

HORIZON BROKERS

 VIEW VIDEO

617 & 619 The Queensway

Etobicoke ON



Mixed Use / Residential Development Site

About the offering



We are pleased to offer for sale 617 & 619 The Queensway in Etobicoke ON

This contemplated development consists of a nine-storey mixed-use building comprising 57 residential units, ground-floor retail fronting The Queensway, and approximately 44,812 SF of GFA. The design features a diverse unit mix from studios to three-bedroom suites, indoor and outdoor amenity space including a landscaped rooftop terrace, 14 stacker parking spaces, and 63 bicycle parking spaces. With a complete architectural package by Gabriel Fain Architects and pre-application consultation with the City underway, the site offers an incoming purchaser the opportunity to advance the existing plans, modify them, or pursue a new scheme with meaningful planning work already in hand.

The property is strategically located at the corner of The Queensway and Inverleigh Drive in south Etobicoke, along one of Toronto's most active mid-rise intensification corridors, with convenient access to the Gardiner Expressway, Mimico GO Station, and the shops of The Queensway and Royal York Road.

The Etobicoke market continues to benefit from strong demand along The Queensway corridor, where a proven pipeline of mid-rise projects has established pricing depth in one of Toronto's most sought-after west-end communities.



1 LOOKING SOUTH EAST ON QUEENSWAY
A-0.3



2 LOOKING NORTH EAST ON QUEENSWAY
A-0.3



4 LOOKING EAST ON INVERLEIGH
A-0.3



3 LOOKING SOUTH AT QUEENSWAY & INVERLEIGH
A-0.3

617 & 619 The Queensway, Etobicoke ON

THE QUEENSWAY

INVERLEIGH DR

Property details

TOTAL AREA	5,476 Sq. Ft. / 0.19 Acres
FRONTAGE	92 ft on The Queensway
DEPTH	89 ft
OFFICIAL PLAN	Mixed Use Areas
ZONING	Avenues
ANNUAL TAXES	\$12,372.05 (2026, annual)
HOLDING INCOME	Inquire with Listing Agents

0.19 ACRES / 5,476 SQ. FT.

Location Overview



Proposed Development Concept



57 Residential Units
(Levels 2–9)

4 studio, 38 one-bed,
9 two-bed, 6 three-bed



9-Storey Mixed-Use Building (30.0 m)
with 1,044 sq. ft. ground-floor retail
44,812 Sq. Ft. Gross Floor Area (FSI 6.47)



14 Vehicle Spaces (stacker
system, ground + basement)
— plus 63 bike spaces

The Neighbourhood



Costco (Nearby Retail)



Queensway Park



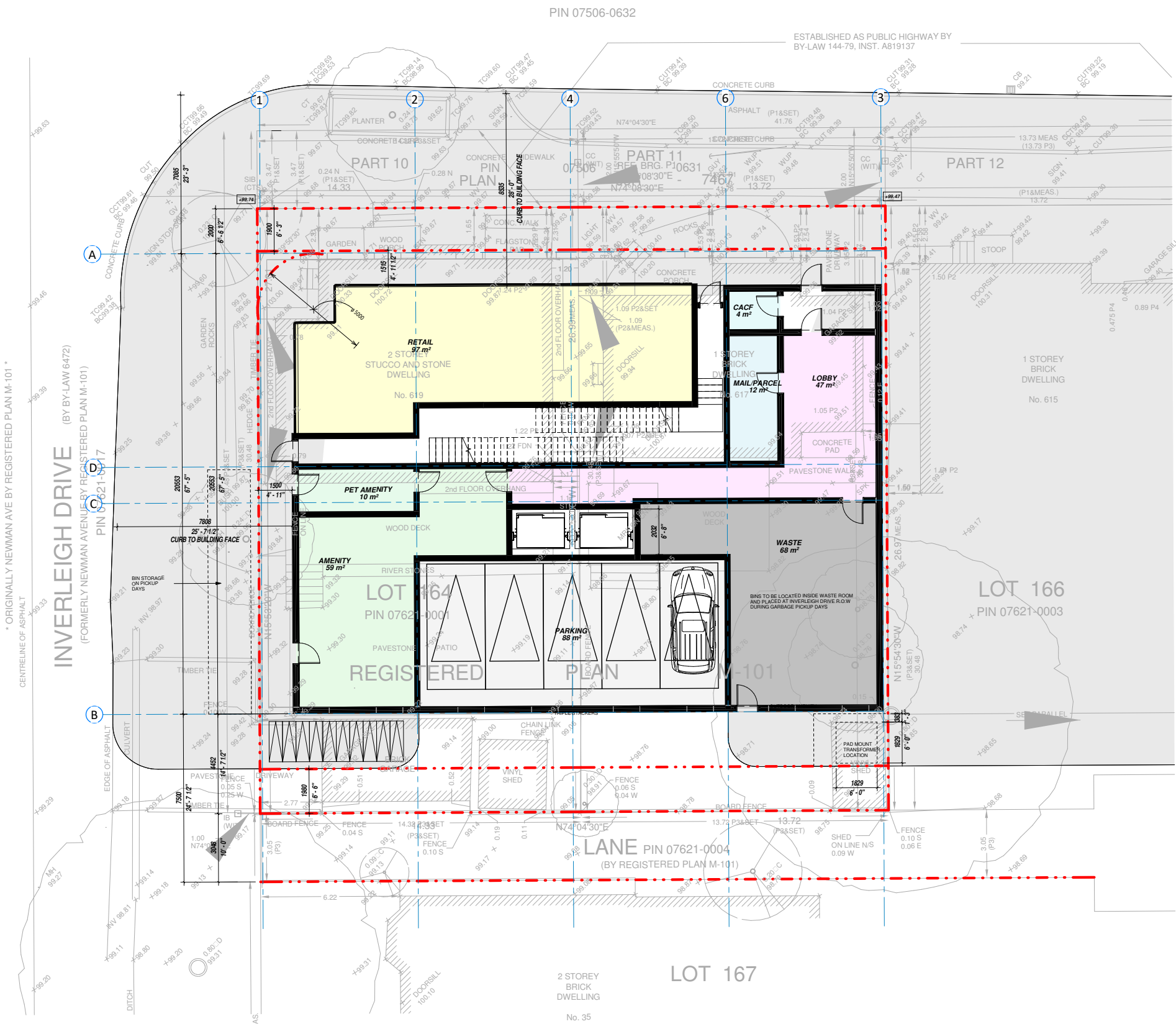
Reina Condos (Nearby mid-rise development)



QEW Access (5 min drive)

Site Plan

Pre-Application Concept Plan – For Illustrative Purposes Only



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GENERAL NOTES:

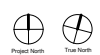
1. Drawings are not to be scaled. Contractor will verify all existing conditions and dimensions required to perform the Work and will report any discrepancies with the Contract Documents to the Architect before commencing work.
2. The Architectural Drawings are to be read in conjunction with all other Contract Documents including the Project Manual and the Structural, Mechanical and Electrical Drawings. In cases of difference between the Consultant's documents with respect to the quantity, size or scope of work, the greater shall apply.
3. Positions of existing or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
4. Dimensions indicated are taken between the faces of finished surfaces unless otherwise noted.
5. The designer has not been retained for supervision of construction and assumes no responsibility for means, methods and techniques of construction.
6. These documents are not to be used for construction unless specifically noted for such purpose.

REVISIONS	

GABRIEL FAIN ARCHITECTS
GABRIEL FAIN ARCHITECTS INC.
E: GFA@GABRIELFAIN.COM
T: 416-918-4418

ADDRESS
617-619 THE QUEENSWAY

CLIENT
2622760 Ontario Inc. & 2740132 Ontario Inc.



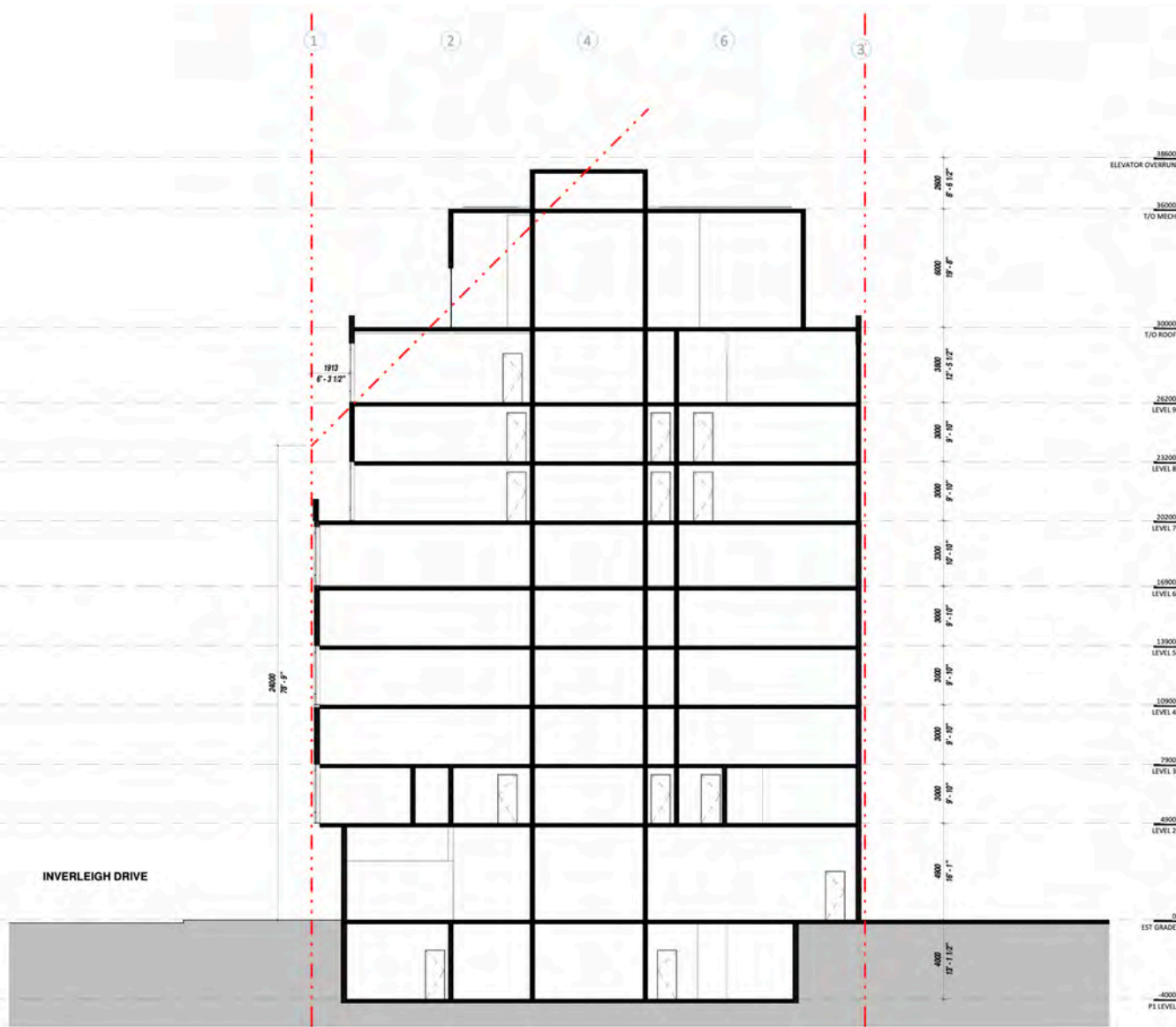
SCALE 1 : 75

ISSUE DATE 10.4.2024

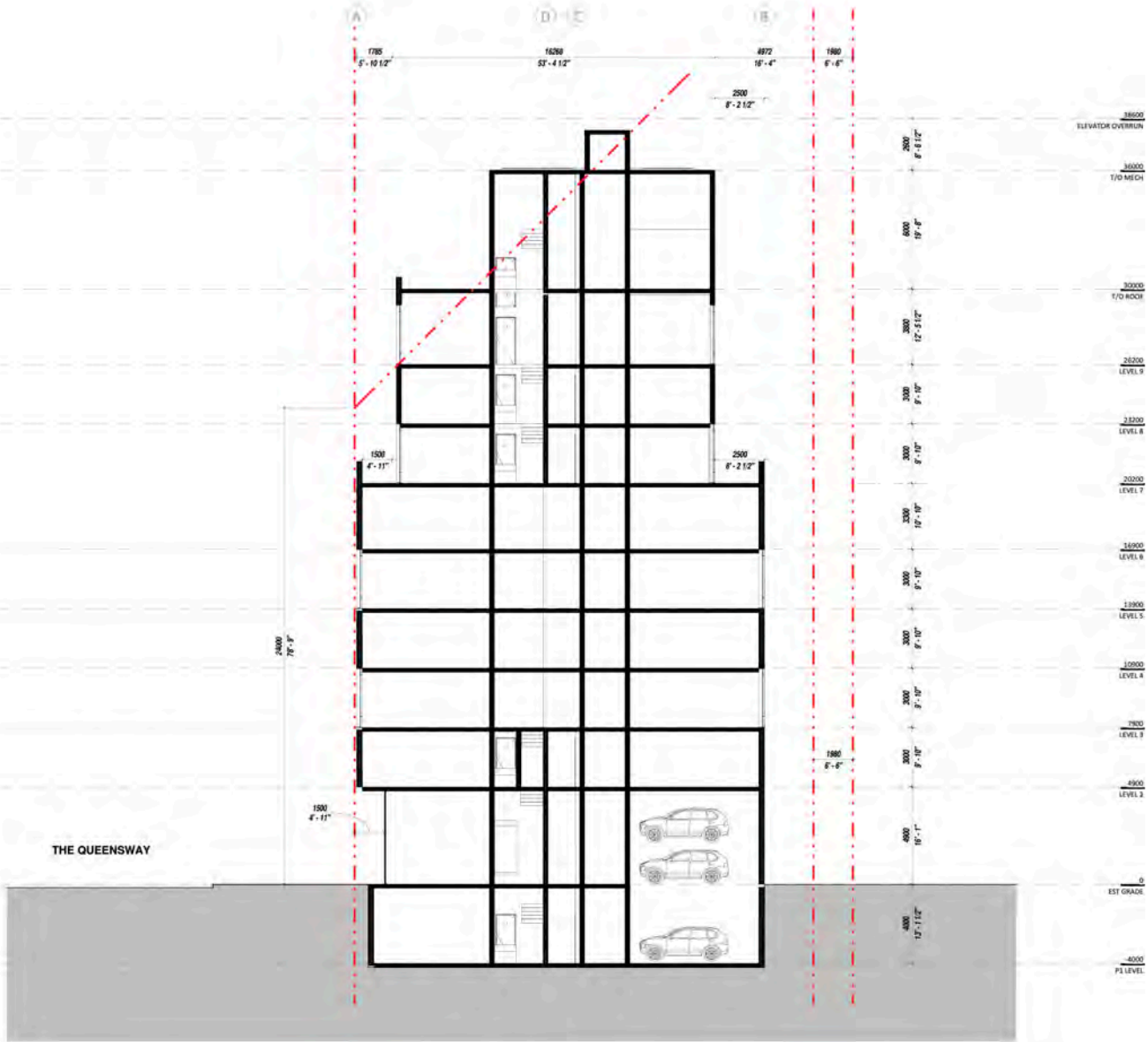
GROUND FLOOR PLAN

A-1.1

Concept Elevations



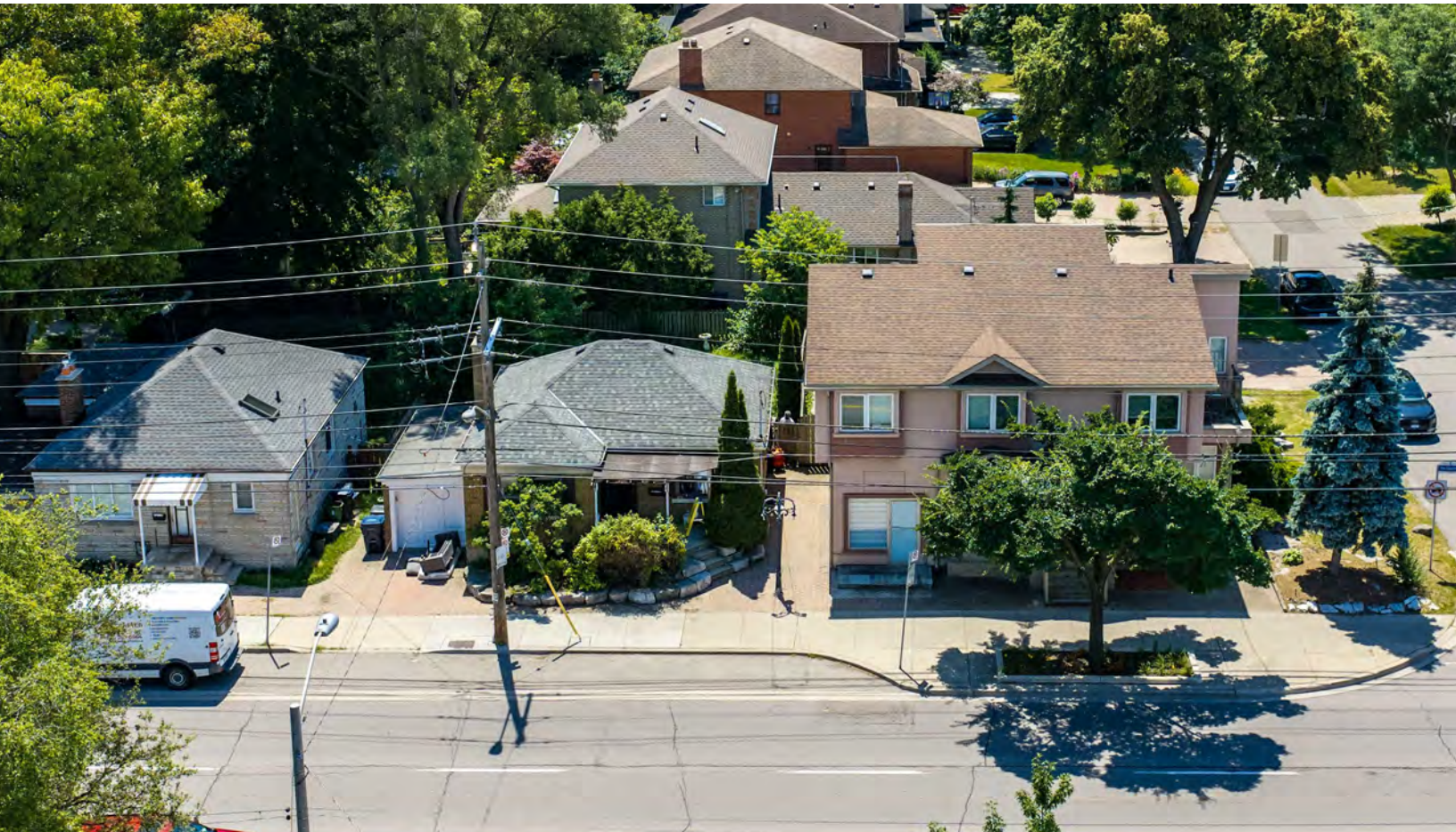
E/W Section



N/S Section

Asking Price: \$4,100,000

Being sold on a "As Is" basis



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Documents Available

- Planning Application Documents
- Property Taxes
- Architectural Plans
- Vendors Form of APS

HORIZON BROKERS

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