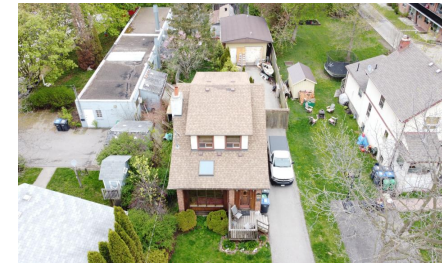


DEVELOPMENT OPPORTUNITY IN LAKEVIEW, MISSISSAUGA

1083-1089 Seneca Avenue, Mississauga



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Contact Info:



- 1.0** The Offering
- 2.0** Property Overview
- 3.0** Property and Location Overview
- 4.0** Offering Process





THE OFFERING

THE OFFERING

K2 Commercial Group and the Royal LePage Commercial Group are pleased to offer an excellent infill residential redevelopment opportunity in the rapidly developing Mississauga's Lakeview community, bordering Port Credit, on behalf of our client. Lakeshore Boulevard is located one block to the south. The subject properties have 95.59 feet frontage on Seneca Avenue and a depth of 249.04 feet (1083 Seneca) and 267.57 feet (1089 Seneca), and the site totals 22,748 sq ft. Both 1083 and 1089 Seneca are improved with a single-family residence and outbuildings.

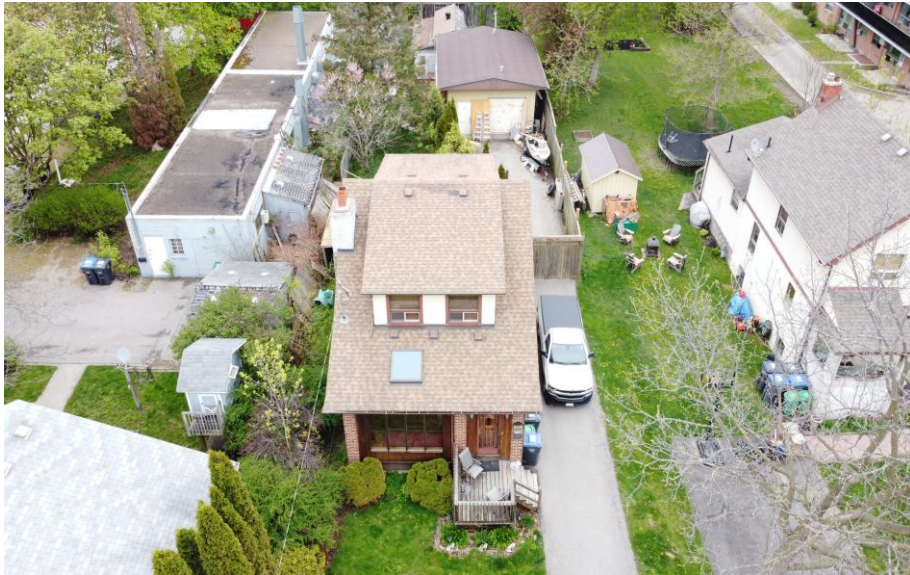
The site is zoned D1-Development Zone and is designated High Density residential within the Lakeview Local Area Plan. It is within walking distance of Mentor College, neighbourhood parks, and is easily accessible to transit and shopping on busy Lakeshore Boulevard. Various concept plans have been prepared for the site, including an 8-storey condominium project and a townhouse site.

ASKING PRICE: \$2,995,000

PROPERTY OVERVIEW

Location	Seneca Avenue and Iroquois St
Municipal Address	1083-1089 Seneca Avenue Mississauga, ON L5G 3X4
Legal Description	PT LT 13, CON 2 SDS , AS IN VS21843 ; DESCRIPTION MAY NOT BE ACCEPTABLE IN FUTURE AS IN RO1108304 CITY OF MISSISSAUGA PT LT 13, CON 2 SDS , AS IN RO747665, EXCEPT THE EASEMENT THEREIN ; MISSISSAUGA
Site Area	11,000 sq ft Add On: 11,000 sq ft (neighbouring property)
Zoning	D1 – Development Zone
Property	11,000 sq ft infill site, perfectly zoned for a high-density residential development

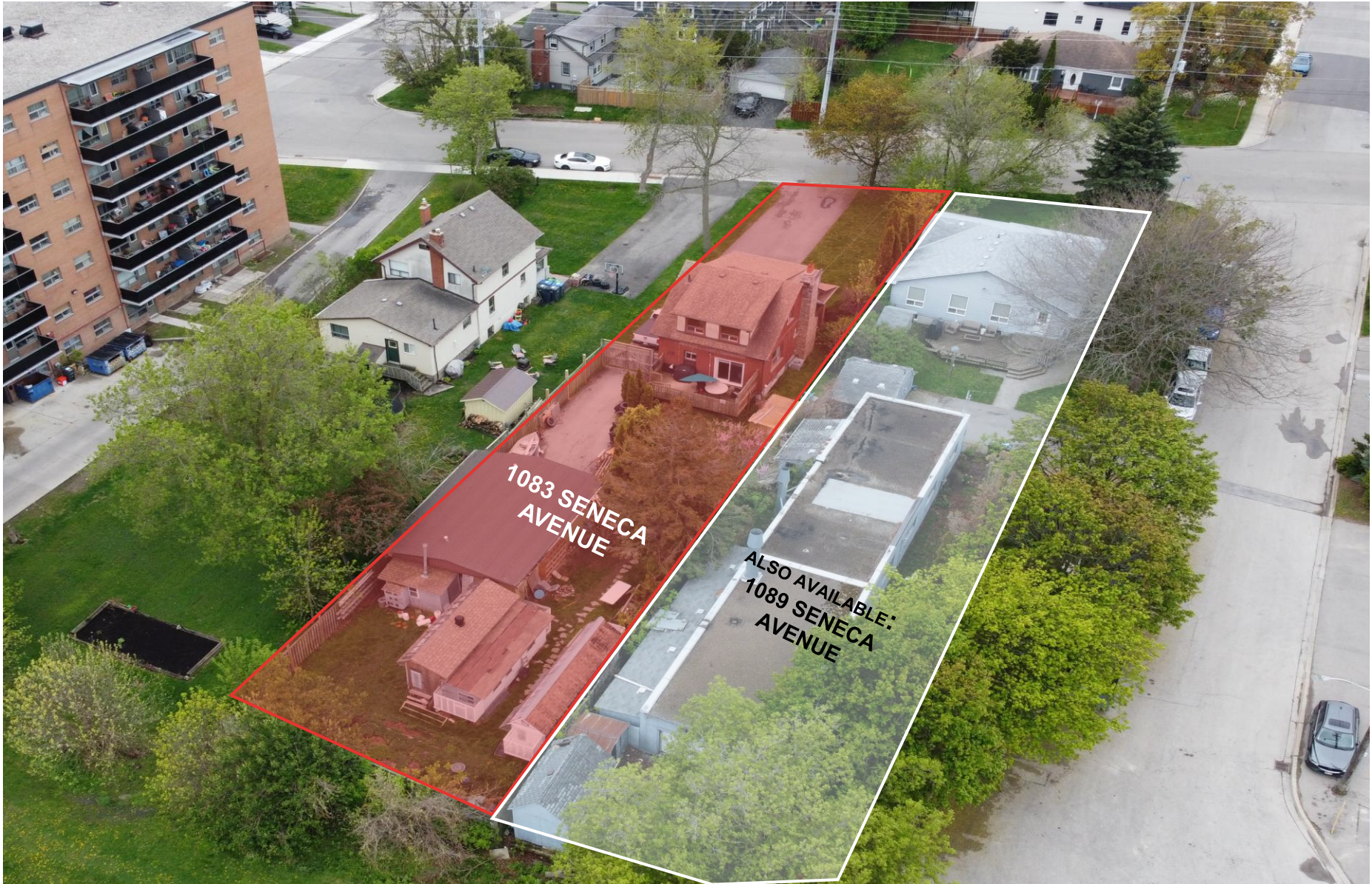
AERIAL IMAGES



AERIAL IMAGES



AERIAL IMAGES



**1083 SENECA
AVENUE**

**ALSO AVAILABLE:
1089 SENECA
AVENUE**



COMMERCIAL
GROUP



ROYAL LEPAGE
COMMERCIAL

AERIAL IMAGES



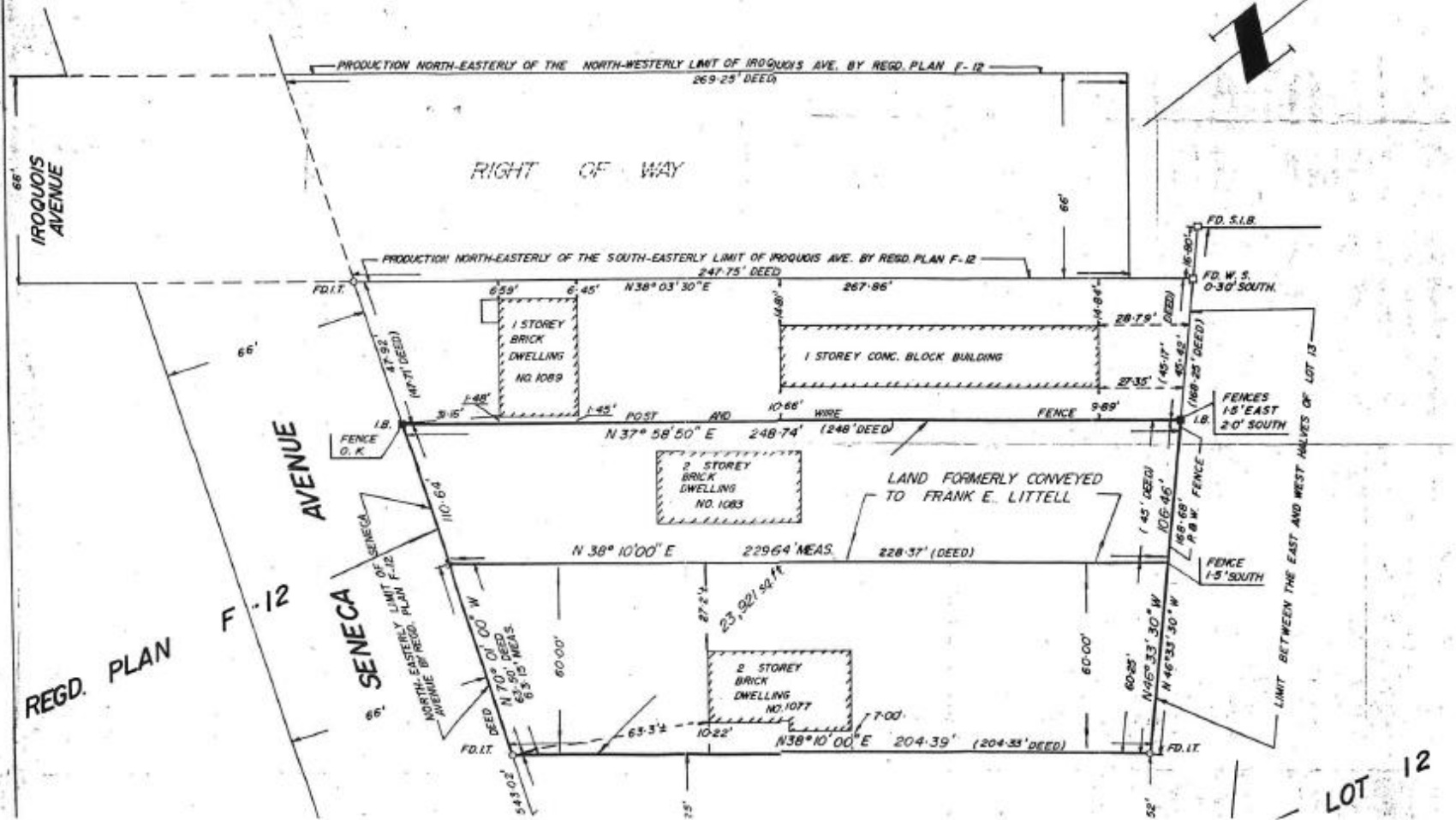
AERIAL IMAGES





PROPERTY OVERVIEW

**PLAN OF SURVEY
OF PART OF THE WEST HALF OF LOT 13, CONCESSION 2, S.D.S.
TOWNSHIP OF TORONTO, COUNTY OF PEEL
SCALE 1" = 30'**



CONCEPT DEVELOPMENT

OPTION 1: Mid-rise Development Concept

GENERAL STATISTICS

Approx. Lot Size	2,113.4 m ²
Total Gross Construction Area (GCA)	9,877.7 m ²
Floor Space Index (FSI) (Total GCA/Lot Area)	4.7
Total Building Height (Exclude Rooftop Mechanical Penthouse)	26.2 m
Total Floors (Exclude Rooftop Mechanical Penthouse)	8
Townhouse Units (GCA 95m ² per townhouse unit, 2 floors per unit)	21 units
Mid Rise Condominium Units	
75% One Bedroom	74 units
15% Two Bedroom	15 units
10% Three Bedroom	10 units
Total Condominium Units	99 units

The above proposed condominium unit composition assumes efficiency at 80% of GCA to derive an approximate unit count total, with the following unit size assumption:

One Bedroom at 50m ² / 538 ft ²
Two Bedroom at 75m ² / 807 ft ²
Three Bedroom at 90m ² / 1,022 ft ²

Minimum Amenity Space Required (10% of Site Area)	211.3 m ²
Rooftop Outdoor Amenity Space (Provided Area)	214.3 m ²
Rooftop Indoor Amenity Space (Provided GCA)	95 m ²

Concept Description:

The development concept is an 8 storey mid rise residential building that consists of townhouse and condominium units at the intersection of Iroquois Avenue and Seneca Avenue.

The concept will provide residents outdoor landscape areas and rooftop amenity spaces within the development.

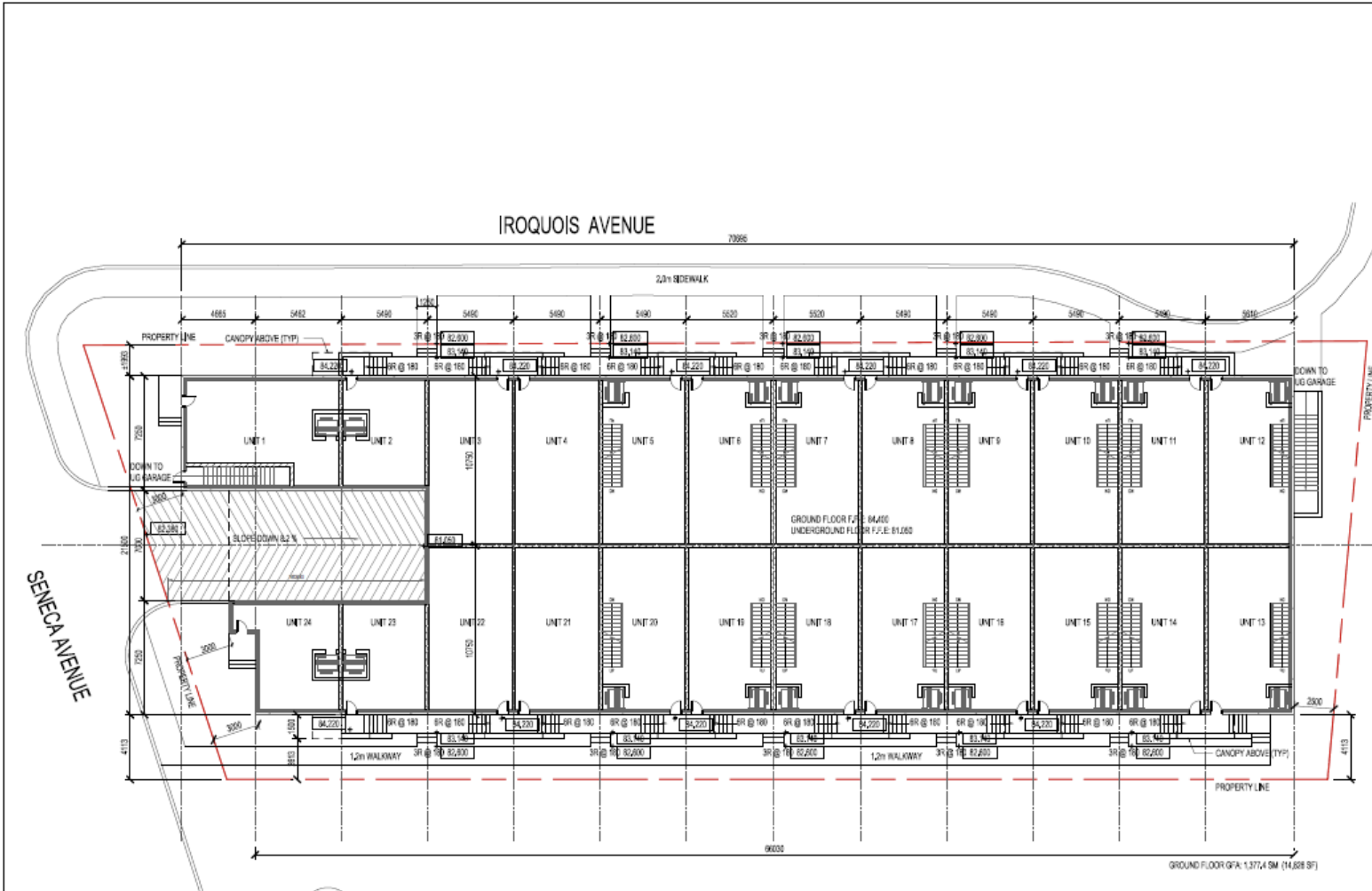
The concept provides a 7.0m driveway off of Iroquois Avenue to accommodate vehicular ingress and egress, and loading and servicing. Private vehicles will enter the underground parking through this accessway.



CONCEPT DEVELOPMENT


OPTION 2: Townhouse Development Concept

ISSUED FOR PRE-CONSULTATION
MARCH 10, 2025



SITE AREA	2,100.4 SM (0.519 Acre)
BUILDING AREA	1,406.05M (15,812 SF)
LANDSCAPED AREA	631.45M (6,796 SF)
UNDERGROUND GFA	1,387.4 SM (15,042 SF)
ABOVE GROUND GFA	4,593.8 SM (49,124 SF)
FSI	2.17
NO. TOWNHOUSE UNITS	24
PARKING	24

1 CONCEPTUAL SITE PLAN (WITH GRADING)
SK-1 SCALE: 1:250



SRN
ARCHITECTS
8365 JANE STREET, SUITE 203
VAUGHAN, ONTARIO, L4M 9T2
PHONE: 416-417-8815 FAX: 416-417-8817

CLIENT: **INTERCITY REALTY**

PROJECT: **SENECA AVENUE
MISSISSAUGA, ONTARIO**

DRAWING TITLE: **GROUND FLOOR SITE PLAN**

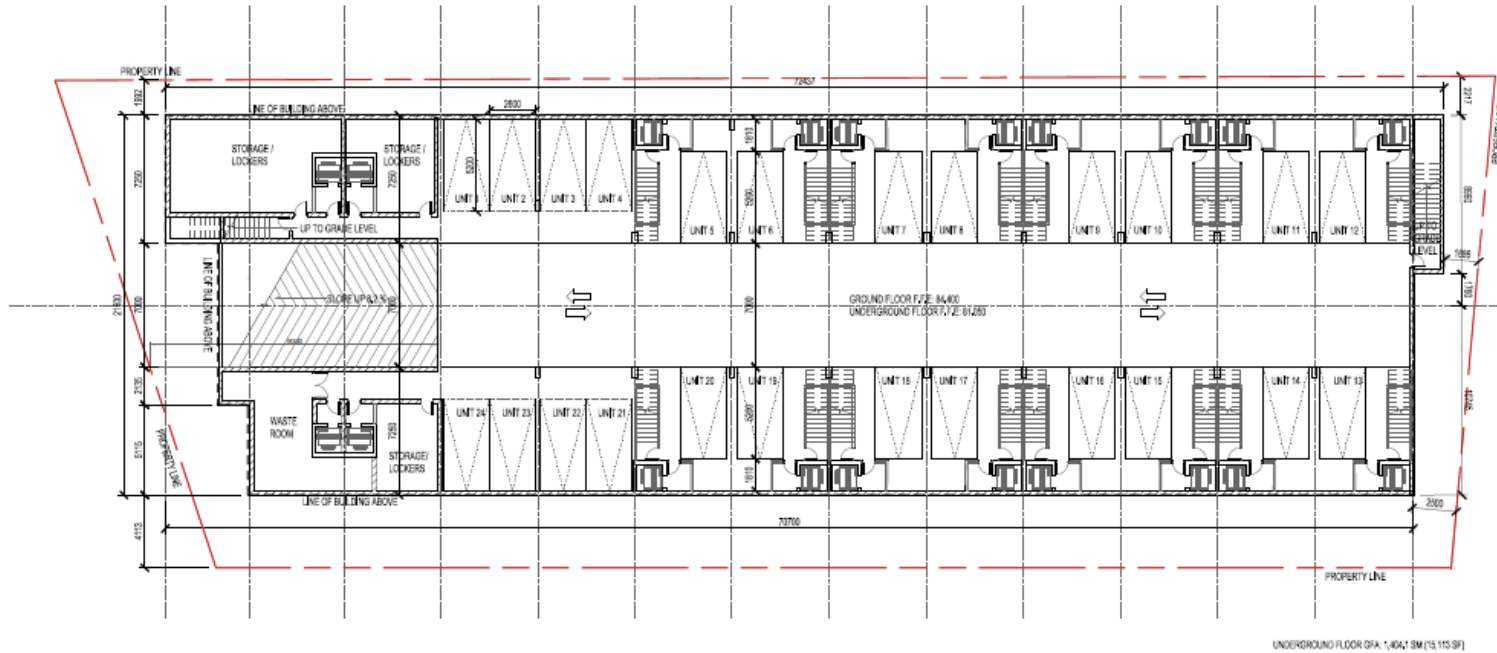
DATE: 10/03/25	SCALE: 1/250
DRAWN BY: BK	CHECKED BY: GR
PROJECT NUMBER:	DRAWING NUMBER:

S25013 SK-1

CONCEPT DEVELOPMENT

OPTION 2: Townhouse Development Concept

ISSUED FOR PRE-CONSULTATION
MARCH 10, 2025



1 CONCEPTUAL UNDERGROUND GARAGE PLAN
SK-2 SCALE: 1:250

SRN
ARCHITECTS
5385 JANE STREET, SUITE 203
VAUGHAN, ONTARIO, L4K 5Y2
PHONE: 905.417.2010 FAX: 905.417.2017



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CLIENT:
INTERCITY REALTY

PROJECT:
SENECA AVENUE
MISSISSAUGA, ONTARIO

DRAWING TITLE:
UNDERGROUND FLOOR PLAN

DATE: 10/03/25
DRAWN BY: BK
PROJECT NUMBER: S25013

SCALE: 1/250
CHECKED BY: CR

DRAWING NUMBER:
SK-2

CONCEPT DEVELOPMENT

OPTION 2: Townhouse Development Concept

ISSUED FOR PRE-CONSULTATION
MARCH 10, 2025



1 CONCEPTUAL WEST ELEVATION - OPTION 1
SK-4 SCALE: 1:150



2 CONCEPTUAL WEST ELEVATION - OPTION 2
SK-4 SCALE: 1:150

S&N
ARCHITECTS
8365 JANE STREET, SUITE 203
VAUGHAN, ONTARIO, L4R 5Y2
PHONE 905.477.8718 FAX 905.477.8817

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CLIENT:
INTERCITY REALTY

PROJECT:
**SENECA AVENUE
MISSISSAUGA, ONTARIO**

DRAWING TITLE:
**CONCEPTUAL ELEVATIONS
(FROM IROQUOIS AVENUE)**

DATE: 10/03/25	SCALE: 1/150
DRAWN BY: BK	CHECKED BY: GR
PROJECT NUMBER:	DRAWING NUMBER:

S25013 SK-4



PROPERTY AND LOCATION OVERVIEW

PROPERTY DESCRIPTION

1083 Seneca Avenue



Lot Size

Area: 11,000.71 ft²(0.253 ac)

Measurements: 249.04 ft x 47.78 ft x 230.04 ft x 46.69 ft

Lot Measurement Accuracy: **LOW**

Perimeter: 570.87 ft

1089 Seneca Avenue



Lot Size

Area: 11,732.65 ft²(0.269 ac)

Measurements: 268.02 ft x 47.89 ft x 249.04 ft x 45.49 ft

Lot Measurement Accuracy: **LOW**

Perimeter: 610.24 ft

LOCATION OVERVIEW



1083-1089 Seneca Ave

Overview

Port Credit is a dynamic and highly desirable neighbourhood located along the northern shore of Lake Ontario in the southern part of Mississauga. Centered around the Credit River and the historic Port Credit Harbour, the area is known for its lively village atmosphere, scenic waterfront trails, and mix of charming century homes, modern condominiums, and boutique retail. With its rich maritime heritage and vibrant cultural scene, Port Credit offers a rare blend of urban energy and lakeside tranquility, making it one of the most sought-after destinations in the Greater Toronto Area.

Economy & Development

Port Credit has evolved into a mixed-use hub with a strong local economy anchored by retail, hospitality, professional services, and growing residential development. The neighbourhood is experiencing significant revitalization, including new mid-rise and high-rise condo projects that integrate with the area's established character. These developments are designed to promote walkability, sustainability, and community vibrancy. The local population includes a diverse mix of professionals, entrepreneurs, and creatives, attracted by the neighbourhood's lifestyle appeal and live-work-play environment. Strategic investment and long-term urban planning continue to reinforce Port Credit's position as a focal point for smart growth in Mississauga.

Community & Lifestyle

Port Credit is often described as the cultural and entertainment heart of Mississauga. The community is known for its active lifestyle, walkable streets, and year-round festivals, such as the Port Credit Busker Fest and Southside Shuffle.

The waterfront parks, marina, and trails offer residents and visitors unmatched recreational opportunities. Schools like Forest Avenue Public School and Riverside Public School serve families in the area, while cafés, galleries, and locally-owned shops contribute to a strong sense of place and identity. With a welcoming and socially engaged community, Port Credit offers an urban village feel that combines charm, culture, and convenience.

Transportation & Accessibility

Port Credit is exceptionally well-connected, both for commuters and local travel. The Port Credit GO Station offers regular train service to downtown Toronto in under 30 minutes and is a major transit hub for buses across Mississauga and the western GTA. The upcoming Hurontario LRT will further link Port Credit to Mississauga's City Centre and Brampton, enhancing north-south mobility. Major roadways such as Lakeshore Road, Hurontario Street, and the nearby QEW provide seamless access by car. Its multimodal transport options make Port Credit one of the most accessible waterfront communities in the region.

Growth & Vision

Port Credit's ongoing transformation is guided by a strong commitment to urban design excellence, community consultation, and environmental resilience. The "Inspiration Port Credit" master plan outlines a vision for balanced growth that enhances the area's heritage and natural assets while welcoming new development that supports a complete community. The neighbourhood continues to evolve into a thriving urban waterfront with a focus on mixed-use density, public realm improvements, and transit-oriented development. Port Credit remains a model for how a historic village can grow into a modern, sustainable community without losing its unique character and charm.

LOCATION OVERVIEW

Port Credit



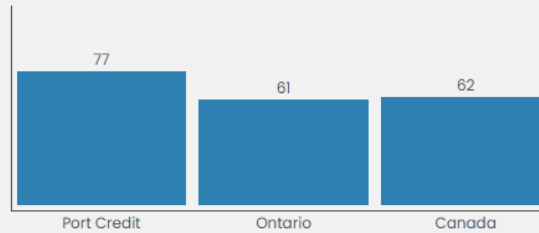
EXCEPTIONAL LIVABILITY SCORE

Port Credit Livability

#31 ranked neighborhood in Mississauga

#1,163 ranked neighborhood in Ontario

Ranks better than 97% of areas



Statistic	Port Credit	Mississauga	Ontario
Population	11,138	764,342	14,804,681
Population density (sq km)	4,011	2,669	15
Median age	46.4	39.9	40.9
Male/Female ratio	1.1:1	1.0:1	1.0:1
Married couples	62%	76%	71%
Families w/ kids at home	34%	55%	46%
Speak English only	88.0%	89.1%	86.1%
Speak French only	0.0%	0.1%	0.3%

PARKS & REC.

Fun is easy to find at the parks near this home. There are lots of opportunities for sports, relaxation and play in nearby parks and recreation facilities.

FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds 1 Sports Court
 1 Pool 1 Botanical Garden
 1 Basketball Court 2 Trails

SCHOOLS

With excellent assigned public schools near this home, your kids will get a great education in the neighbourhood.

Nearby Schools

Mineola PS
 Designated Catchment School
 Grades PK to 6
 145 Windy Oaks

Forest Avenue PS
 Designated Catchment School
 Grades PK to 6
 20 Forest Ave

Port Credit SS
 Designated Catchment School
 Grades 9 to 12
 70 Mineola Rd E

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away and the nearest rail transit stop is a 16 minute walk away.

Nearest Rail Transit Stop
 Port Credit GO 16 mins

Nearest Street Level Transit Stop
 Lakeshore Rd At Wenonah Dr 3 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 2.84km.

Trillium Health Partners - Mississauga Hospital
 100 Queensway W

Fire Station
 710 Third St.

Police Station
 135 Lakefront Prom.



OFFERING PROCESS



OFFERING MEMORANDUM (OM)

This **Offering Memorandum (OM)** has been provided to parties who have expressed an interest in investigating the property to determine whether they wish to proceed with an offer submission.

While the information contained in this OM has been obtained from various sources that we consider as being reliable, neither the Seller nor Royal LePage Real Estate Services (the Advisor) make any representations, declarations or warranties expressly or implied, as to the accuracy or completeness of the information contained herein. Both the Seller and the Advisor expressly disclaim any and all liability for any omissions in the OM or any other written or oral communications and such information or statements should not be relied upon by prospective buyers who are strongly advised to complete independent investigation and verification before submitting an offer. The Seller and the Advisor expressly disclaim any and all liability for any omissions in the OM or any other written or oral communications which have been provided to the prospective buyer.

The OM has been provided to interested parties for information purposes only and on the understanding that interested parties will use the OM for the purposes set out herein and upon and subject to the terms of the of the Confidentiality Agreement (CA). The Seller and the Advisor are under no obligation to provide the recipient with access to additional information.

Both the Seller and the Advisor strongly advise prospective buyers to conduct their own independent investigations and verification of the information provided herein, and should seek advice from planning, engineering, environmental, legal, accounting, and tax, and other industry professionals prior to submitting an offer on the property.

OFFERING PROCESS

Offers will be considered when submitted. Please allow Two (2) days irrevocable period.

Offers may be submitted electronically or in hard copy to either;

Royal LePage Real Estate Services

Ian Wilson, MBA

3031 Bloor Street West

Toronto, On, M8X 1C5

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iwilson@royallepage.ca

John Morrison, PLE

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Toronto, On, M8X 1C5

416-230-3353

John.Morrison@royallepage.ca

SUBMISSION GUIDELINES

Offers and supporting documentation should include the following:

- The purchase price
- Indication of the conditions and due diligence and closing timelines;
- The name of the beneficial owners, if the buyer is a company

The seller reserve the right to remove the offering from the market and to alter the offering process, as described above, at its sole and absolute discretion.

SALE CONDITIONS

The property and all fixtures included are 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. Information relating to the property provided by the Advisor has been provided solely for the convenience of the prospective buyer 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 unless expressly agreed to in the binding purchase and sale agreement between the seller and the buyer.



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