



CUBECOM
FULL SERVICE REALTY



1007

The Queensway
RETAIL UNITS FOR SALE



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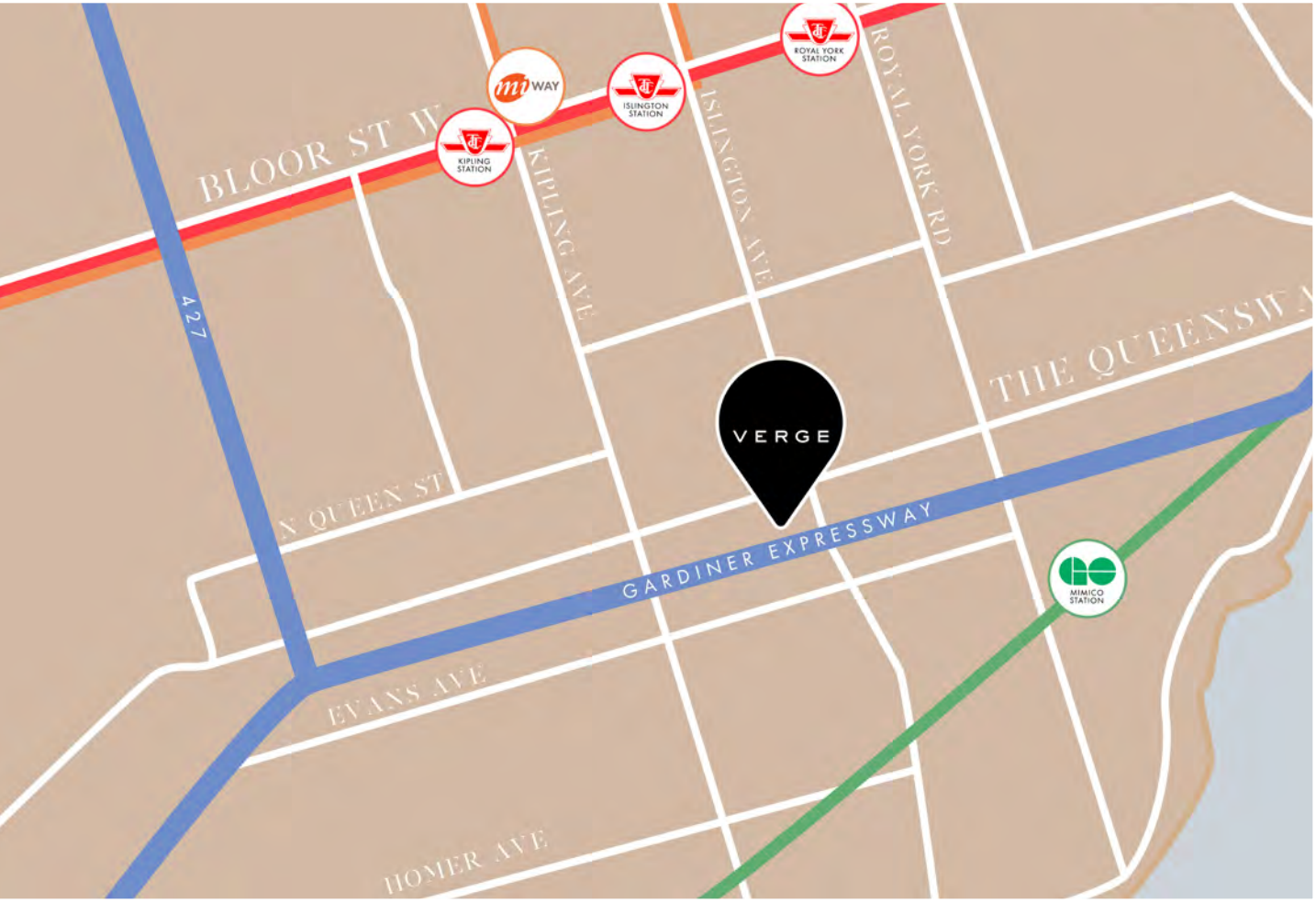
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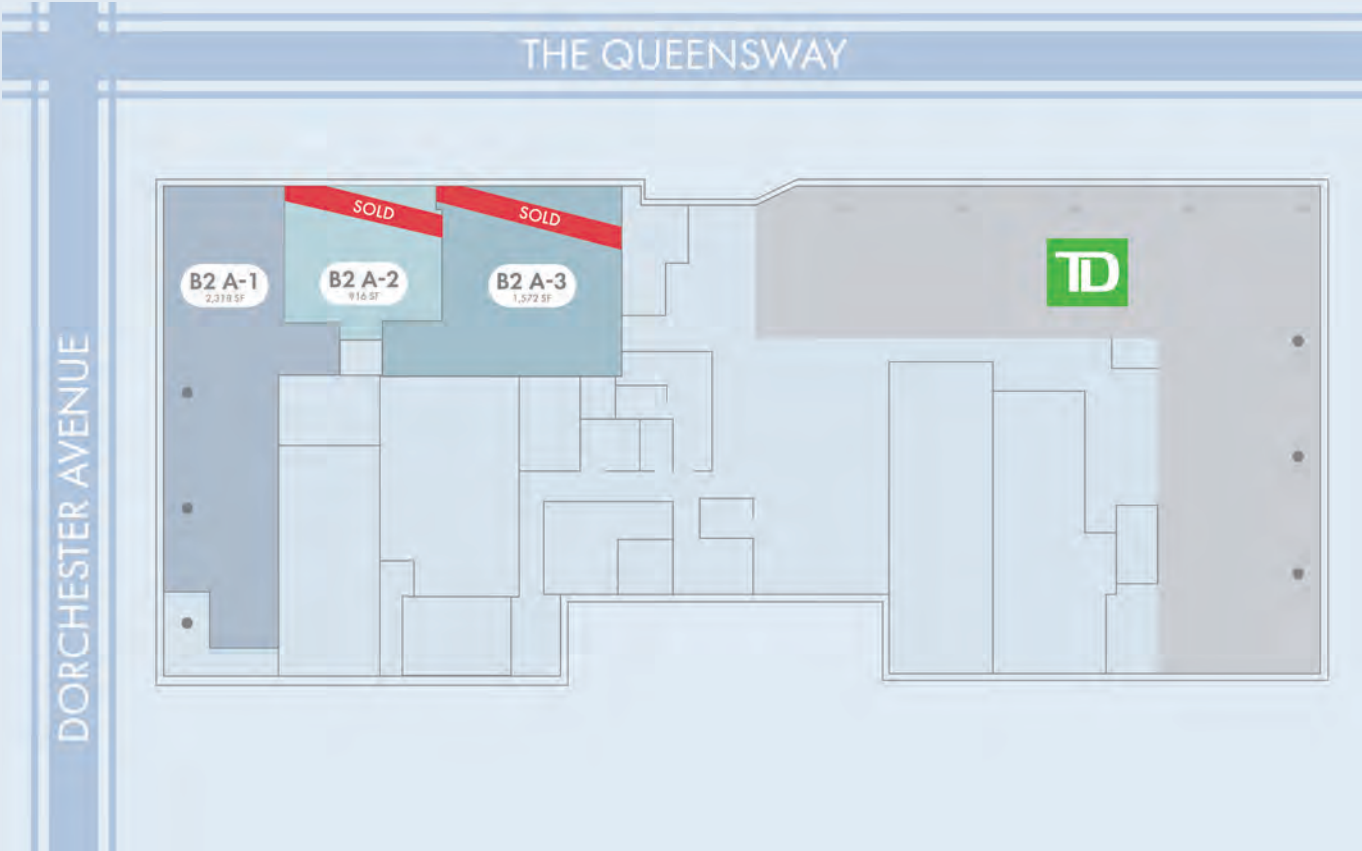
EXECUTIVE SUMMARY

Welcome to Verge Commercial Condominiums, where prime retail spaces meets modern design and an unbeatable location. Situated at the base of the Verge residential towers, the Cubecom Team (the “Advisors”) is pleased to offer for sale over 26,000 SF of retail condominiums nestled in a populated area that serves as a hub for both Toronto and the west suburban communities. Invest in a space that provides communal visibility, accessibility, and a vibrant community.



RETAILS FLOOR PLANS

WEST PLAN



RETAIL	TOTAL SQFT	\$/SF	PRICE
B2 A-1	2,318	\$850	\$1,970,688
B2 A-2	916	SOLD	
B2 A-3	1,572	SOLD	
TOTAL 4,806			

EAST PLAN



RETAIL	TOTAL SQFT	\$/SF	PRICE
B1 A-1	1,612	SOLD	
B1 A-2	2,711	\$850	\$2,304,215
B1 A-3	1,149	\$900	\$1,033,895
B1 A-4	2,014	SOLD	
TOTAL 7,486			

PROSPECT OVERVIEW

KEY FEATURES



PARKING

Verge provides ample parking space, ensuring that visitors and shoppers can access the complex with ease and convenience. Approximately 80 parking spots available.



ACCESSIBILITY

Verge is near TTC stations such as Kipling and Islington. Whether by subway, bus, or car, reaching Verge is effortless. With bike-friendly infrastructure and pedestrian pathways, everyone can easily access this vibrant hub.



PROXIMITY TO HIGHWAYS

Verge benefits from exceptional connectivity via major highways. The Gardiner Expressway is just minutes away with easy connectivity to Highway 427, facilitating smooth travel to the northern and western parts of the Greater Toronto Area.



RETAIL NODE

Verge is conveniently situated amidst a vibrant array of shopping centers, cinemas, diverse restaurants, and charming boutiques, offering endless entertainment and dining options.



GTA GATEWAY

Verge stands at the strategic intersection of Mississauga, Etobicoke, and Toronto, providing unparalleled access to the heart of three dynamic communities.

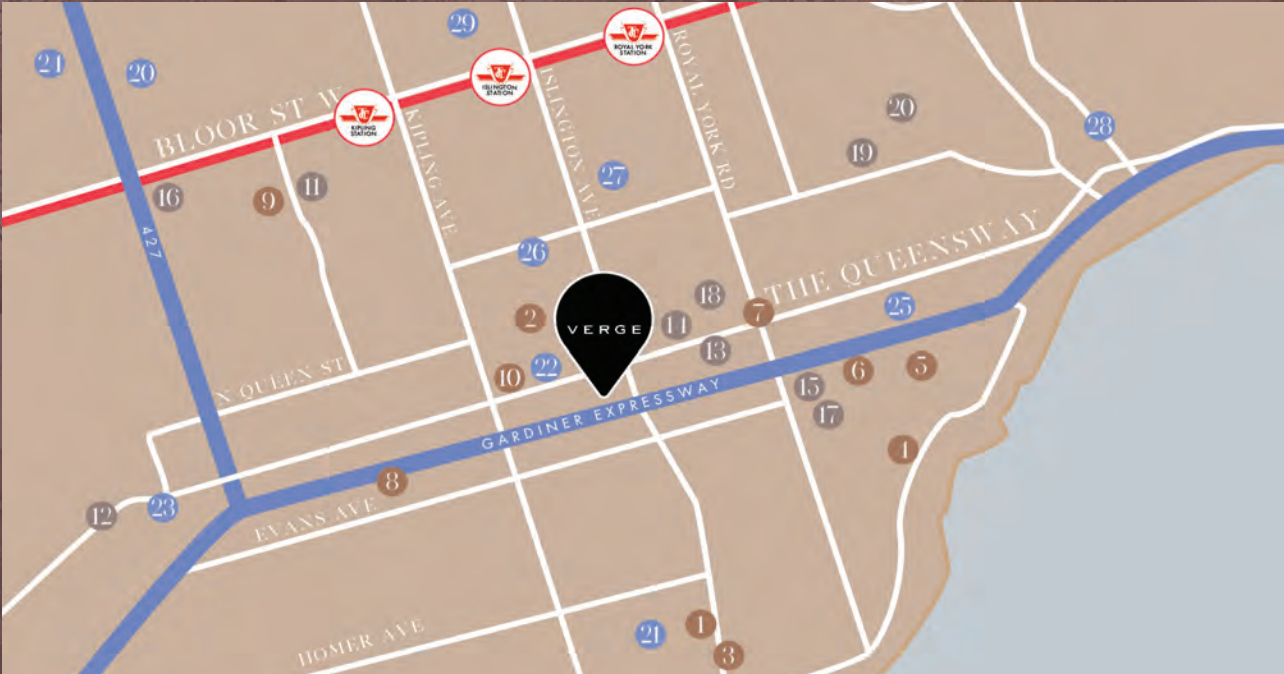


NEW DEVELOPMENTS

A wave of new developments is transforming the area around Verge, with numerous projects already in progress and many more scheduled for the near future.

AREA OVERVIEW

DEVELOPMENTS



PRE-CONSTRUCTION

- 1. MERLIN RESIDENCES | UNITS: 95
2950-2970 Lake Shore Blvd W, Toronto
- 2. JOYA CONDOS | UNITS: 321
1045 The Queensway, Toronto
- 3. 210 ISLINGTON AVE | UNITS: 352
210 Islington Ave, Toronto
- 4. 2491 LAKE SHORE WEST | UNITS: 352
2491 Lake Shore Blvd W, Toronto
- 5. 20 FLEECELINE ROAD | UNITS: 534
20 Fleeceline Rd, Toronto
- 6. GRAND PARK VILLAGE | UNITS: 413, 1060
2-10 Audley St, Toronto
- 7. 522 ROYAL YORK | UNITS: 560, 220, 187
522 Royal York Rd, Toronto
- 8. 580 EVANS | UNITS: 1165
580 Evans Ave, Toronto
- 9. 5509 DUNDAS WEST | UNITS: 259
5509 Dundas Street West, Toronto
- 10. 40 SAINT LAWRENCE AVE | UNITS: 495, 382, 289
40 Saint Lawrence Ave, Toronto

TOTAL UNITS : 6,684

UNDER CONSTRUCTION

- 11. PINNACLE ETOBICOKE | UNITS: 2795
5481 Dundas St W, Toronto
- 12. GILGAN FAMILY QUEENSWAY HEALTH CENTRE
150 Sherway Dr, Toronto
- 13. 859 THE QUEENSWAY | UNITS: 187
859 The Queensway, Toronto
- 14. KAZMIR CONDOS | UNITS: 103
880 The Queensway, Toronto
- 15. GRAND CENTRAL MIMICO | UNITS: 751
23 Buckingham Street, Toronto
- 16. VALHALLA VILLAGE | UNITS: 1135
300 The East Mall, Toronto
- 17. WEST SIX URBAN | UNITS: 18,12
1 Blue Goose St, Toronto
- 18. CURIO CONDOS | UNITS: 206
801 The Queensway, Toronto
- 19. 301 PARK LAWN | UNITS: 39
301 Park Lawn Rd, Toronto
- 20. BACKYARD NEIGHBOURHOOD | UNITS: 505
150 Berry Road, Toronto

TOTAL UNITS : 5,751

COMPLETE

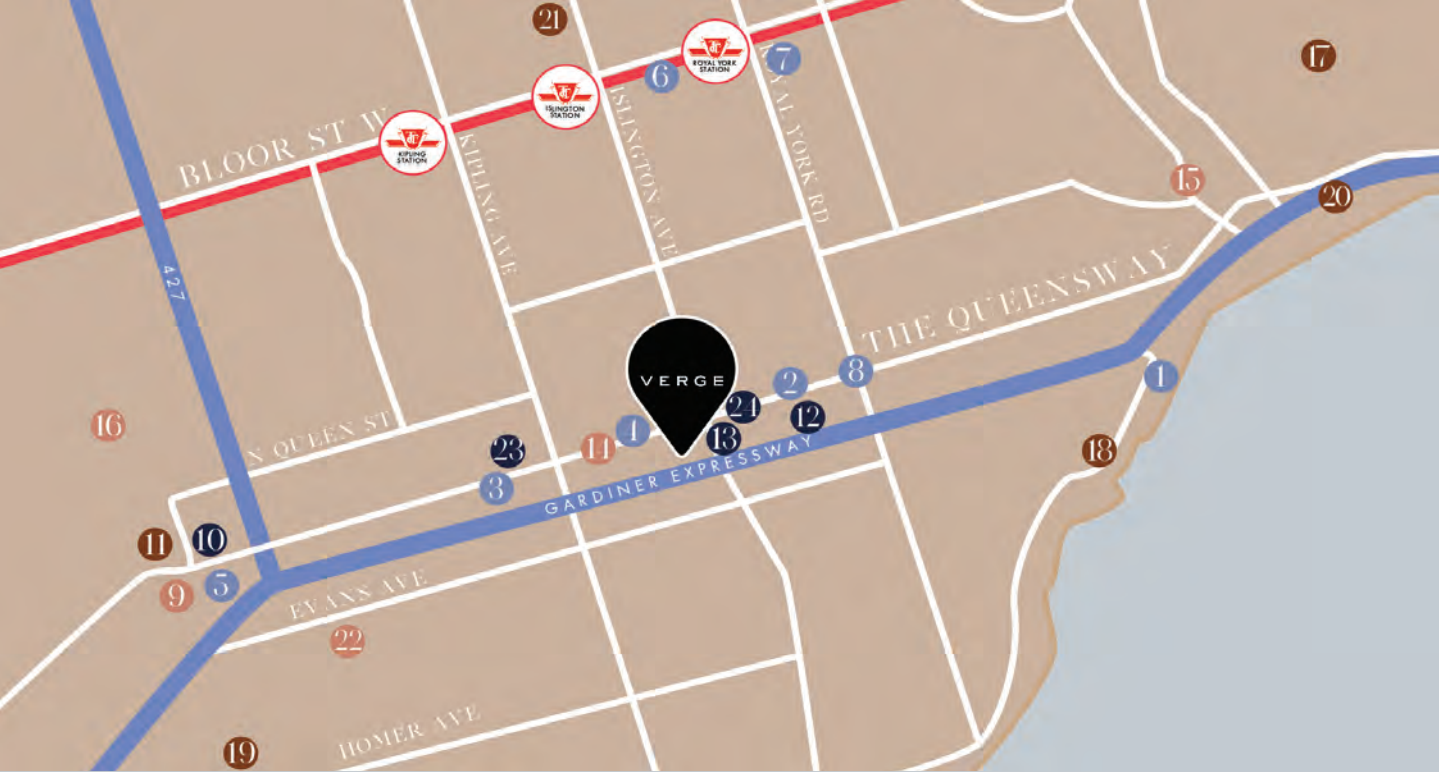
- 21. LAKE & TOWN | UNITS: 200
225 Birmingham St, Toronto
- 22. 36 ZORRA CONDOS | UNITS: 459
36 Zorra St, Toronto
- 23. ONE SHERWAY | UNITS: 23, 26, 30, 32
205-235 Sherway Gardens Rd, Etobicoke
- 24. EVERMORE AT WEST VILLAGE | UNITS: 213
10 Eva Rd, Toronto
- 25. EMPIRE PHOENIX | UNITS: 499
251 Manitoba St, Toronto
- 26. 66 JUTLAND | UNITS: 16, 9, 9, 8, 8
66 Jutland Rd, Toronto
- 27. WESTHAVEN ON ISLINGTON | BUILDINGS: 24
1040 Islington Ave, Toronto
- 28. NXT & NXT2 Condominiums | UNITS: 383
103-105 The Queensway, Toronto
- 29. VIVID CONDOS | UNITS: 250
1 Michael Power Pl, Toronto
- 30. ONE VALHALLA | UNITS: 336, 298, 213
1 Valhalla Inn Rd., Toronto

TOTAL UNITS : 3,036



VERGE | UNDER CONSTRUCTION
TOTAL UNITS: 543

KEY RETAIL & SERVICES



QUEENSWAY RESTAURANTS

- 1. La Vecchia | 90 Marine Parade Dr, Etobicoke
- 2. Pazzia Osteria | 848 The Queensway, Etobicoke
- 3. RUDY | 1466 The Queensway, Etobicoke
- 4. K&B Sushi | 1184 The Queensway, Etobicoke
- 5. Eataly | 25 The West Mall, Etobicoke
- 6. Toast on Bloor | 3317 Bloor St W, Etobicoke
- 7. Vilbo | 2995 Bloor St W, Etobicoke
- 8. Posticino | 755 The Queensway, Etobicoke
- 9. The Keg | 25 The West Mall, Etobicoke
- 10. Cactus Club | 25 The West Mall, Etobicoke

RETAIL

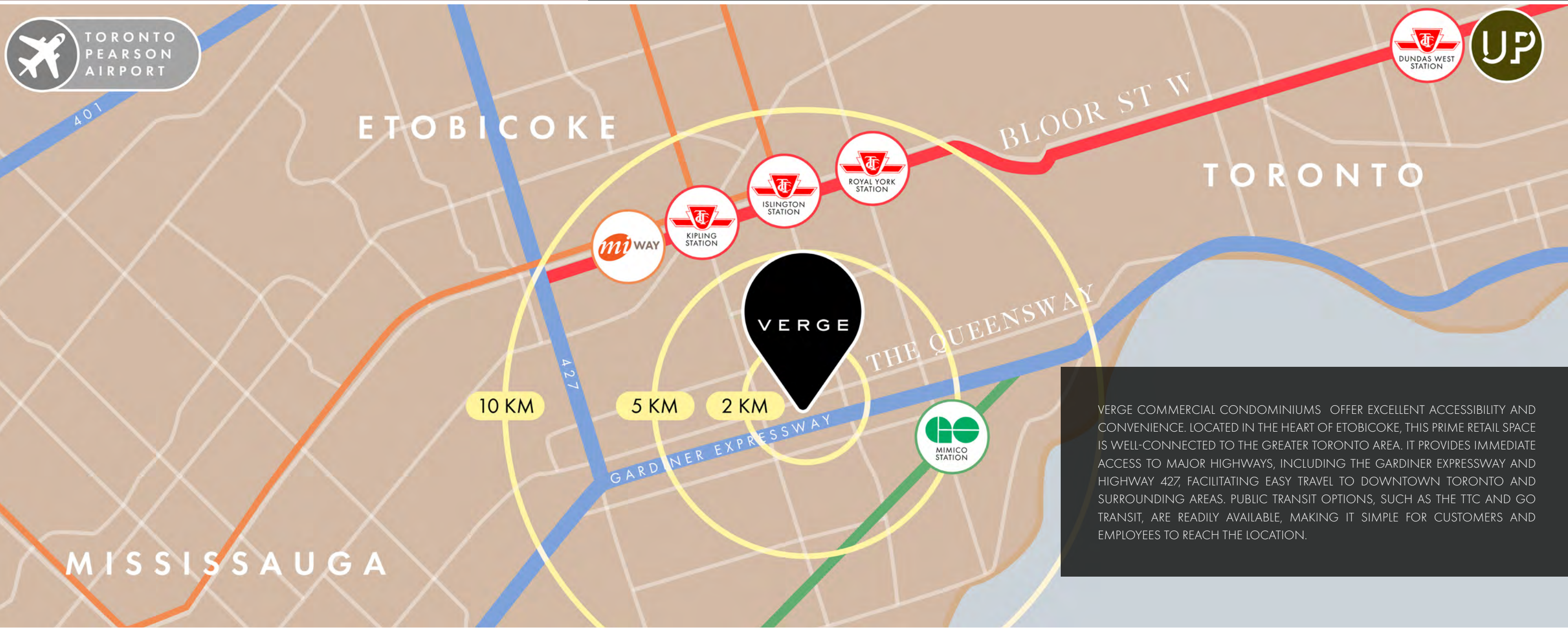
- 11. Sherway Gardens | 25 The West Mall, Etobicoke
- 12. Costco | 50 Queen Elizabeth Blvd, Toronto
- 13. Cineplex | 1025 The Queensway, Etobicoke
- 14. Ikea | 1475 The Queensway, Etobicoke
- 15. LCBO | 1090 The Queensway, Toronto

GROCERY

- 16. Farm Boy | 841 Browns Line, Toronto
- 17. Sobeys | 1255 The Queensway, Etobicoke
- 18. Cheese Boutique | 45 Ripley Ave, Toronto
- 19. Starsky Fine Foods | 2040 Dundas St E, Mississauga

AREA AMENITIES

- 20. High Park | 1873 Bloor St W, Toronto
- 21. Humber Bay | 2225 Lake Shore Blvd W, Etobicoke
- 22. Toronto Golf Club | 1305 Dixie Rd, Mississauga
- 23. Sunnyside Park & Bike Park | 2001 Lake Shore Blvd W, Toronto
- 24. Islington Golf Club | 45 Riverbank Dr, Etobicoke





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