

FOR SALE



Google Streetview



CASH FLOW RETAIL CONDOMINIUM UNIT



UNIT #2 1 HURONTARIO ST., MISSISSAUGA, ON

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CREILAND CONSULTANTS REALTY INC., BROKERAGE

250 CONSUMERS ROAD, SUITE #1007

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*Sales Representative **Broker



PROPERTY OVERVIEW

This prime retail condominium unit is located in the vibrant Port Credit community in south-central Mississauga. Positioned on the ground floor of the 22-storey Northshore Condominiums, the unit fronts a prominent corner situated at Hurontario Street and Lakeshore Road East. The building consists of high visibility, ample parking, and is close to the Port Credit GO Station. The subject property comprises two contiguous retail units, which form a single, functional space currently occupied by a AAA Tenant - The Royal Bank of Canada. The layout includes an entry vestibule with ATMs, a spacious open floor for banking services, reception, teller counters, service desks, private offices, meeting rooms, and staff facilities. Exceptional cash flow generating asset in a thriving neighbourhood.

PRICE	\$2,450,000	PARKING	16 UNDERGROUND PARKING STALLS
BUILDING SIZE	3,397 SF	ROOF	FLAT TAR & GRAVEL
CONDO FEE EXPENSE (BUDGET 2025)	\$30,809	HVAC	FORCED AIR HEAT/COOL UNITS
PROPERTY TAX (BUDGETED 2025)	\$35,585	ELECTRICITY	MODERN COPPER WIRING & SERVICES ROUTED THROUGH BREAKERS
TOTAL N.O.I. (BUDGETED 2025)	\$129,086	PLUMBING	COPPER & PLASTIC LINES & DRAINS FULLY SPRINKLERED
PIN#	19908-002, -0003		

PROPERTY TYPE
Commercial - Retail

PROPERTY INTERSECTION
Hurontario Street & Lakeshore Road East

ZONING
RA5-38

ZONING



- PERMITTED USES**
- The following uses are permitted in the RA5-38 zone:
- Office
 - Medical Office
 - Retail Store
 - Financial Institution
 - Restaurant
 - Take-Out Restaurant
 - Outdoor Patio Accessory to a restaurant or take-out restaurant
 - Service Establishment

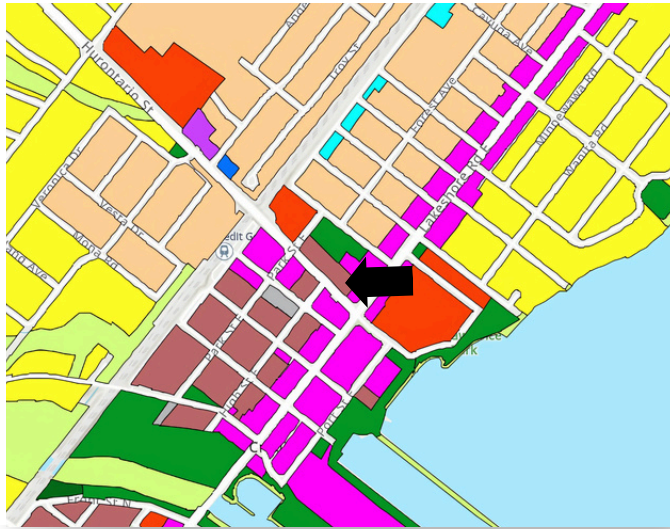
[Click here to review the city of Mississauga's zoning bylaw.](#)

LOCATION



OFFICIAL PLAN

Airport (AIR)	Motor Vehicle Commercial (MVC)
Business Employment (BE)	Office (O)
Convenience Commercial (CC)	Public Open Space (OS)
Downtown Core Mixed Use (DCMU)	Parkway Belt West (PBW)
Downtown Mixed Use (DMU)	Private Open Space (POS)
Greenlands (G)	Utility (UT)
Residential High Density (HD)	Residential Low Density (LDI)
Industrial (IND)	Residential Low Density (LDII)
Institutional (INST)	Residential Medium Density (MD)
	Mixed Use (MU)



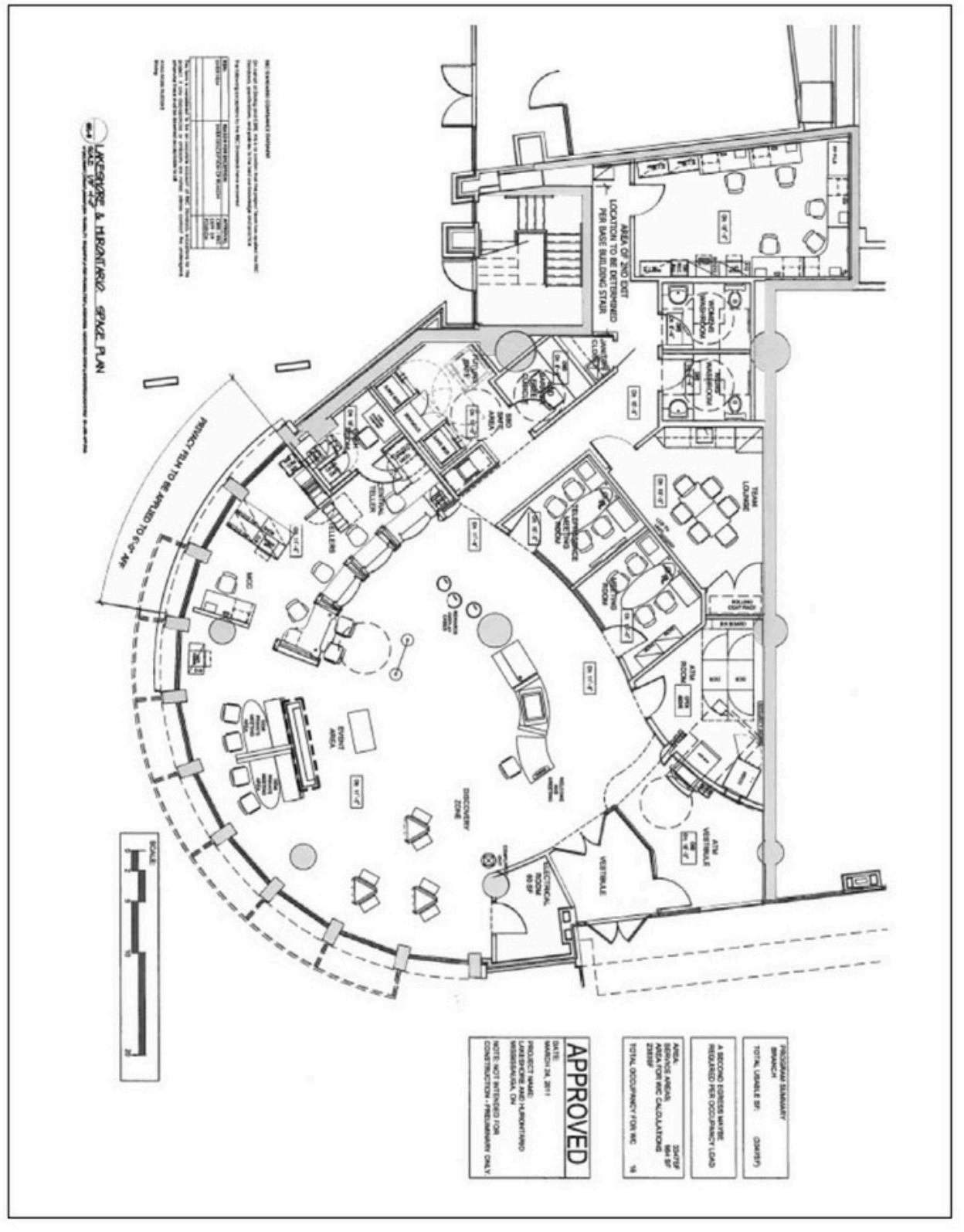
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FLOOR PLAN

PROPERTY PHOTOS



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AMENITIES MAP

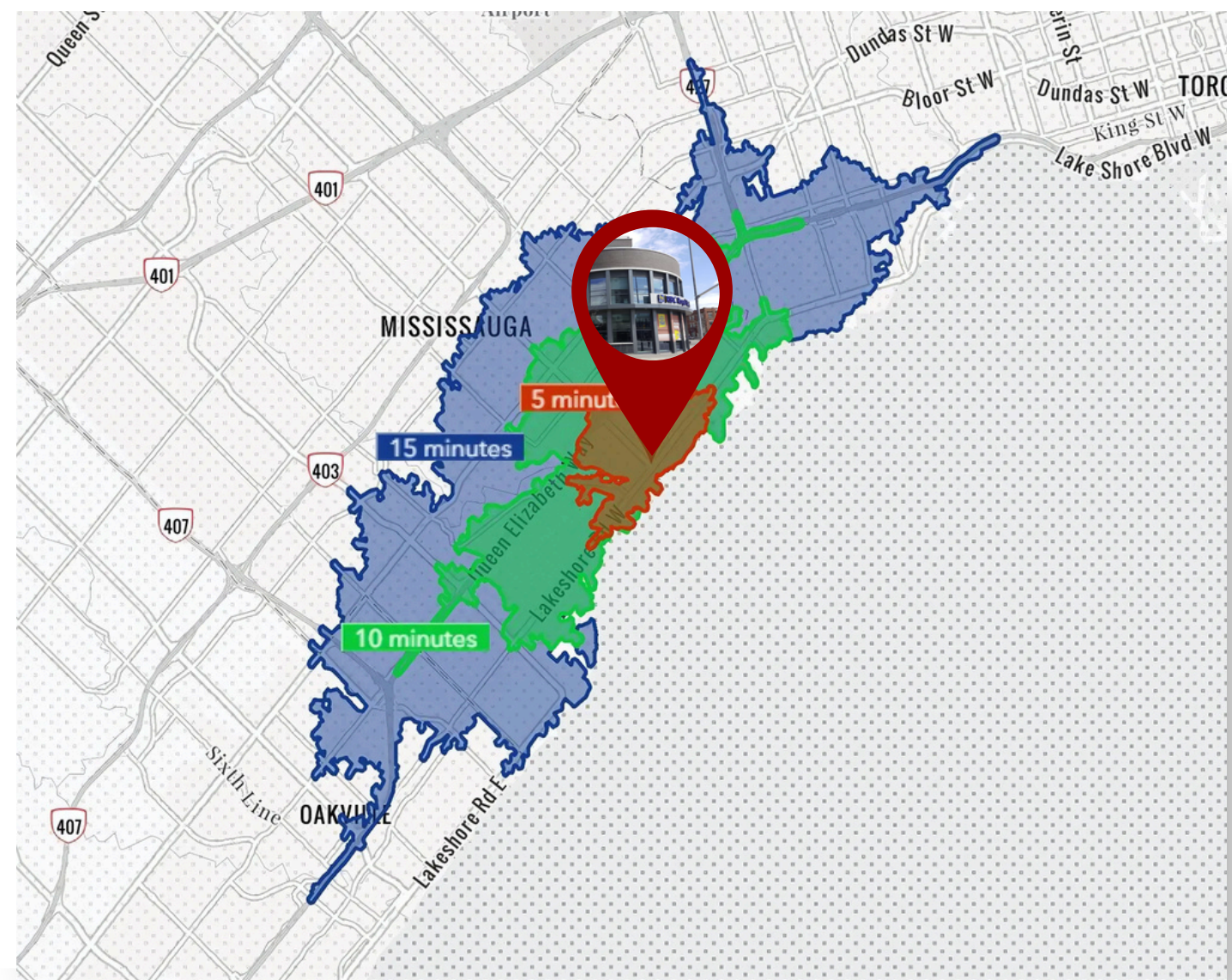


Location	Distance	Drive Time
Port Credit Go Station	500 m	2 mins
Tall Oaks Park	700 m	3 mins
Port Credit Memorial Park	750 m	3 mins
Mentor College	950 m	3 mins
Port Credit Marina Harbour	1.3 km	6 mins

DRIVE TIME MAP

LEGEND:

- 5 minute drive
- 10 minute drive
- 15 minute drive



[CLICK HERE TO REVIEW DETAILED DRIVE TIME STATS](#)

Summary	5 MINUTE	10 MINUTE	15 MINUTE
2024 Total Population	33,496	124,535	390,065
2024 Median Age	41.3	40.7	39.0
2024 Households	14,100	48,606	151,376
2024 Average Household Income	CA\$ 154,648	CA\$ 158,996	CA\$ 135,927

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DEMOGRAPHICS

The population at Unit #2 - 1 Hurontario St., Mississauga, ON within a 5 km radius is 137,867. The median age for this population is 40.5. The number of households in this area is estimated at 51,797 within a 5 km area. The average household income is estimated to be CA\$ 153,494 within a 5 km radius.

Summary	1 Kilometer	2 Kilometers	5 Kilometers
2019 Total Population	10,015	45,180	128,244
2024 Total Population	10,945	50,081	137,867
2029 Total Population	14,239	61,271	158,171
2019-2029 Annual Rate	5.40%	4.12%	2.79%
2019 Households	5,090	19,034	50,141
2019 Average Household Size	1.9	2.3	2.5
2024 Households	5,314	20,113	51,797
2024 Average Household Size	2.0	2.5	2.6
2029 Households	7,020	24,608	59,269
2029 Average Household Size	2.0	2.5	2.6
2024-2029 Annual Rate	5.73%	4.12%	2.73%
2019 Families	2,714	13,111	37,444
2019 Average Family Size	2.6	2.8	2.9
2024 Families	2,845	13,917	38,673
2024 Average Family Size	2.7	2.9	2.9
2029 Families	3,687	16,774	43,839
2029 Average Family Size	2.6	2.9	2.9
2024-2029 Annual Rate	5.32%	3.80%	2.54%
2019 Dwellings	5,090	19,034	50,141
Owned Dwellings	2,059	10,416	31,415
Rented Dwellings	3,032	8,618	18,726
Band Housing	0	0	0
2024 Dwellings	5,314	20,113	51,797
Owned Dwellings	2,229	10,943	32,180
Rented Dwellings	3,085	9,170	19,617
Band Housing	0	0	0
2029 Dwellings	7,020	24,608	59,269
Owned Dwellings	2,950	13,117	36,203
Rented Dwellings	4,071	11,492	23,066
Band Housing	0	0	0
Average Household Income			
2019	CA\$ 131,950	CA\$ 139,621	CA\$ 128,981
2024	CA\$ 157,832	CA\$ 163,847	CA\$ 153,494
2029	CA\$ 184,883	CA\$ 193,120	CA\$ 182,709
Per Capita Income			
2019	CA\$ 67,062	CA\$ 58,821	CA\$ 50,429
2024	CA\$ 76,630	CA\$ 65,802	CA\$ 57,668
2029	CA\$ 91,150	CA\$ 77,562	CA\$ 68,464
Median Age			
2019	45.7	42.6	41.8
2024	44.4	41.1	40.5
2029	44.1	41.5	40.9

DISTANCE MAP



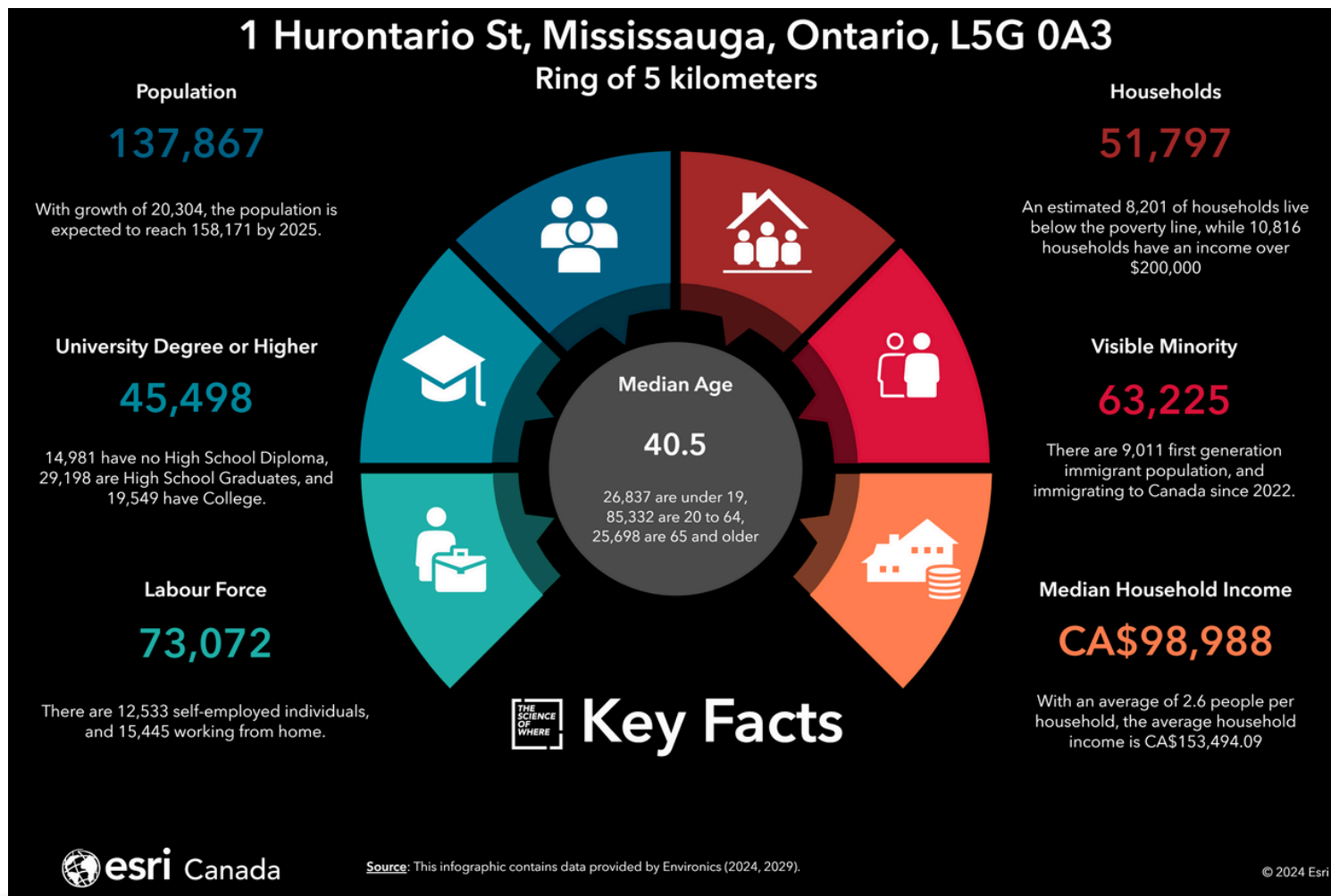
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KEY FACTS



OFFERING GUIDELINES

The Advisors have been exclusively retained by the Vendor to seek proposals to acquire the condominium unit. Interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property. All inquiries regarding the building should be directed to the listing agents on behalf of the Vendor. Offers will be presented for consideration on as received basis.

MULTIPLE LISTING
SERVICE NUMBER
W10433065

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MISSISSAUGA COMMUNITY PROFILE

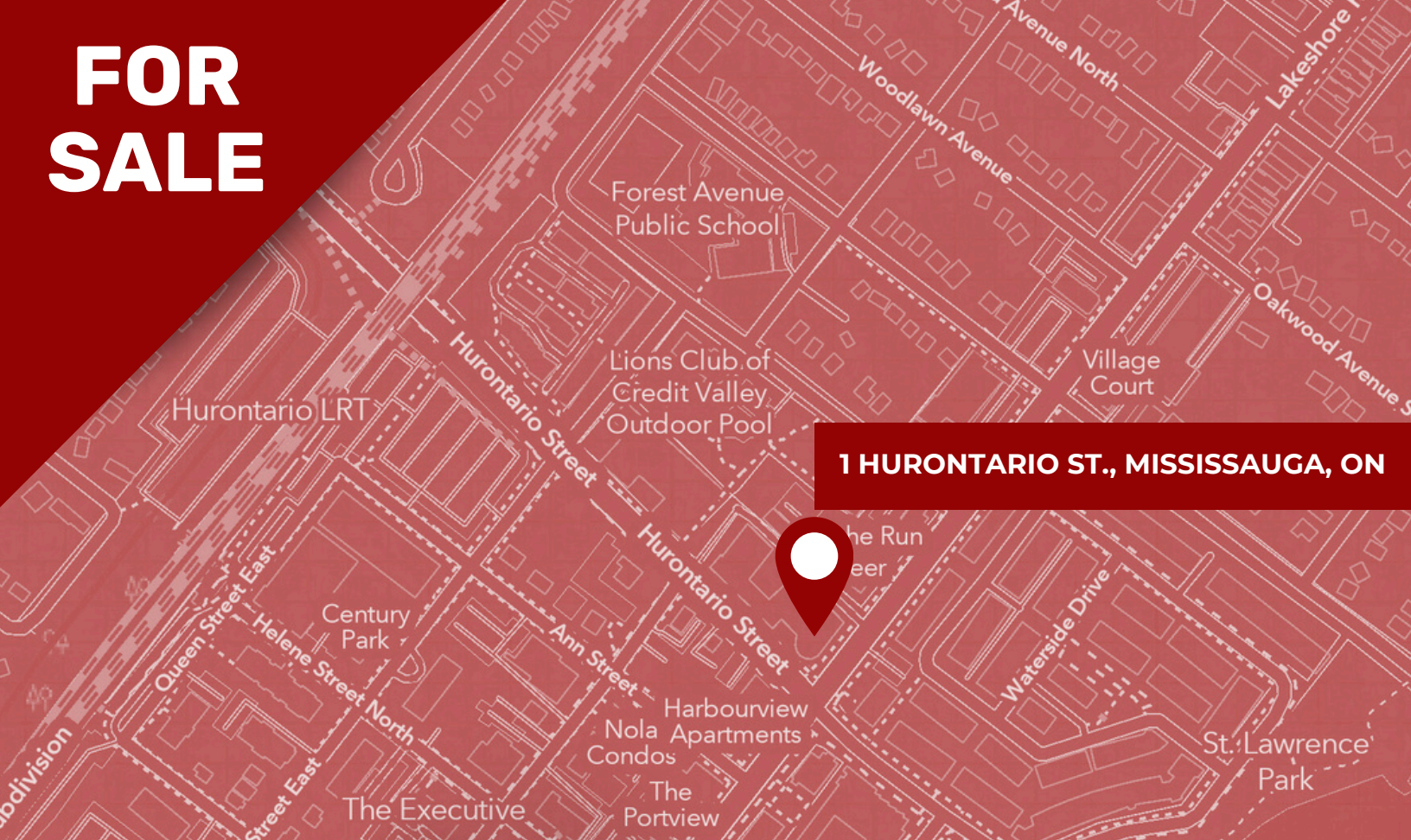


Mississauga, on Lake Ontario's western shore in Peel Region, is a vibrant, diverse city and the second-most populous in the GTA with 804,872 residents (2024). Home to Toronto Pearson International Airport and over 60 Fortune 500 headquarters, it thrives in industries like aerospace and technology. Known for dynamic neighborhoods like Port Credit and Streetsville, it blends modern development with rich cultural traditions, hosting major events such as Carassauga and festivals at Celebration Square. With growing transit, cycling, and walkability initiatives, Mississauga continues to evolve as a hub for business, culture, and community.



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