

# 89 High Street E

Mississauga, Ontario

**Lennard:**



**For Sale: Office**

For more information  
please contact:

\*Sales Representative

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

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

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

For Sale

## 89 High Street E

Mississauga, ON

# Property Overview

### Building Area

First Floor	1,315 SF
Second Floor	1,309 SF
Basement	1,110 SF
<b>Total Building Area</b>	<b>3,734 SF</b>

Building Coverage	1,498 SF
Landscaped Area	1,261 SF
Asphalt Area	2,744 SF
<b>Total Building Coverage</b>	<b>5,500 SF</b>

Frontage	35 FT
Depth	100 FT

### Parking

Parking Spaces Provided	9 Spaces (1 Handicap)
-------------------------	-----------------------

Zoning	C4
--------	----

Legal Description	PT LT 1, PL PC2 ECR , S/S HIGH ST, PT 1 43R16951 ; MISSISSAUGA
-------------------	---

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

<b>\$</b> Sale Price	Taxes (2023)
<b>\$2,650,000.00</b>	<b>\$19,626.15</b>



For Sale

**89 High Street E**

Mississauga, ON

# Property Photos



For Sale

# 89 High Street E

Mississauga, ON

# 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 may participate in the public meeting either in person, virtually or by hybrid or by telephone. To participate, interested respondents are required to email their input to the City prior to the meeting date. Email notifications: [presentations@mississauga.ca](mailto:presentations@mississauga.ca) or in the region.  
The proceedings will be recorded and the public will have the opportunity to provide comments and contact information.

**Owner:** 10 West GO GP Inc.  
**Applicant:** FRAM + Slokker 416-747-9661  
**Site Address:** 17&19 Ann St., #4&300 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)  


For Sale

# 89 High Street E

Mississauga, ON

## 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

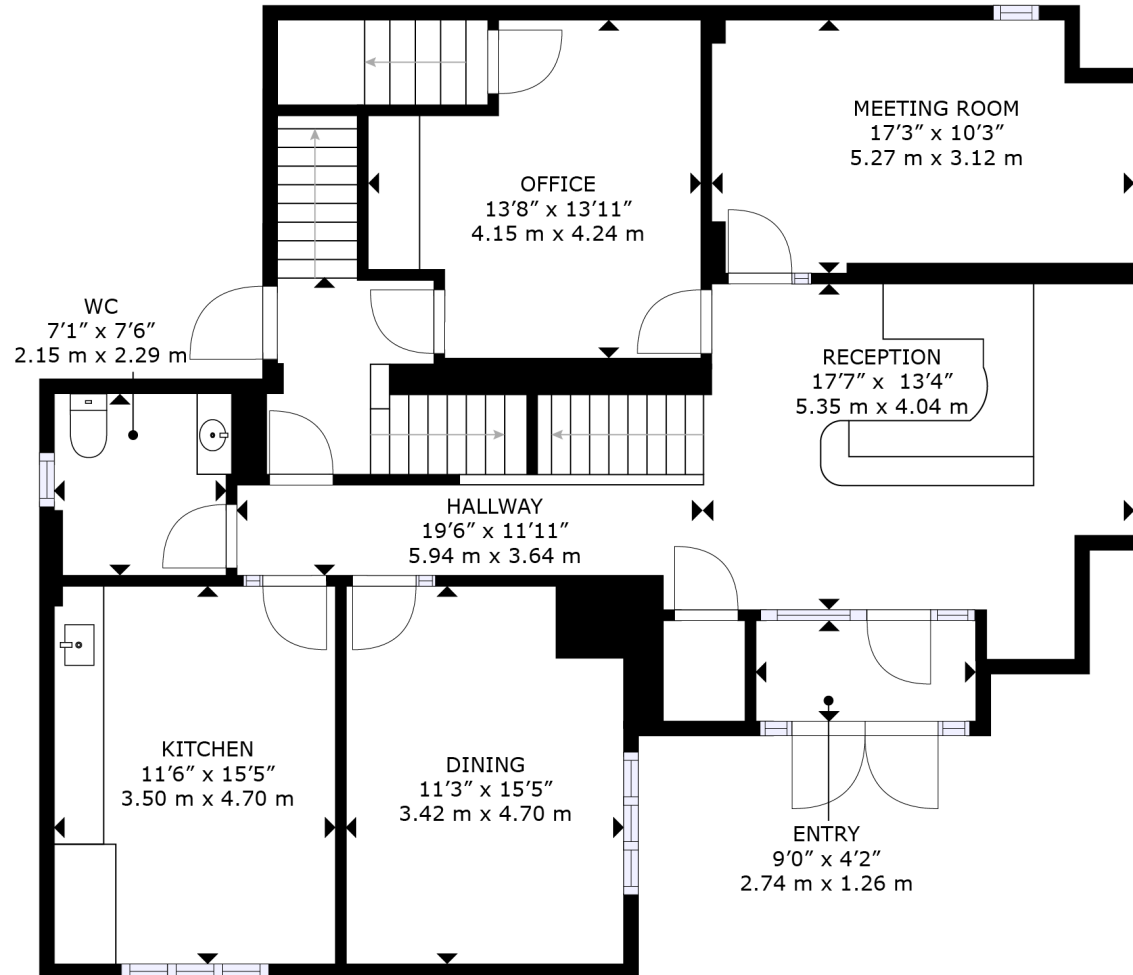
For Sale

# 89 High Street E

Mississauga, ON

# Floorplans

## 1st Floor



GROSS INTERNAL AREA  
BASEMENT: 1,110 sq. ft, 103 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.

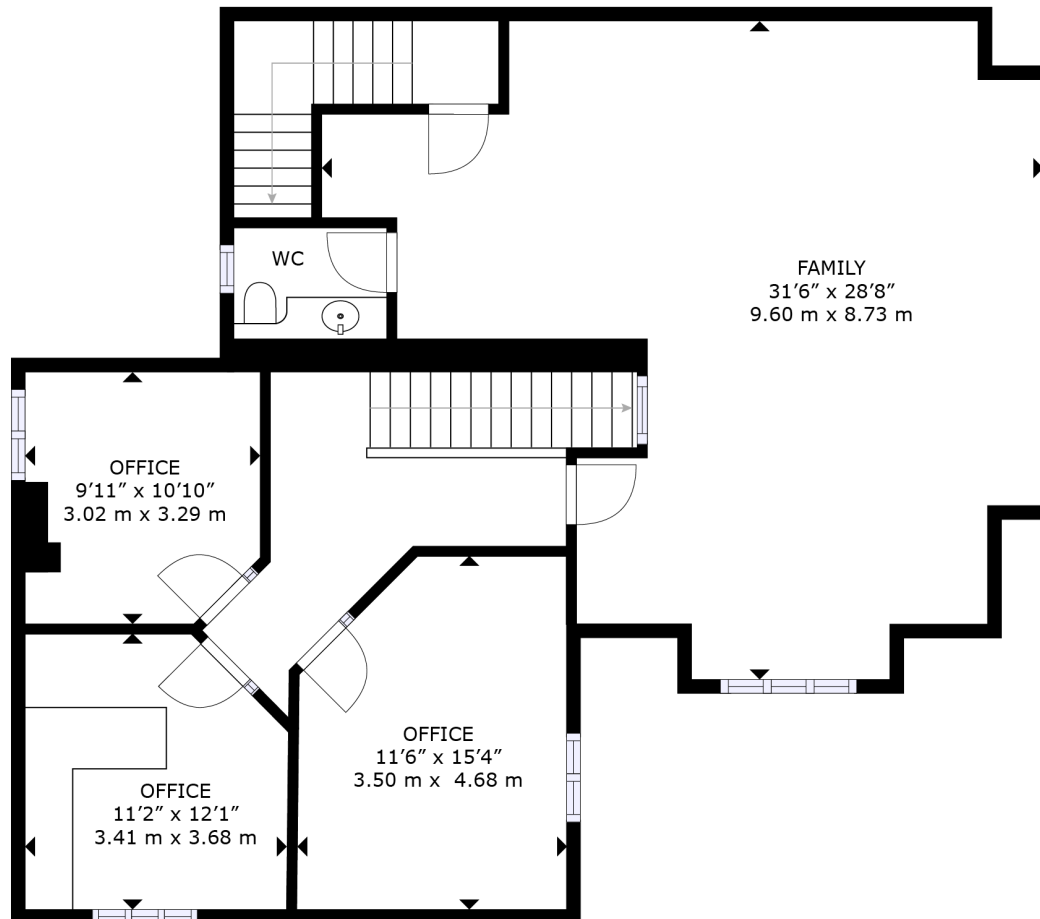
For Sale

**89 High Street E**

Mississauga, ON

# 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>  
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.

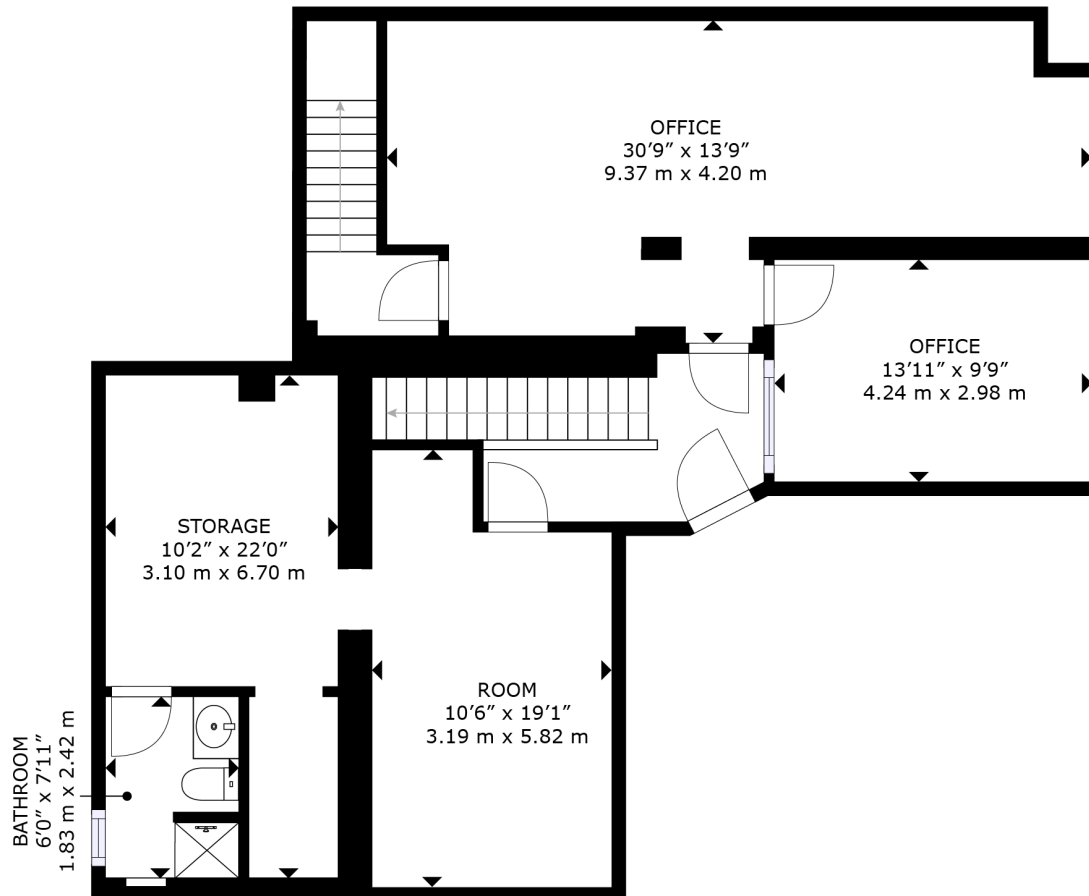
For Sale

**89 High Street E**

Mississauga, ON

# Floorplans

## Basement



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.



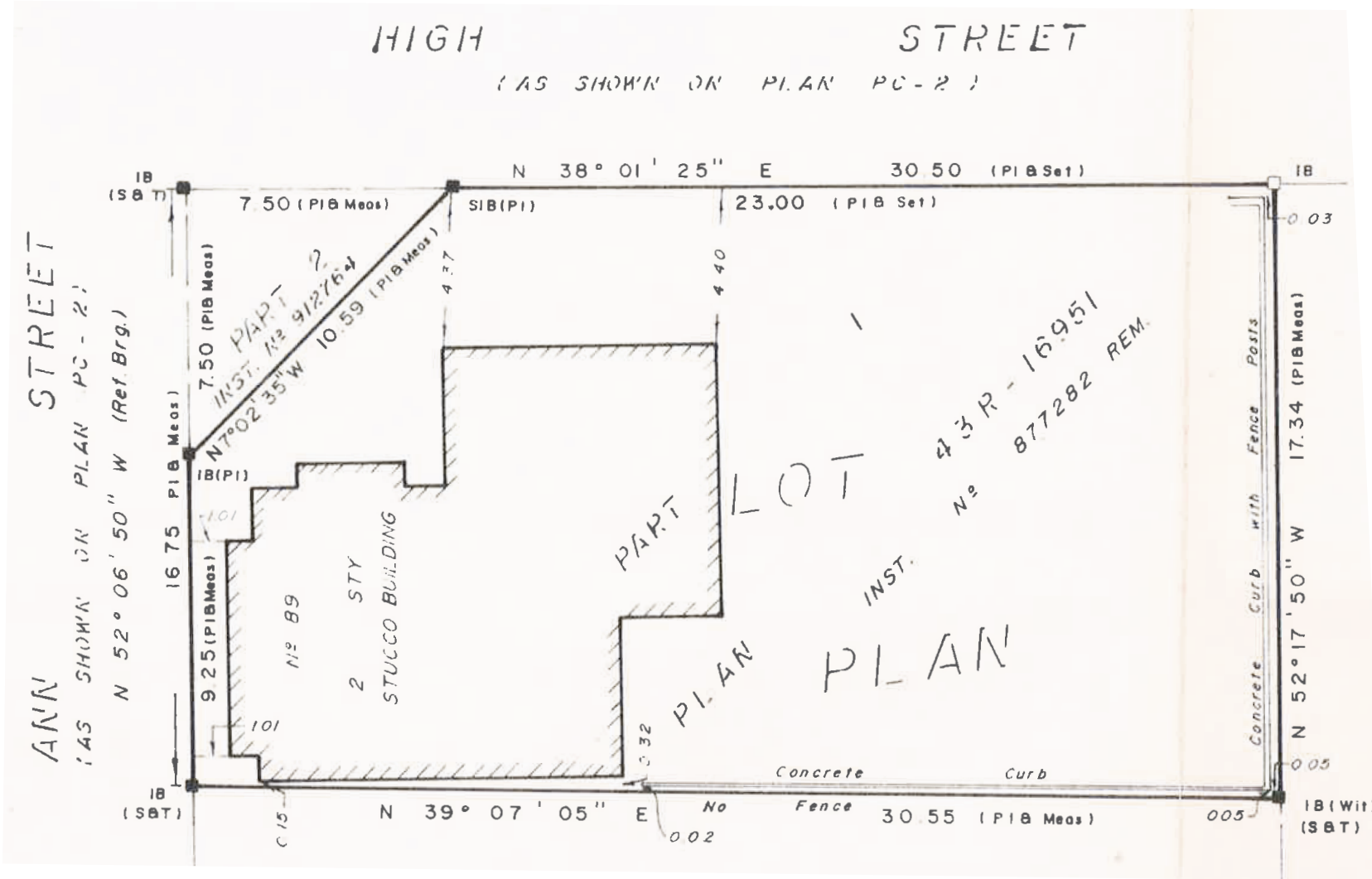
For Sale

# 89 High Street E

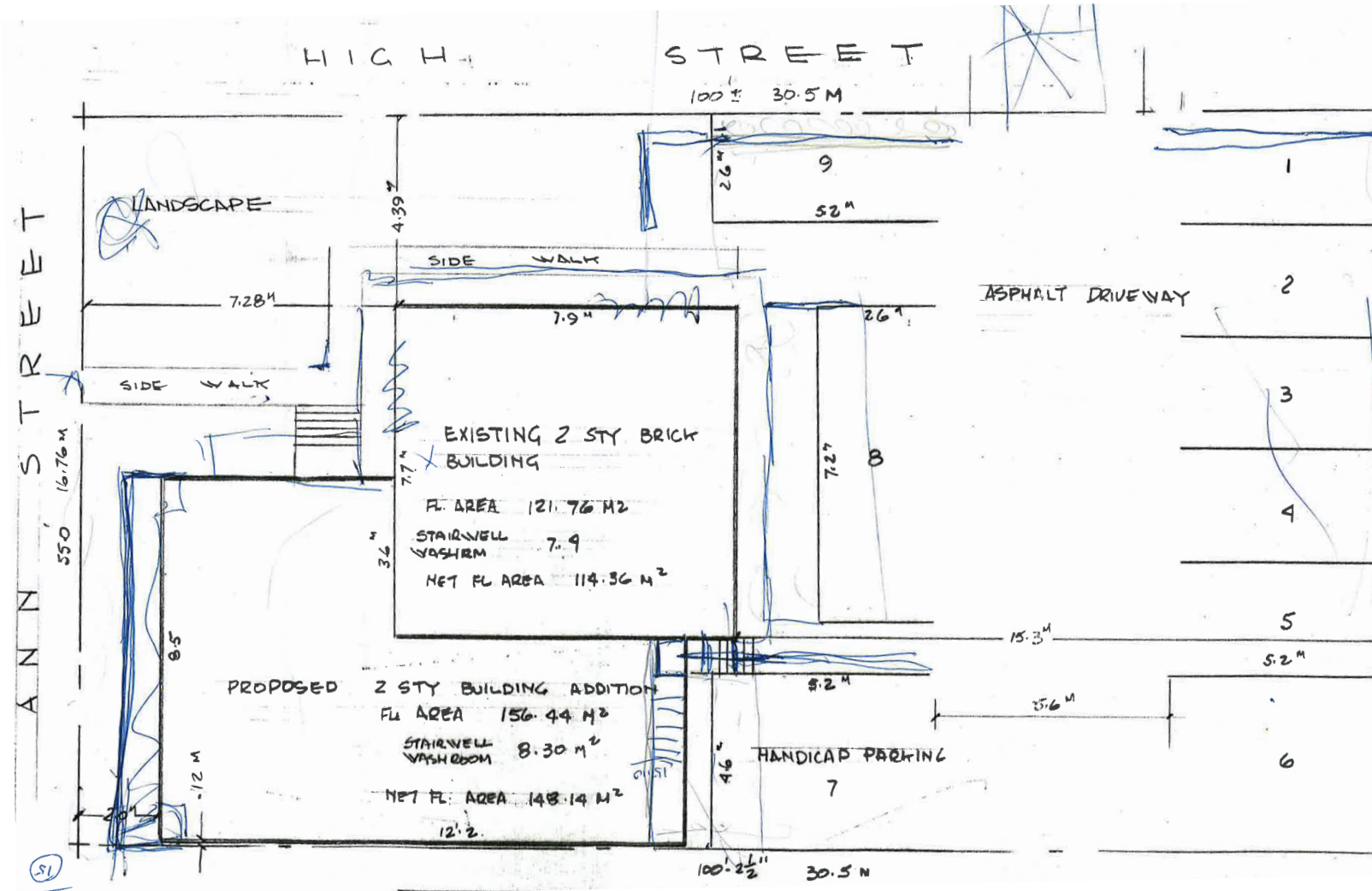
Mississauga, ON

# Survey

## Lot Plan 1



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:

**\$2,650,000**