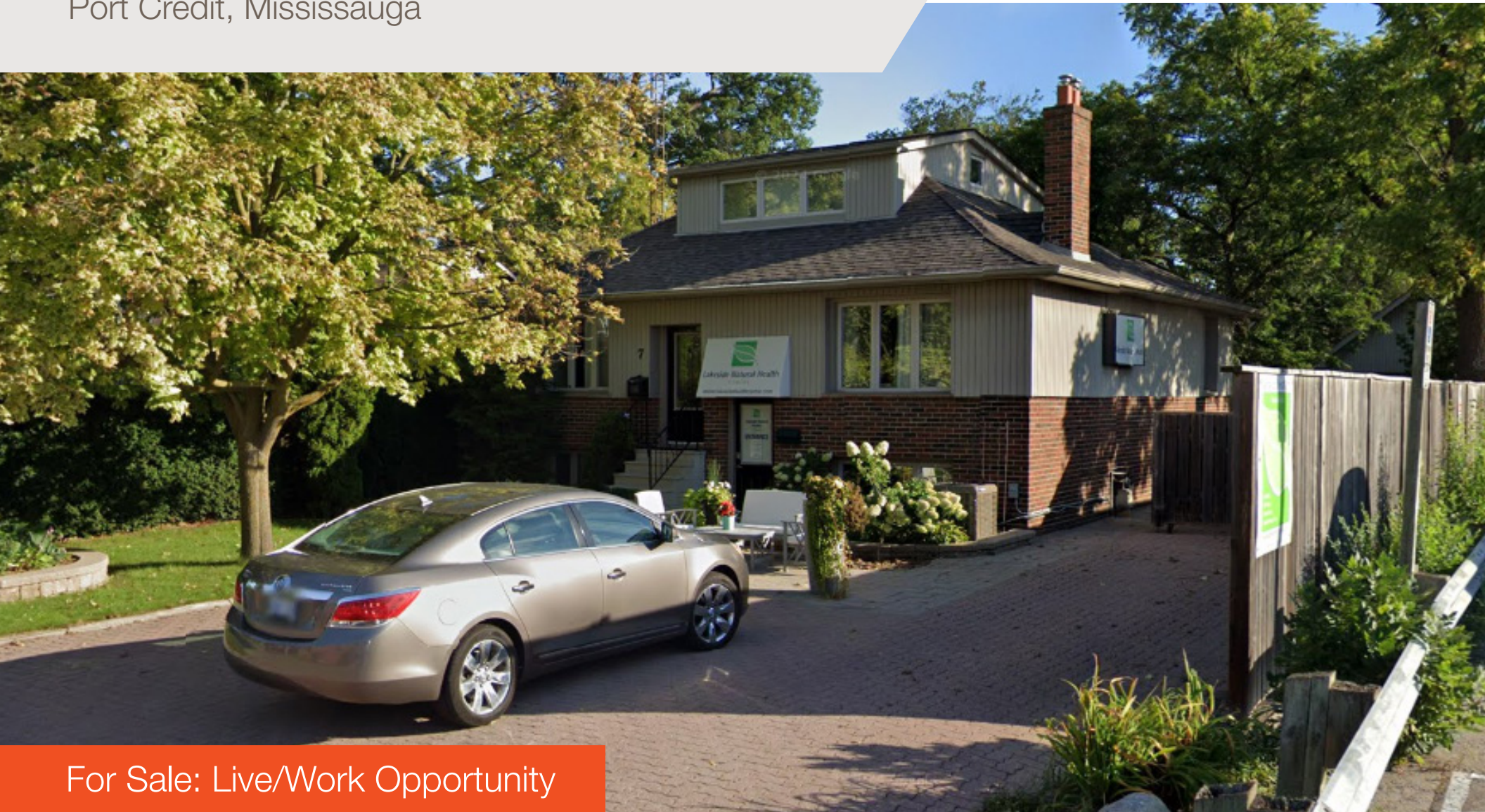


7 Elmwood Avenue N

Port Credit, Mississauga

Lennard:



For Sale: Live/Work Opportunity

For more information
please contact:

*Sales Representative

David Horowitz*
Senior Vice President
416.525.2005
dhorowitz@lennard.com

Gregory Lever*
Senior Vice President
416.915.5687
glever@lennard.com

 **PRIVATE
CAPITAL GROUP**
www.privatecapitalgroupcre.com

For Sale

7 Elmwood Avenue N

Port Credit, Mississauga



Property Overview

Building Area

First Floor	1,085 SF
Second Floor	366 SF
Lower Level - Commercial	1,045 SF
Total Building Area	2,496 SF

Frontage	50 FT
Depth	150 FT

Parking	
Parking Spaces Provided	3 Spaces

Zoning	C4-66
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Legal Description	LT 78, PL F12 ; PT LT 84, PL F12 , AS IN VS72896 ; MISSISSAUGA
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Pin	134640026
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Property Highlights

- **Prime Location:** Located in a vibrant area with easy access to amenities and potential clientele
- **Dedicated Workspace:** Separate area ideal for a professional office, studio, or meeting clients. Say goodbye to long commutes and hello to increased productivity.
- **Work-Life Balance:** Seamless transition between work and personal life. Maintain a professional atmosphere without sacrificing a comfortable home environment.
- **Dual Entrances:** Maintain privacy for clients or visitors with a separate entrance for your work area.
- **Convenience for You and Your Guests:** Welcome clients, employees, or friends with ease knowing there's plenty of parking available both onsite and next door.
- **Beautiful Backyard Area:** lots of greenspace, large garage and large stone patio

\$ Sale Price
\$2,350,000

Taxes (2023)
\$8,468.48

For Sale

7 Elmwood Avenue N

Port Credit, Mississauga

Aerial



Elmwood Avenue N

Lakeshore Road E

For Sale

7 Elmwood Avenue N

Port Credit, Mississauga

Zoning C4-66



Permitted Uses

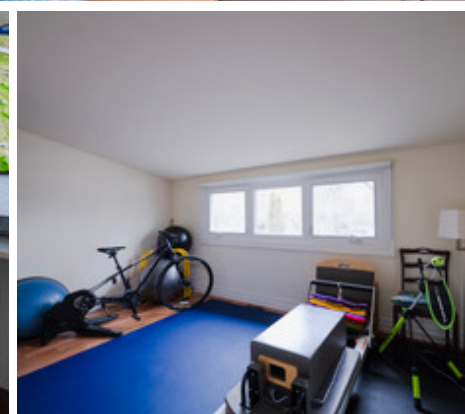
- Retail Store
- Restaurant
- Take-out Restaurant
- Veterinary Clinic
- Animal Care Establishment
- Funeral Establishment
- Service Establishment
- Commercial School
- Financial Institution
- Medical Office
- Office
- Overnight Accommodation
- Recreational Establishment
- Entertainment Establishment
- Private Club
- University/College
- Parking Lot
- Apartment
- Dwelling unit located above the first storey of a commercial building

For Sale

7 Elmwood Avenue N

Port Credit, Mississauga

Residential Space

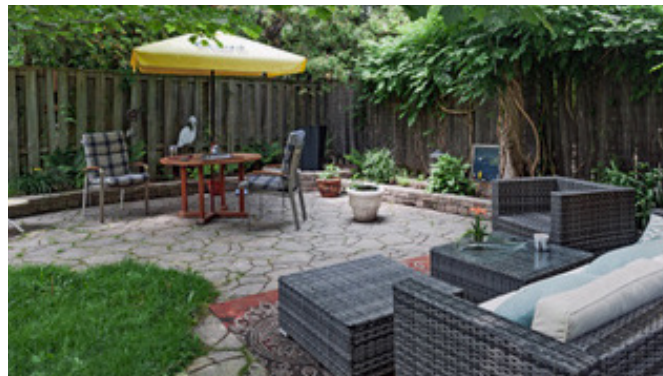
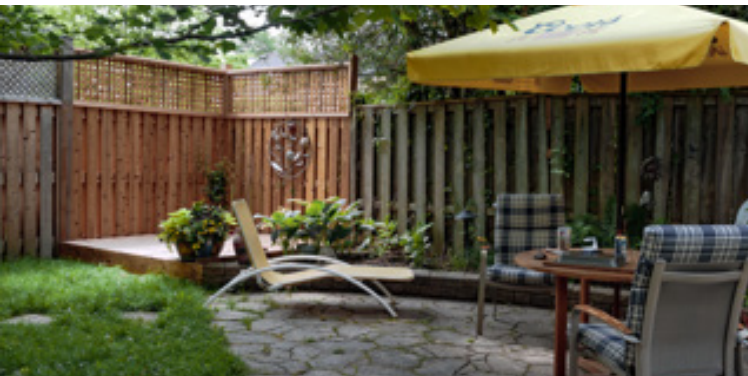


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7 Elmwood Avenue N

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Residential Space



For Sale

7 Elmwood Avenue N

Port Credit, Mississauga

Commercial Space

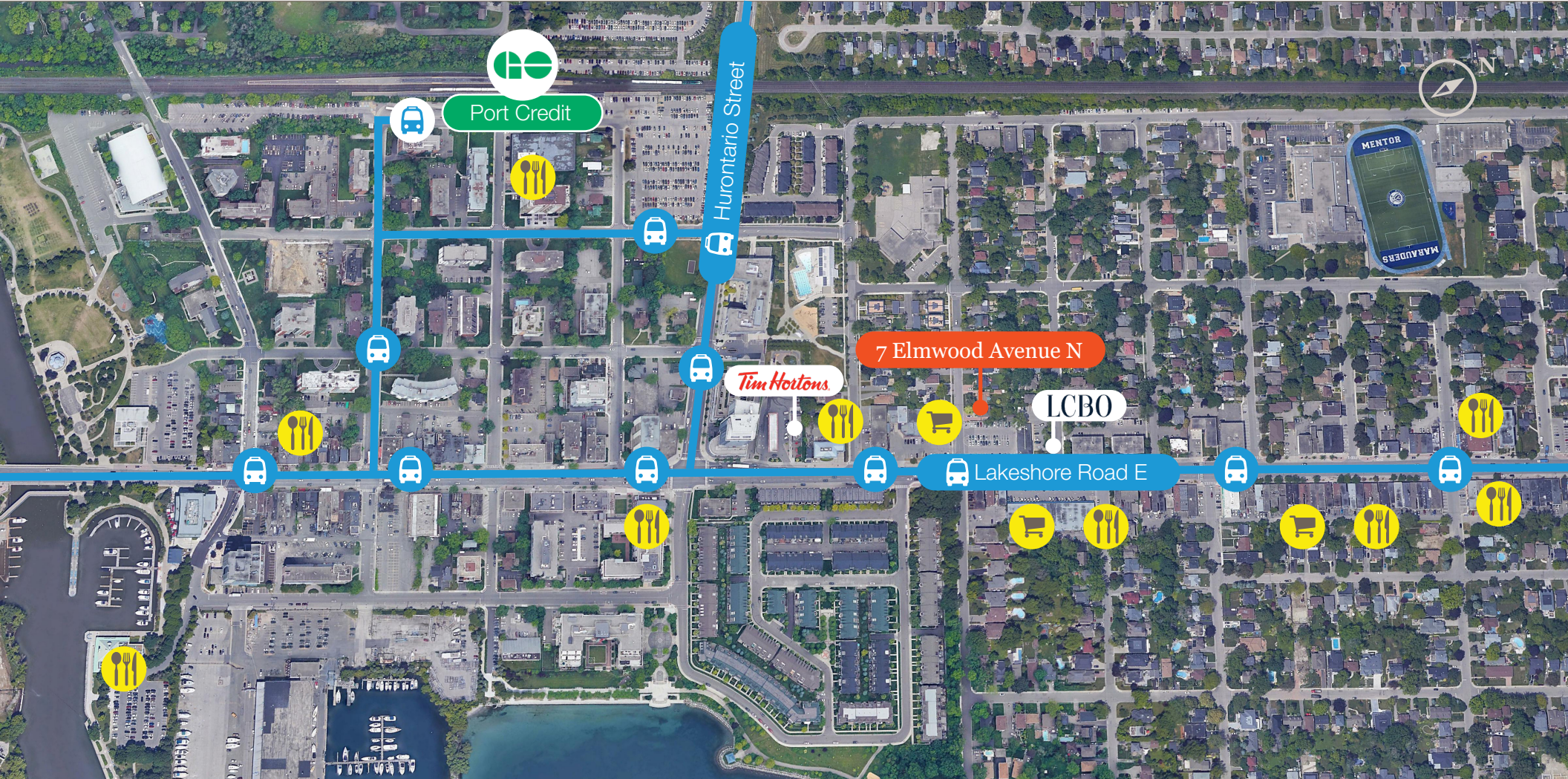


For Sale

7 Elmwood Avenue N

Port Credit, Mississauga

Amenities & Transit Map



Legend

-  Bus Stops
-  Bus Station
-  Bus Routes
-  Food Establishments
-  Neighbourhood Retail

Walk & Drive Times



11 Minute walk to
Port Credit GO



5 Minute drive to
QEW Highway

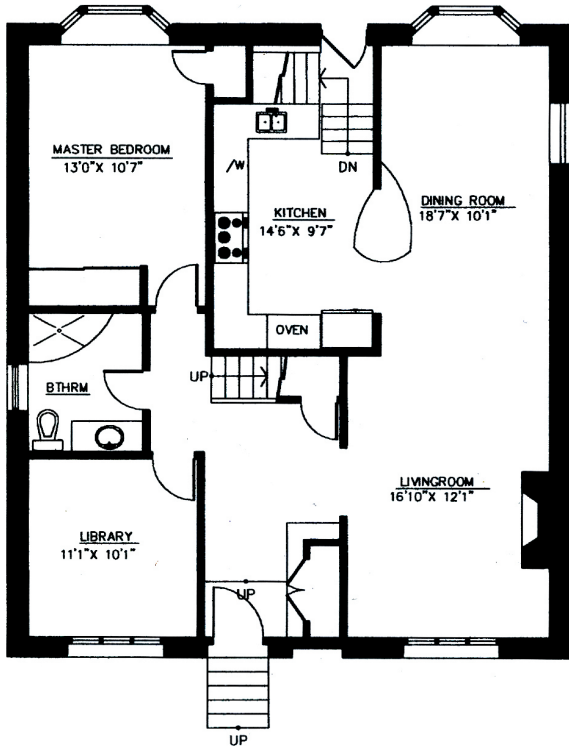
For Sale

7 Elmwood Avenue N

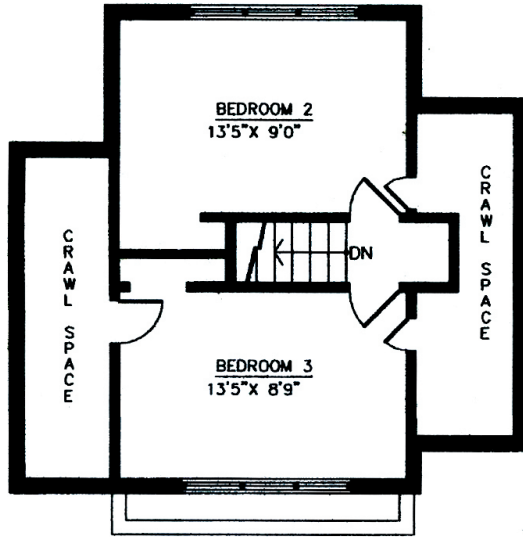
Port Credit, Mississauga

Floorplans

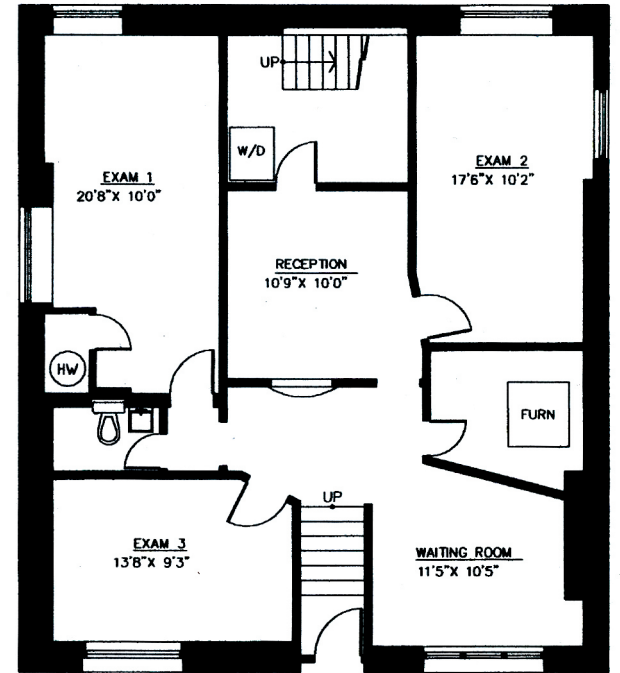
1st Floor



2nd Floor



Lower Level - Commercial



For Sale

7 Elmwood Avenue N

Port Credit, Mississauga

Offering Guidelines & Terms of Engagement

Lennard Commercial Realty, Brokerage (the “Advisor”) has been retained to sell the following Property by its owners, Gordon Joyce, Catherine June Joyce. (the “Vendors”):

7 Elmwood Avenue N.

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:

\$2,350,000