

FOR SALE

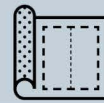
OVERSIZED CORNER COMMERCIAL PROPERTIES 868, 870 & 872 The Queensway

ETOBICOKE, ON

[CLICK HERE TO SEE
PROPERTY VIDEO](#)



OWNER OCCUPIER
OPPORTUNITY



RECENTLY
RENOVATED



TREMENDOUS NEARBY
POPULATION GROWTH

EXCLUSIVE ADVISORS

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HORIZON BROKERS

FOR SALE

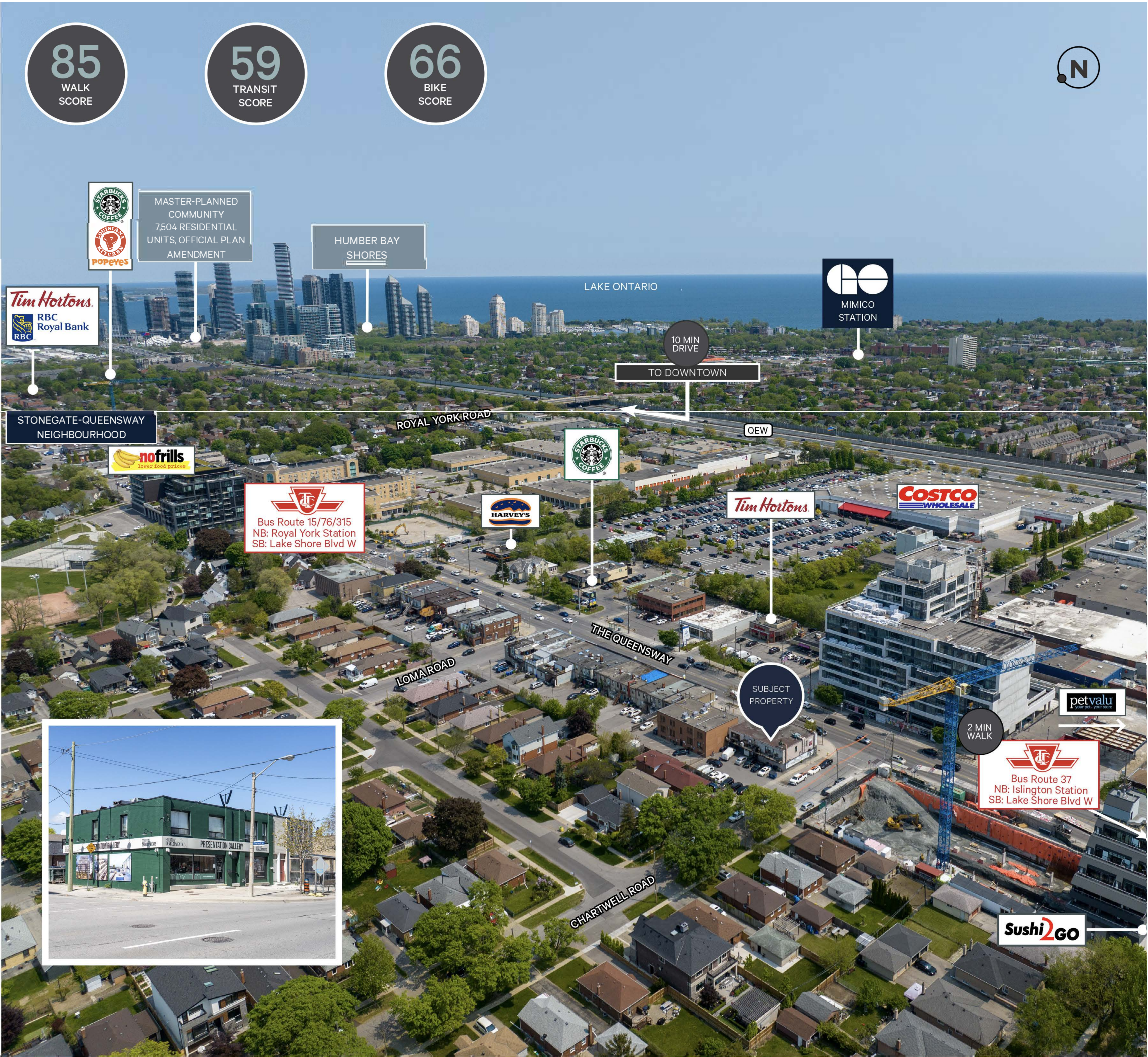
OVERSIZED CORNER COMMERCIAL PROPERTIES
868, 870 & 872 The Queensway
ETOBICOKE, ON

ABOUT THE OFFERING

We are pleased to offer for sale 868, 870 & 872 The Queensway in the City of Toronto (known as the "Site or Property"), an opportunity to acquire an oversized corner commercial Site in the highly sought-after Queensway Market. The 7,869 Sq. Ft. Site encompasses three different properties and has undergone recent renovations. The Site is surrounded by active residential development projects and is easily accessible by the Gardiner Expressway. Furthermore, the Property is unencumbered by long term leases allowing an opportunity for a user or repositioning strategy. Market demographics dictate the area to experience pricing growth of residential properties in the near term.

PROPERTY DETAILS

PROPERTY TYPE:	Corner Lot Commercial with Residential	
LOT SIZE:	7,869 sq. ft.	
COMBINED FRONTAGE:	66 ft.	
DEPTH:	120 ft.	
BUILDING SIZES:	868 The Queensway:	1,857 sq. ft.
	870 The Queensway:	1,743 sq. ft.
	872 The Queensway:	2,763 sq. ft.
TENANCY DETAILS	Total:	6,336 sq. ft.
	Address	Expiry Date
	868 The Queensway - Residential 868 The Queensway - Commercial	Month to Month 1-Oct-25
	870 The Queensway - Residential 870 The Queensway - Commercial	Month to Month 31-Dec-25
	872 The Queensway - Residential 872 The Queensway - Commercial	Month to Month 31-Dec-25
OFFICIAL PLAN:	Mixed Use Area	
PARKING:	16 Stalls	



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NEIGHBOURHOOD OVERVIEW

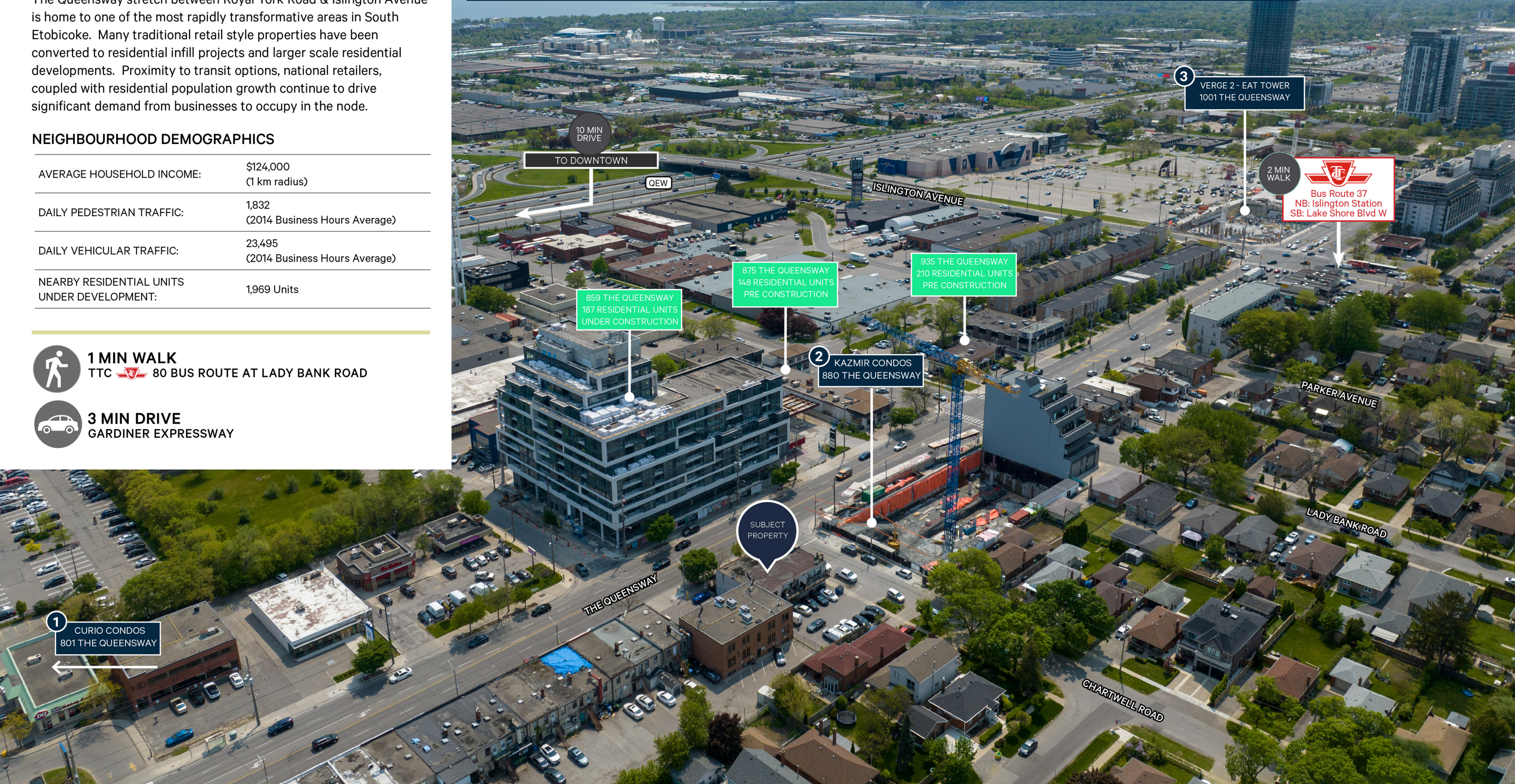
The Queensway stretch between Royal York Road & Islington Avenue is home to one of the most rapidly transformative areas in South Etobicoke. Many traditional retail style properties have been converted to residential infill projects and larger scale residential developments. Proximity to transit options, national retailers, coupled with residential population growth continue to drive significant demand from businesses to occupy in the node.

NEIGHBOURHOOD DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME:	\$124,000 (1 km radius)
DAILY PEDESTRIAN TRAFFIC:	1,832 (2014 Business Hours Average)
DAILY VEHICULAR TRAFFIC:	23,495 (2014 Business Hours Average)
NEARBY RESIDENTIAL UNITS UNDER DEVELOPMENT:	1,969 Units

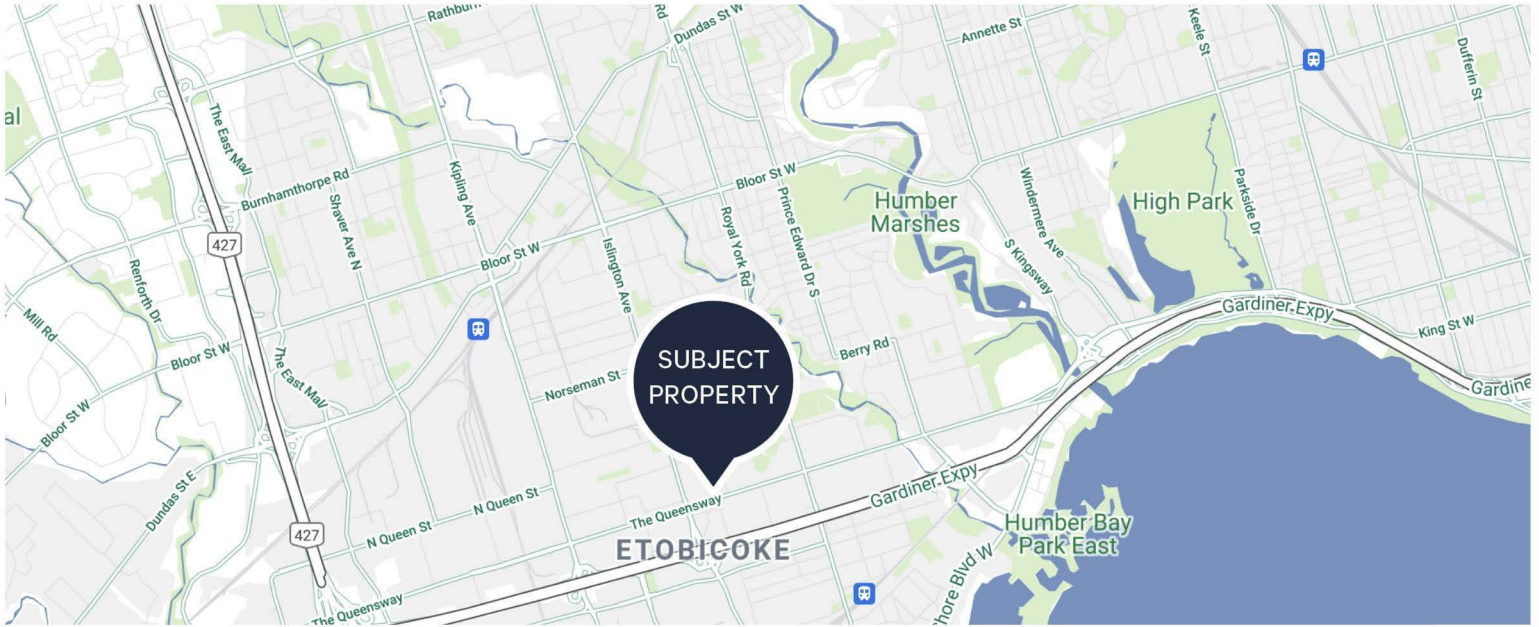
- 1 MIN WALK
TTC  80 BUS ROUTE AT LADY BANK ROAD
- 3 MIN DRIVE
GARDINER EXPRESSWAY

NEARBY ACTIVE DEVELOPMENT SALES							
NUMBER	DEVELOPMENT	OPENING	UNIT SIZES (SF)	\$/PER SQ. FT.	CURRENTLY AVAILABLE AVERAGE \$/PER SQ. FT.	TOTAL UNITS (% SOLD)	MONTHS TO 70% SOLD
1	CURIO CONDOS 801 THE QUEENSWAY MARLIN SPRING	22-JUN	387 - 1,054	\$1,063 - \$1,416	\$1,245	49%	TBD
2	KAZMIR CONDOS 880 THE QUEENSWAY LORMEL HOMES	21-MAY	400 - 1,329	\$1,053 - \$1,177	TBD	70%	1 MONTH
3	VERGE 2 - EAST TOWER 1001 THE QUEENSWAY RIOCAN LIVING	21-OCT	563 - 1,108	\$1,258 - \$1,276	\$1,228	98%	1 MONTH



OVERSIZED CORNER COMMERCIAL PROPERTIES 868, 870 & 872 The Queensway

ETOBICOKE, ON



Asking Price:
\$4,500,000

Documents Available:

- Additional Aerials & Photos
- Property Survey
- 2025 Interim Tax Bill
- Leases
- Rent Roll



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