

# FOR LEASE | RETAIL UNITS

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# 689

## THE QUEENSWAY AVE

(Located on The Queensway, east of the Royal York intersection)

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# SUMMARY



## FOR LEASE - SUMMARY

- Open-concept layout
- Floor-to-ceiling windows
- Brand new units
- Lease term: 5 or 10 years
- Located in Etobicoke, 3 minutes to QEW
- Available July 21, 2025
- Ample parking around the building
- One parking spot available for rent in the building
- TMI: Approx. \$16 per SF (2025)

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## WELCOME TO REINA COMMERCIAL SPACE

A modern, uniquely designed boutique building Reina Condos in Etobicoke, located on The Queensway, east of Royal York.

Reina, meaning "queen" in Spanish, is a groundbreaking 200-unit condominium in Etobicoke, led by an all-women development team. Spearheaded by **Ms. Cook** and **Sherry Larjani** of **Spotlight Development**, this innovative project redefines urban living with a fresh, community-focused approach.

**OG Realty Group** is offering **2,755 sq. ft.** of prime retail space for lease in a high-traffic area on the way to Downtown Toronto.

This remarkable space features **floor-to-ceiling glass walls**, providing excellent visibility along **The Queensway**, where **31,000 cars pass by daily**. The area is characterized by a mix of residential and commercial properties, contributing to moderate pedestrian activity. The presence of retail establishments, restaurants, and other businesses along The Queensway attracts both local residents and visitors, resulting in a steady flow of foot traffic. Additionally, the area's accessibility via public transportation and proximity to major roads like the QEW enhance its connectivity.

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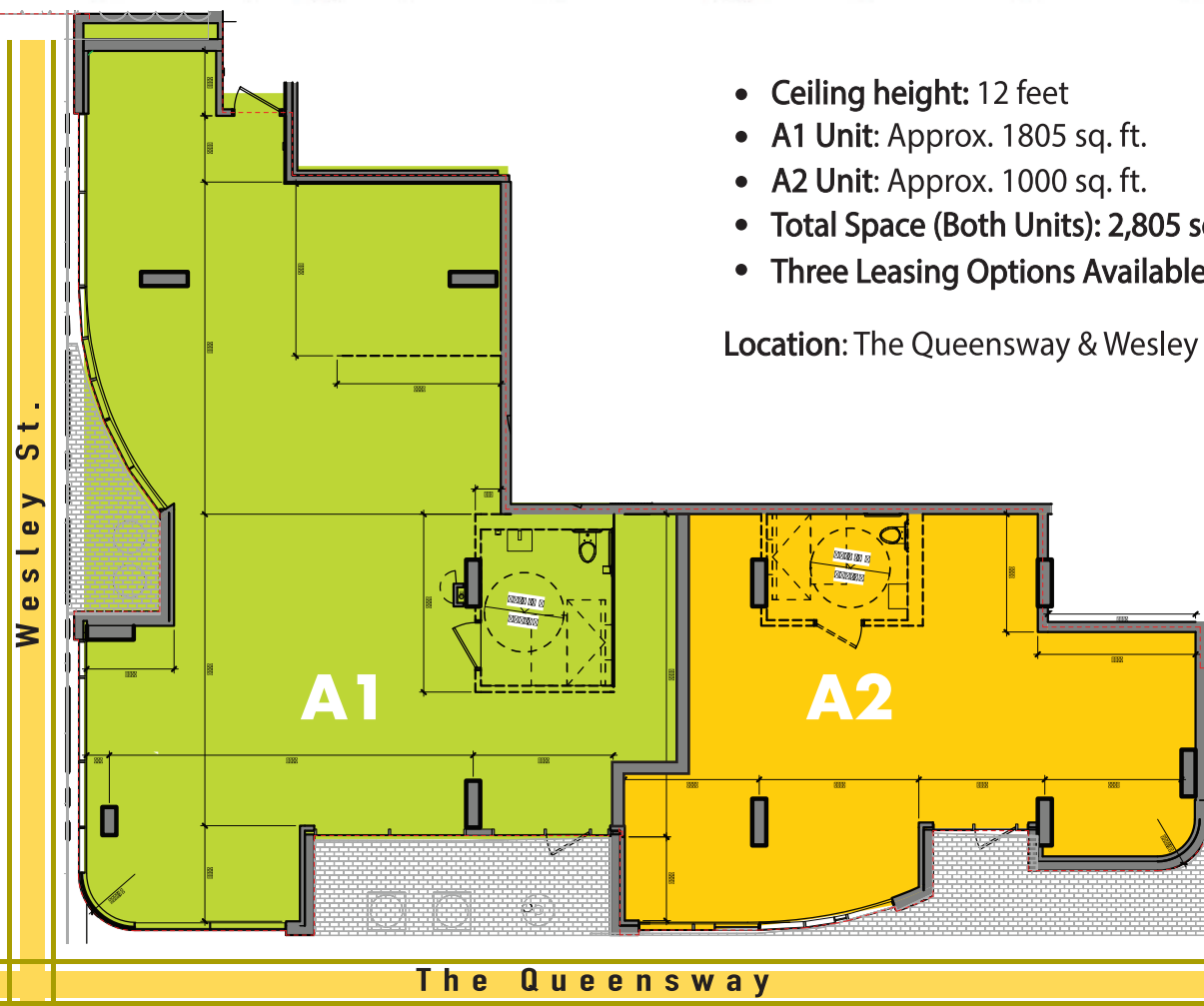


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# FLOOR PLANS



- Ceiling height: 12 feet
- A1 Unit: Approx. 1805 sq. ft.
- A2 Unit: Approx. 1000 sq. ft.
- Total Space (Both Units): 2,805 sq. ft.
- Three Leasing Options Available

Location: The Queensway & Wesley St.

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# AREA INFO

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## Demographics

Located in a **vibrant and diverse community**, this area features a mix of families and professionals from **145 different ethnic backgrounds**. With **10,380 households** and a **population of 25,051**, the neighborhood offers **beautiful parks, recreational facilities, and top-rated schools**, making it an ideal place to live and do business.

## Key nearby landmarks

- Mimico GO Station
- Costco
- Ontario Food Terminal
- Q.E.W. Highway
- Cineplex
- Public Storage & Shell

## Commercial Units Available

689 The Queensway Ave – Prime retail and office space in a high-traffic area!

Major Intersection:  
Queensway & Royal York

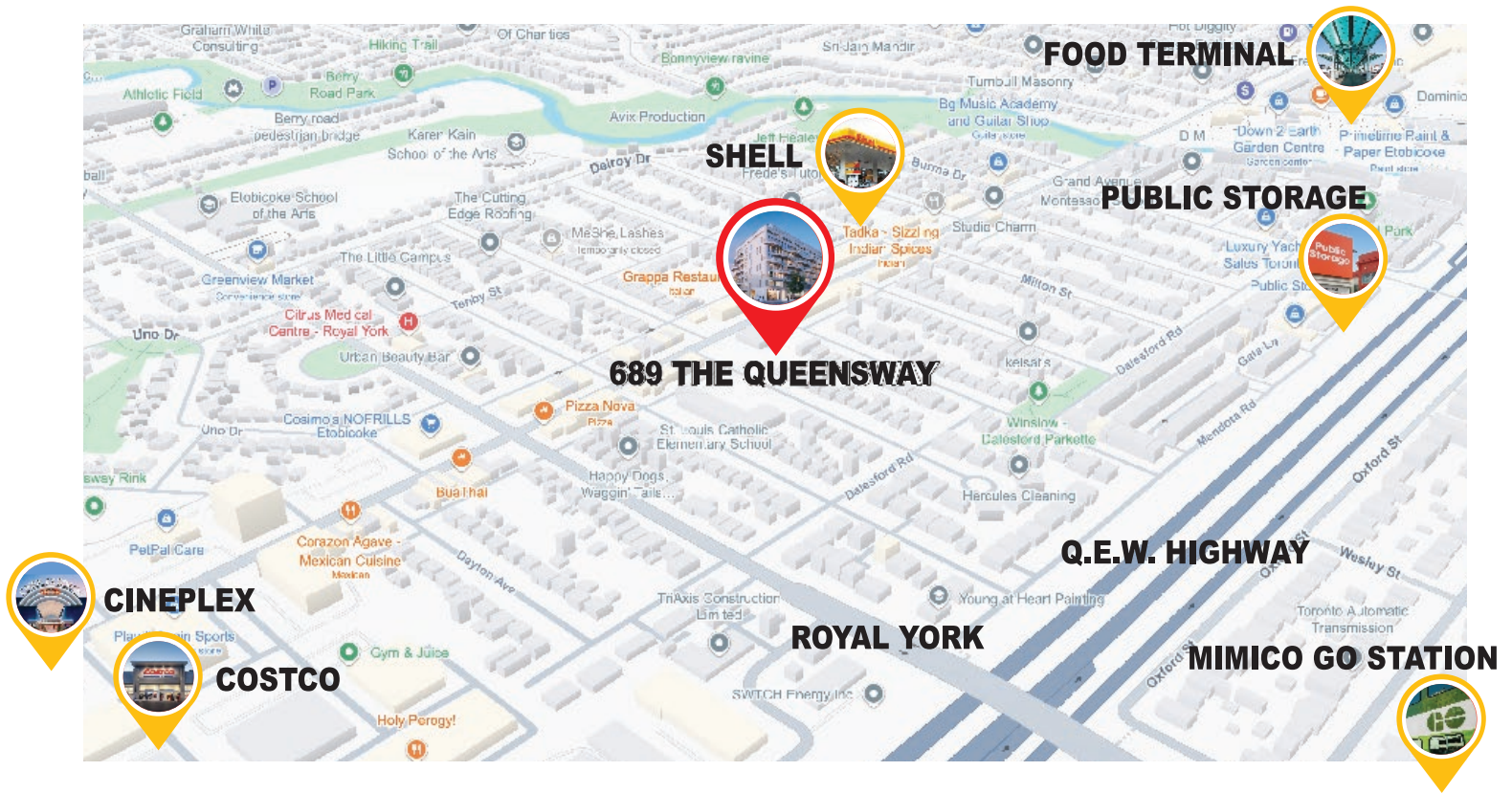
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# AREA MAP



Within a 0.5-kilometer radius of 689 The Queensway in Toronto, the Stonegate-Queensway neighborhood offers a variety of businesses and amenities:

- Mezza Lebanese Kitchen
- Posticino Ristorante
- Play It Again Sports
- Fabutan / Hush Lash Studio
- The Singing Lady Consignment Emporium
- Active Green & Ross Tire & Auto Centre
- Hertz Rent A Car
- TD Bank Financial Group

These establishments contribute to the convenience and vibrancy of the Stonegate-Queensway neighborhood, providing residents and visitors with a variety of services and dining options within close proximity.

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# ZONING AND PERMITTED USE



## Zoning

This property is subject to former Etobicoke By-laws 514-2003 and 680-2021. Zone Label: AV – Limited Commercial Avenues

For full details on the zoning bylaw, please ask the agent to send you the documentation from the city.

## Permitted use

- Medical centres
- Medical and dental offices
- Health centres
- Banks
- Nursery schools and day nurseries
- Convenience restaurants
- Take-out restaurants
- Standard restaurants
- Neighbourhood stores
- Bakery shops
- Confectionery stores
- Florist and gift shops
- Jewellery stores
- Offices (business and professional)
- Photographers
- Clothing and wearing apparel shops
- Commercial schools
- Athletic clubs
- Social clubs

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