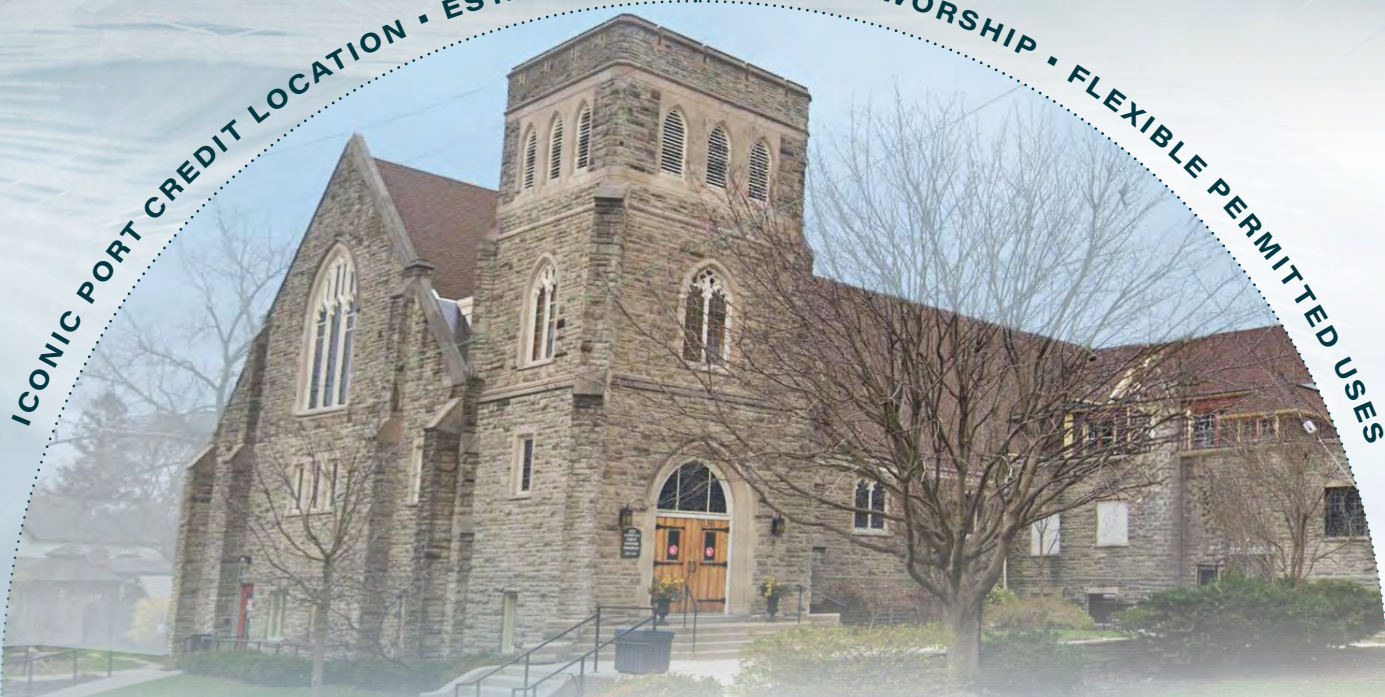


PROMINENT CHURCH & INSTITUTIONAL OPPORTUNITY



ICONIC PORT CREDIT LOCATION • ESTABLISHED PLACE OF WORSHIP • FLEXIBLE PERMITTED USES



151 LAKESHORE ROAD WEST

MISSISSAUGA, ONTARIO

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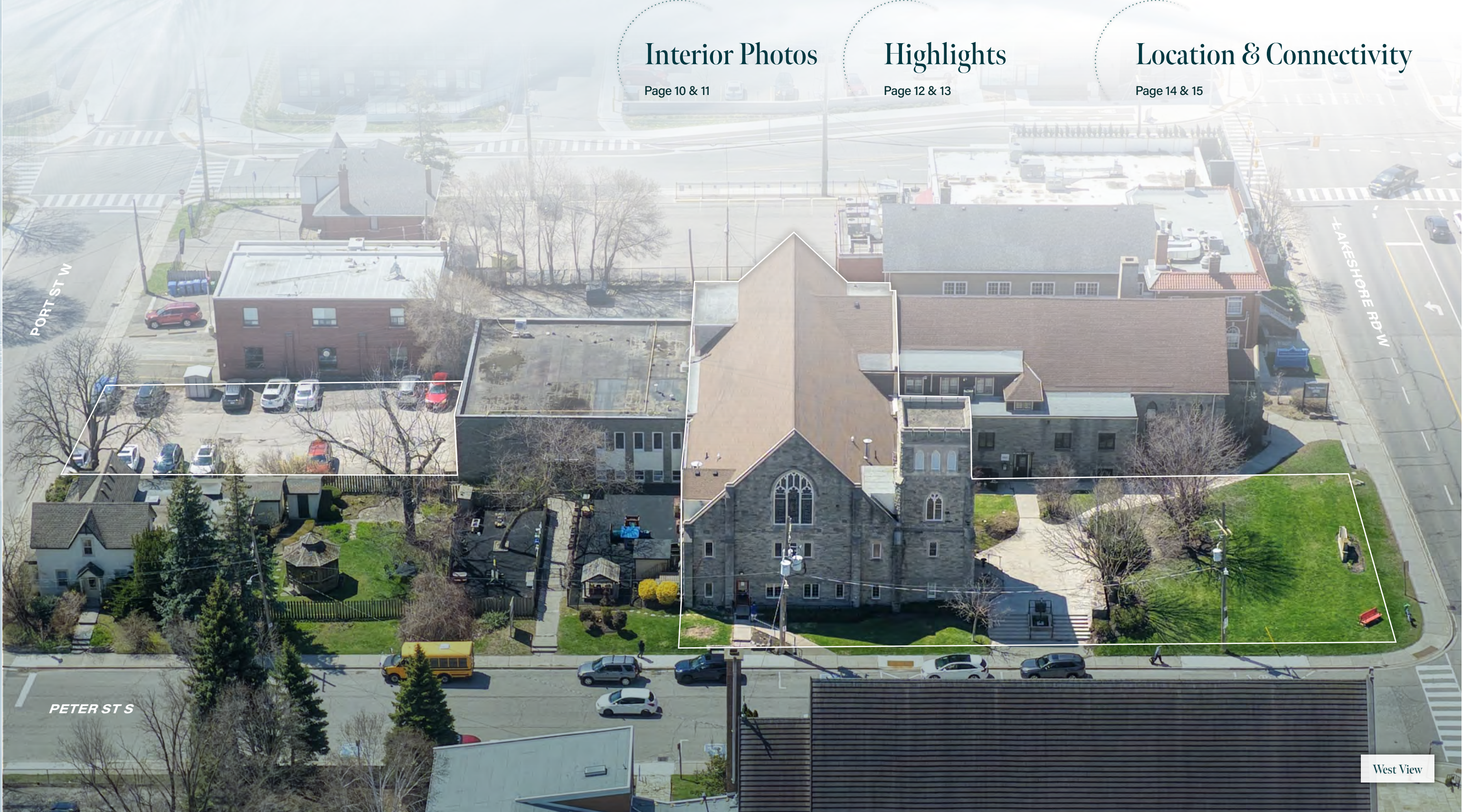
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THE OFFERING

151 Lakeshore Road West & Port Street West

CBRE is pleased to present the opportunity to acquire a prominent church and institutional property located at 151 Lakeshore Road West, together with a separately deeded surface parking parcel, in the heart of Port Credit, Mississauga (the “Property”). The Property represents a rare chance to secure an established place of worship within one of Mississauga’s most desirable waterfront communities.

The subject Property is improved with a fully functioning church parish that has been carefully maintained and purpose-built to support a broad range of religious, community, and institutional activities. The existing building includes an expansive sanctuary with an upper gallery capable of accommodating more than 400 congregants, in addition to administrative offices, community meeting and learning spaces, a commercial-sized kitchen, and a large basement assembly and theatre area with high ceilings. The building is fully wheelchair accessible, offering functionality and inclusivity for congregations and institutional users of varying sizes and program requirements.

In addition to the church parcel, the offering includes a separate adjacent surface parking lot, a highly valuable component in the downtown Port Credit area and even moreso to the Purchaser/User of the church building.

There is a deeded walkway between the church and the parking lot adding to convenience and safety. Together, the parcels provide on-site parking, multiple access points, and operational flexibility, supporting both existing religious use and a wide variety of future institutional uses.

The Property benefits from a Mixed Use Official Plan designation and Mainstreet Commercial zoning, and is located within the Port Credit Community Node. These designations permit continued use as a place of religious assembly, while also allowing for a broad range of community, institutional, educational, office, and complementary commercial uses, subject to applicable policies. Importantly, this policy framework significantly broadens the pool of potential purchasers and future users while preserving the ability for a congregation to occupy the Property immediately.

 Separate surface parking parcel included

 Deeded walk-way provides connectivity between church & parking lot

 Located within Port Credit's established community core

 Fully functioning church with 400+ person sanctuary capacity

 Multiple Street Frontages And Access

 Corner-lot exposure along Lakeshore Road West

PROPERTY DETAILS

Subject Properties

TOTAL LAND AREA ±0.481 acres

Port Street West — Parking Lot

LAND AREA	±0.148 acres
CURRENT USE	Surface parking lot
ZONING	Residential (RS-185)
OFFICIAL PLAN	Low Density Residential I

151 Lakeshore Road West — Church Parcel

LAND AREA	±0.333 acres
BUILDING AREA	±15,565 sq. ft.
CURRENT USE	Place of worship
ZONING	Mainstreet Commercial (C4)
OFFICIAL PLAN	Mixed Use – Port Credit Community Node
OWNERSHIP	Trustees of the Congregation of Christ First United Church

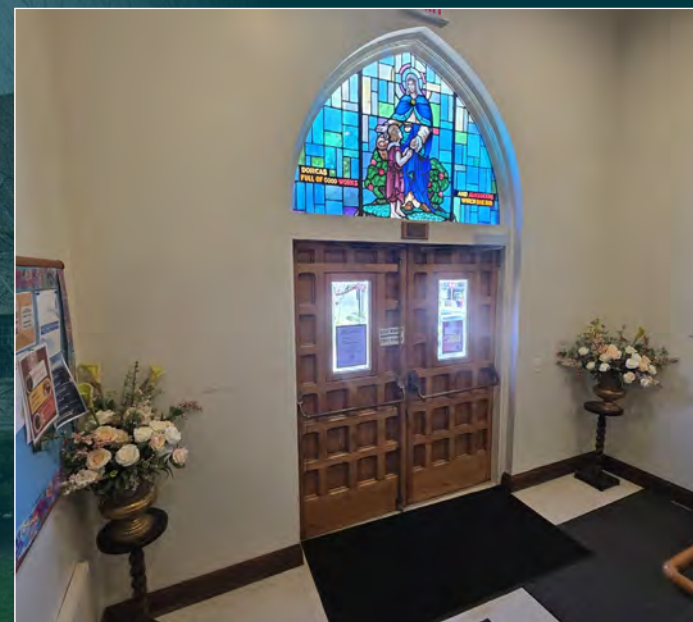
EXISTING IMPROVEMENTS

The existing building is a thoughtfully designed and highly functional parish facility, well suited for continued religious or institutional use.

Interior Highlights

- Expansive sanctuary with upper gallery (400+ seating capacity)
- Recognized by musicians & choirs for outstanding sanctuary acoustics
- Offices and administrative space
- Community meeting rooms and learning areas
- Commercial-sized chef's kitchen
- Large basement theatre / assembly space with high ceilings
- Storage and support areas
- Fully wheelchair accessible

“A turn-key opportunity for congregations or institutional users seeking an established, centrally located facility.”





Community meeting & learning areas



Ample office & administrative space



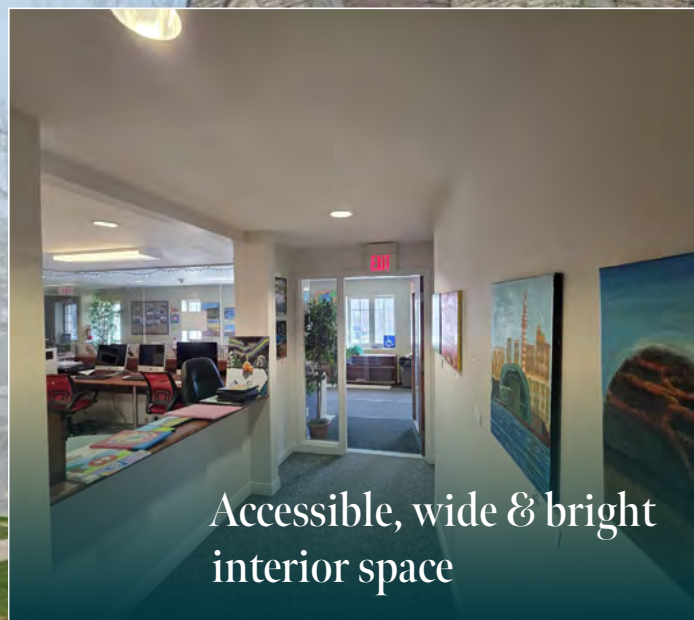
Commercial-sized chef's kitchen



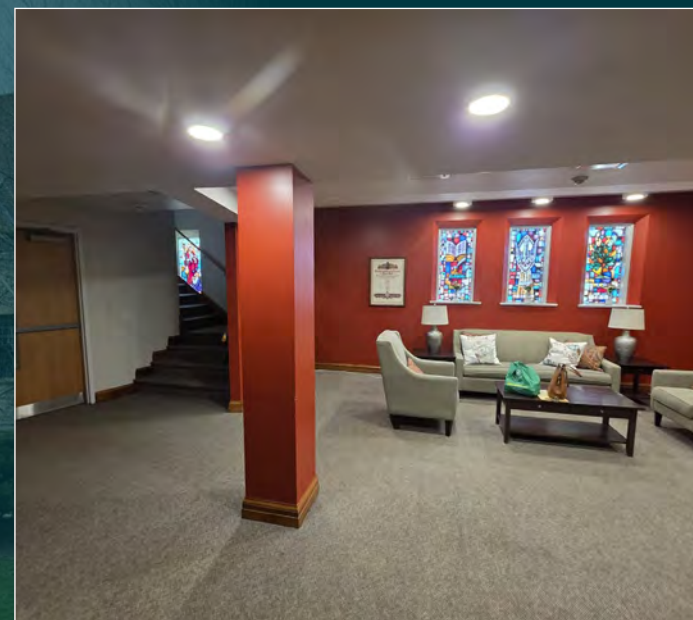
Large basement theatre & recreational space



Spacious entrance/exit areas for congregation



Accessible, wide & bright interior space



UNIQUE OPPORTUNITY

151 Lakeshore Road West & Port Street West

Ideal For

- Church congregations
- Faith-based organizations
- Cultural or community institutions
- Educational and training facilities

Why This Property Works

- Existing church space minimizes retrofit costs
- Strong visibility and identity along Lakeshore Road
- Established Port Credit community setting
- Accessible layout suitable for multi-generational use
- Adequate on-site and adjacent parking
- Deeded walkway connection between the building & parking lot



South View



LOCATION & CONNECTIVITY

Situated in one of Mississauga's most established and vibrant waterfront communities, the Property benefits from exceptional connectivity and community integration.

151 Lakeshore Road West

- | | |
|-----------------------|-------------------------------|
| 1 Farm Boy | 12 Chelsea Restaurant |
| 2 Rexall | 13 Starbucks |
| 3 Mercatto Centrale | 14 Sunset Grill |
| 4 Nani's Gelato | 15 Posta Italbar Cucina |
| 5 RBC | 16 CIBC |
| 6 TD Bank | 17 Papa Giuseppe's |
| 7 Swiss Chalet | 18 Blondies Pizza |
| 8 Loblaws | 19 Port Credit Harbour Marina |
| 9 Dollarama | 20 Tall Oaks Park |
| 10 Shoppers Drug Mart | 21 Port Credit Yacht Club |
| 11 Pizza Nostra | 22 Port Credit Memorial Park |



Steps to Port Credit Village Core



Proximity to Lake Ontario & Waterfront Trails



Highly Walkable, Transit-Supported Neighbourhood



Surrounded by Stable Residential Density



Easy access to Lakeshore Road West



Close proximity to Port Credit GO Station



Direct connections to QEW & Mississauga Rd



Convenient access throughout the GTA

CONTACT AGENT FOR OPEN HOUSE/TOUR DATES



151 LAKESHORE ROAD WEST

MISSISSAUGA, ONTARIO

DUE DILIGENCE

Supporting due diligence material has been made available through CBRE's confidential online data room, subject to execution of a Confidentiality Agreement. All interested Purchasers are required to submit a CA using the link below to gain access to this due diligence folder.

[CLICK HERE TO SUBMIT CA](#)

ASKING PRICE

\$6,400,000

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