



60-Unit Apartment Building

- Family owned and operated, five-storey concrete apartment building
- Steps to Port Credit GO Station
- Potential to intensify site
- ***Can be purchased together or separately with 3030 Prospect Street, Burlington (103 units)***

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Property Overview

12 Park Street East

- Situated on one acre of land
- Located steps to Port Credit GO Station and the future Hurontario LRT line
- Potential to intensify the site with nearby precedent at over 35 stories
- Well-maintained, legacy apartment asset



Existing Building Details

Site Area	45,241 sf (1.04 ac)
Year Built	Circa 1962
Units	Bachelor: 6 One Bedrooms: 27 Two Bedrooms: 27 Total: 60
Hydro	Separately Metered
Domestic Hot Water	Three Thremo2000 storage tanks
Heat	Two Laars hot water heating boilers
Construction	Concrete
Parking	62 surface stalls
Laundry	4 washers and 4 dryers (Sparkle)
Elevator	One passenger elevator (Modernized 2006)
Roof	Built-up roof with asphalt and pea gravel ballast (2012)
ESA	S2S Phase 1 (2025) S2S Phase 2 (in progress)
BCA	S2S BCA (2025)



Property Overview

Suite Breakdown

The Property is improved with 60 units, a mixture of 6 bachelors, 27 one bedrooms, and 27 two bedrooms. The average in-place rent is \$1,708.

Type	Units	Avg. Rent	Market Rent
Bachelor	6	\$1,445	\$2,000
One Bedroom	27	\$1,724	\$2,400
Two Bedroom	27	\$1,751	\$2,800
Total/Average	60	\$1,708	\$2,662



90

Walk score



61

Bike score



300m

Port Credit GO
Station

Property Overview

Developments in the Area

Proposed

	Property	Storeys	Total GFA (sf)	Site Area (sf)	Units	Density (FSI)	Status	Type
1	42-46 Park St E	31	225,519	10,645	378	21.19x	Under Review	Condo
2	70 Park St E	38	381,839	67,696	530	5.64x	OLT Settlement	Condo
3	88 Park St E	36 & 29	794,011	64,282	1,122	12.35x	OLT Settlement	Condo
4	17-19 Ann St	23	262,958	35,241	362	7.46x	Under Review	Condo
5	128 Lakeshore Rd E	8	54,052	10,007	37	5.40x	Approved	Rental
6	170 Lakeshore Rd E	17	151,548	30,239	147	5.01x	OLT Appeal	Rental
7	42 Port St E	11	231,574	62,423	221	3.71x	Under Review	Condo

Completed

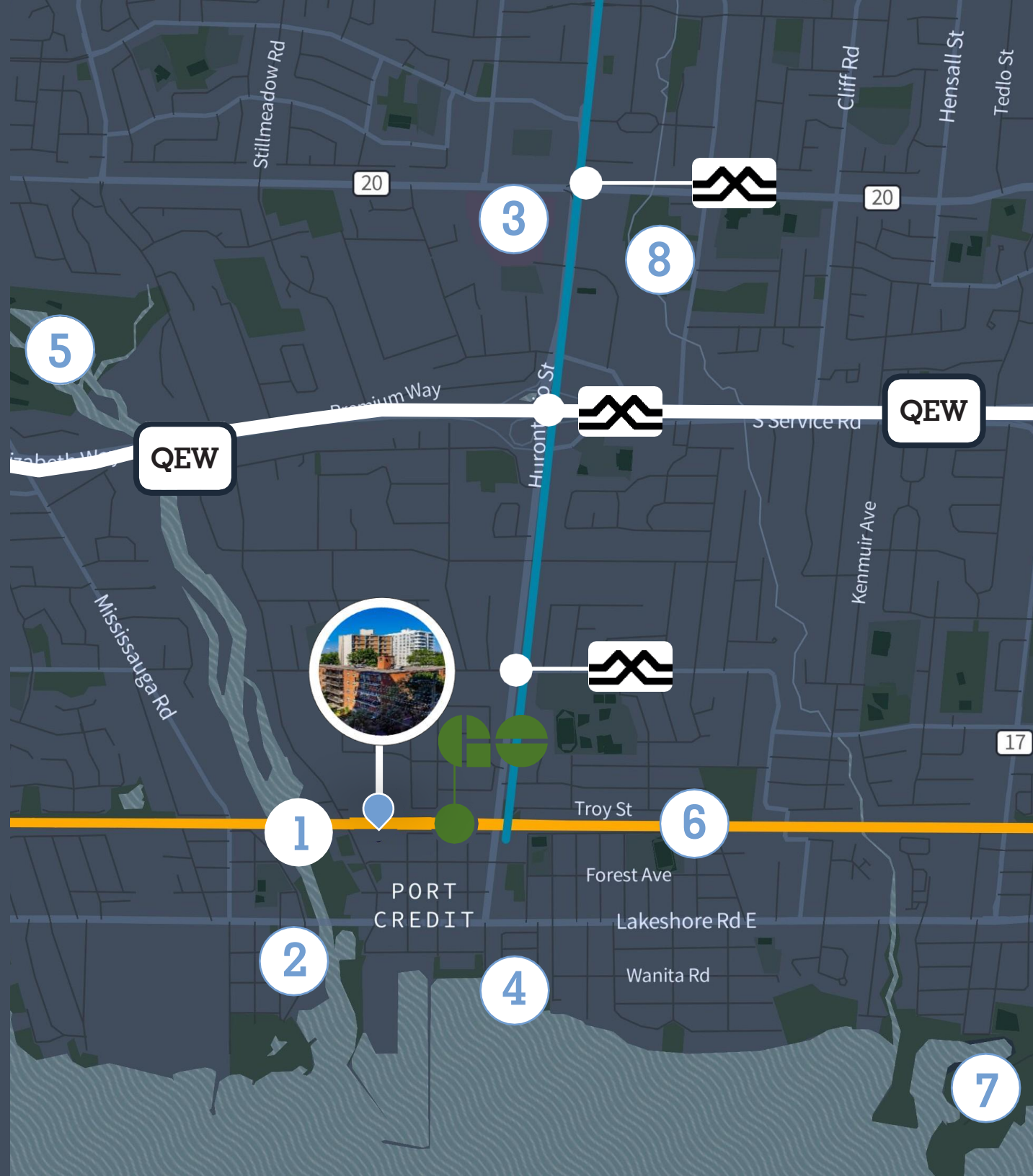
	Address	Year Completed	Storeys	Units
1	28 Ann St	2024	22	359
2	55 Port St E	2023	9	55
3	21 Park St E	2022	15	202

Mississauga

The City of Mississauga is the second largest municipality in the Greater Toronto Area (GTA) and is home to Pearson International Airport as well as a significant number of global and Canadian head offices. Mississauga is the 6th largest city in Canada and is located in the centre of the GTA. The Property's surrounding area contains a mix of residential and commercial uses, with retail stores and restaurants located along Lakeshore Rd E. The Port Credit GO station is 300m to the north of the Property and the future Hurontario LRT is approximately 1.3km to the east. The Property is part of a Major Transit Station Area in the Provincial Growth Plan, supporting future intensification.

- GO Line
- 12 Park St. E.
- Future Hurontario LRT Line

1. Port Credit Memorial Arena
2. Port Credit Lighthouse
3. Mississauga Hospital
4. St. Lawrence Park
5. The Mississauga Golf & Country Club
6. Mentor College
7. Lakefront Promenade Park
8. Camilla Park



For Sale

12 Park Street East, Mississauga

- Pricing and offering process
- **The Property is being offered for sale, "Unpriced."**
- All expressions of interest may be submitted in the form of a Letter of Intent or vendor's Agreement of Purchase and Sale and should include the following:
 - Address and contact info
 - Purchase price
 - Deposit structure
 - An indication of material terms required by the purchaser
 - Evidence of the purchaser's financial ability to complete the transaction

**Bid Date: Thursday, October 16th by
3:00PM**

For More Information About this Offering:

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