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AVAILABLE FOR SALE

1544 | THE QUEENSWAY

3.80-Acre Property located in Central Etobicoke along popular Queensway strip

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The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract.

**AVISON
YOUNG**



FOR SALE

1544 | THE QUEENSWAY
TORONTO, ON

THE PROPERTY

The property is flat, level, and at grade with the street and adjoining properties. It is relatively long and narrow and situated mid-block amongst a diverse group of retail, industrial, and institutional users and businesses. There was once access to North Queen via a 28-ft wide driveway that protrudes from the property at the north end. This access is currently blocked but it may be possible to open it again. The property dimensions are:

Frontage	Depth	Total Site Area
145.08	West Border: 1,059 feet (excludes driveway) East Border: 1,393.96 feet (includes 336.84 ft length of driveway)	3.80 Acres

SITE IMPROVEMENTS

OFFICE BUILDING

A bi-level functional and well-maintained office building is situated with high exposure on The Queensway. The main floor measures approximately 2,700 sf and is demised into several offices of various sizes, a large common area, and a meeting room. The lower level has above grade windows and is demised into offices, a large boardroom, kitchen, and men's and women's washrooms. Walls are painted drywall and the flooring is tile throughout. The building is clean and appears to be in good condition.



SERVICE BAY BUILDING

This functional five-bay building has open area consisting of four 16' x 39' bays and a fifth enclosed bay measures 16' x 39'. This bay has a 12' x 14' overhead door; the other four bays have two 9' x 12' doors and two 14' x 14' doors. The building is functional but the condition is fair.

Three other smaller buildings are situated somewhat randomly on the site. Two of the three are functional storage sheds measuring 240 sf to approximately 600 sf; the third building is an old service bay building that no longer functions.



1544 | THE QUEENSWAY TORONTO, ON

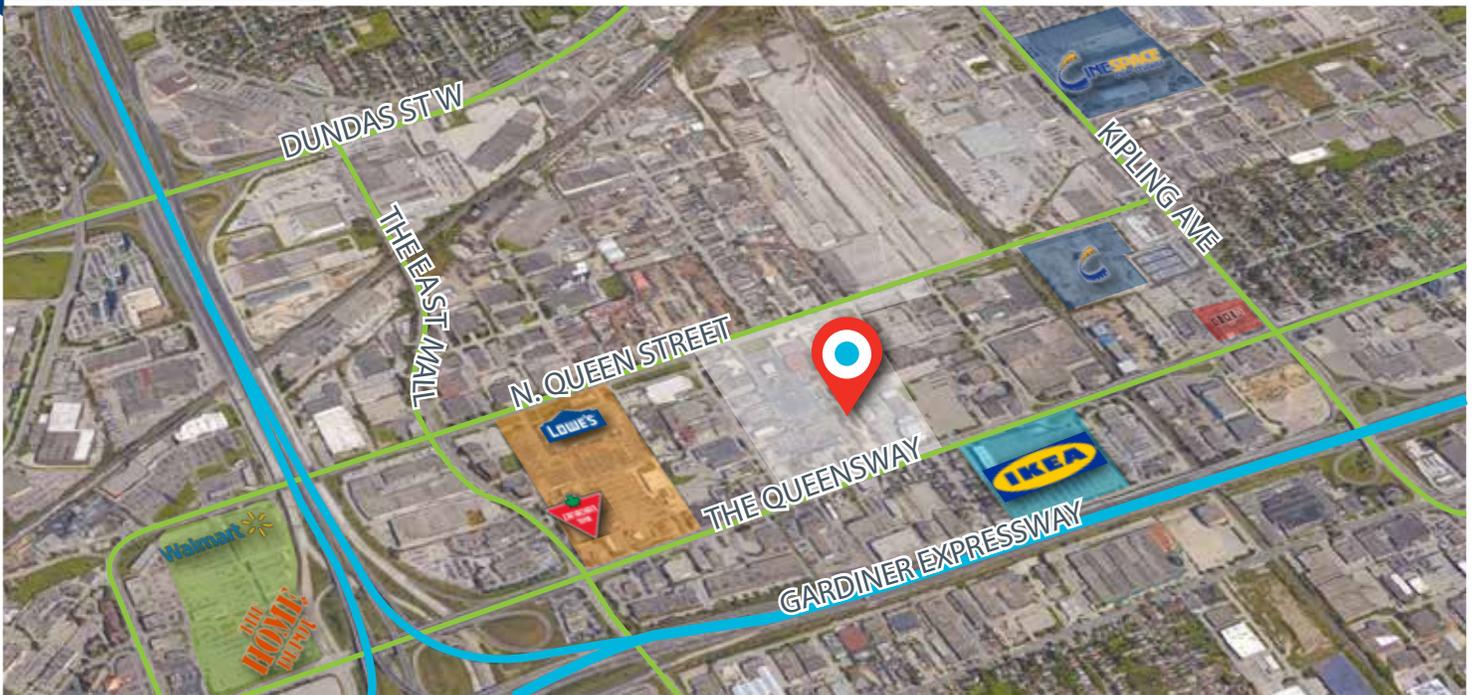
FOR SALE

THE LOCATION

The property is situated in Central Etobicoke within the affluent west end of the City of Toronto. The Queensway retail strip between Hwy 427 and Islington Avenue represents the most popular in all of Etobicoke. Many of the high-end car dealerships such as Audi and Mercedes as well as a variety of wholesales, fast food, and furniture shops are included in the mix. Very popular big box retailers include Ikea, Canadian Tire, and Lowe's.

The location benefits from the ability to quickly access the Queen Elizabeth Way and Hwy 427. This allows for quick access to downtown Toronto to the east or to any of the western municipalities such as Mississauga, Oakville, and Burlington. Pearson International Airport is a short distance to the north via Hwy 427 but Kipling Avenue and the East Mall provide alternate routes in the event of congestion.

LOCATION MAP



FOR SALE

1544

THE QUEENSWAY
TORONTO, ON

ASKING SALE PRICE

\$11,900,000 (\$3.13 million per acre)

2016 REALTY TAXES

\$85,631.78

PIN

075680140

LEGAL DESCRIPTION

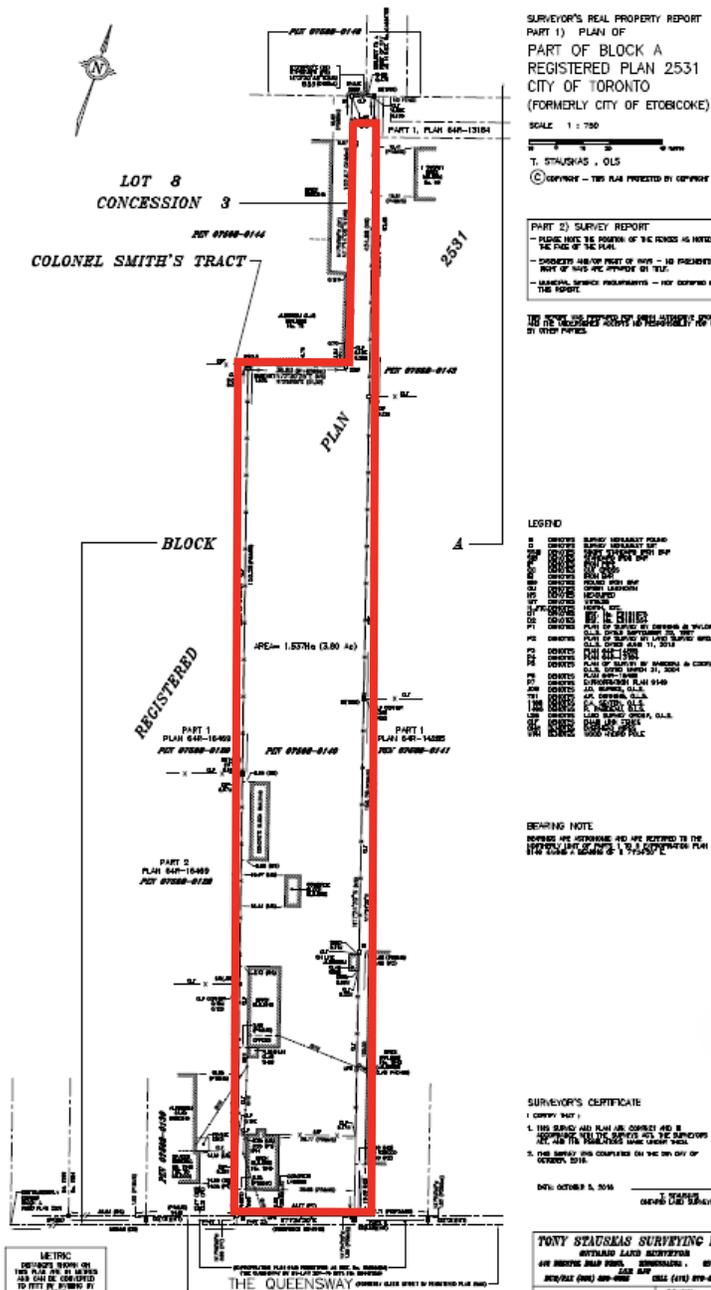
Pt BLK A PL 2531 Etobicoke as in EB181554 & EB151875 Except Pt 2 Exprop PL 9149; Toronto (Etobicoke), City of Toronto

VENDOR

1586896 ONTARIO INC

ZONING

E1.0: Permits a wide range of industrial & commercial uses



For more information, please contact:



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