

217

Birmingham Street

2 Units Sold

Commercial Units For Sale
One parking spot included in the price with each unit

Lake & Town
South Etobicoke

menkes

CBRE

217 *Birmingham Street*

Property Highlights



4 newly constructed commercial retail and office units for sale



The commercial component is directly adjacent to a 100% fully occupied 200 new residential units



Features a private elevator for the commercial building



Minutes away from Gardiner Expressway, Highway 427 and QEW



Property Details

Unit	180 Level 1	181 Level 1	22 Level 2	23 Level 2
Size	1,357 Sq. Ft.	1,321 Sq. Ft.	1,383 Sq. Ft.	1,331 Sq. Ft.
Offering Price	\$920,000 1 parking spot included in the price	SOLD \$850,000 1 parking spot included in the price	\$660,000 1 parking spot included in the price	SOLD \$650,000 1 parking spot included in the price
Estimated Taxes Per Annum	\$5.00 Per Sq. Ft.	\$5.00 Per Sq. Ft.	\$5.00 Per Sq. Ft.	\$5.00 Per Sq. Ft.
Condo Fees Per Annum	\$1.20 Per Sq. Ft.	\$1.20 Per Sq. Ft.	\$1.20 Per Sq. Ft.	\$1.20 Per Sq. Ft.
Ceiling Height	14 Ft. Ground Floor		11 Ft. Second Floor	
Unit Specs	Units delivered in “warm-dark shell” condition with HVAC and electrical panel provided, ready to accept purchaser’s finishes. Common retail elevator providing barrier-free access to the 2nd floor			
Parking	Over 20 surface visitor parking spots 8 underground visitor parking stalls Additional parking available for purchase			
Occupancy/ Closing Date	January 2024			

Site Plan


OVER 200 RESIDENTIAL
UNITS BUILT & FULLY
OCCUPIED


COMMERCIAL BLOCK


NEW PARKETTE


ACCESS ROAD TO
LAKESHORE



OVER 200 RESIDENTIAL
UNITS BUILT & FULLY
OCCUPIED

COMMERCIAL BLOCK

NEW PARKETTE

SURFACE PARKING







BIRMINGHAM ST

Floor Plan

Ground Floor

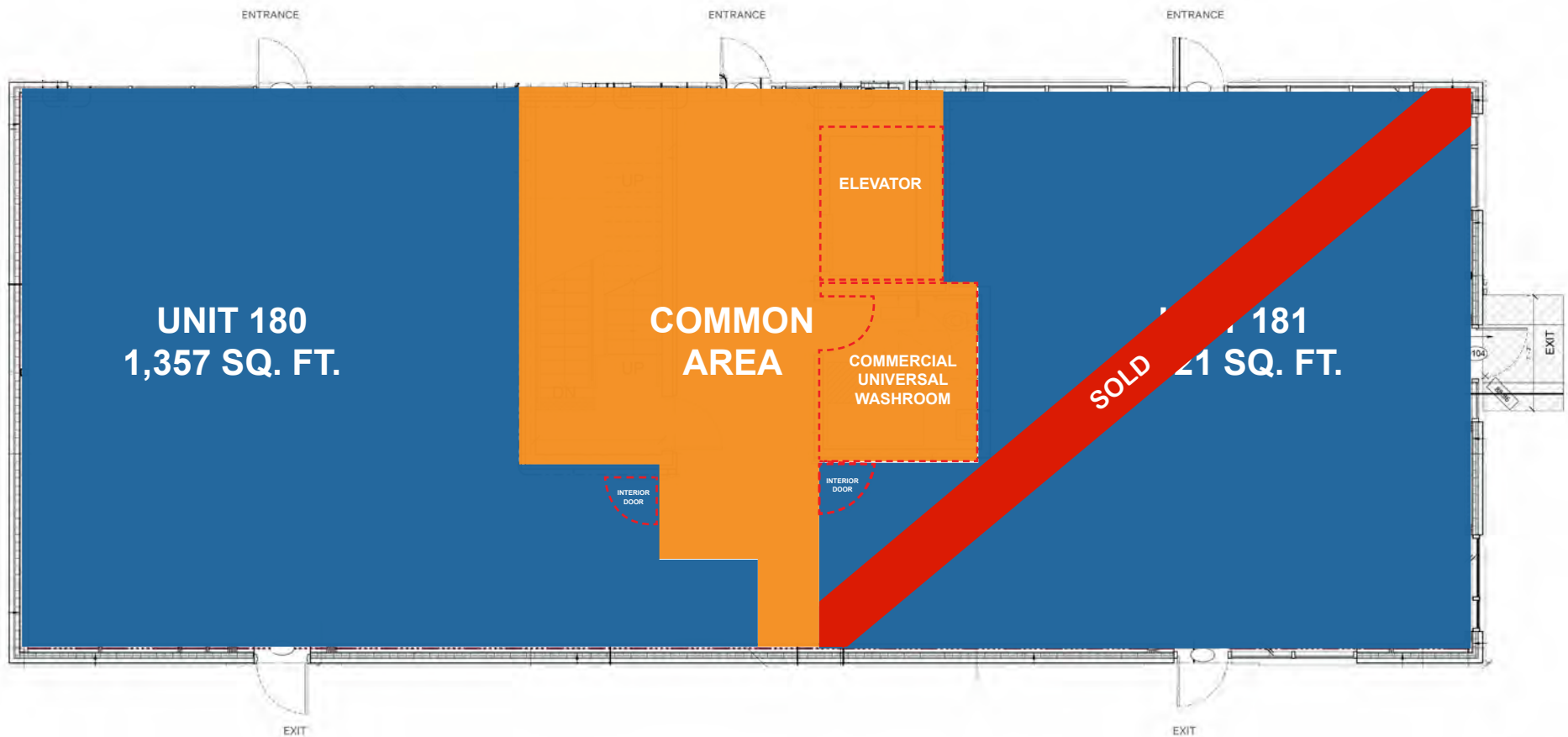
Unit	Size	Asking Price	Closing Date
180	1,357 Sq. Ft.	\$920,000	Jan 2024

*1 parking spot included in the price

Unit	Size	Asking Price	Closing Date
181	SOLD		

*1 parking spot included in the price

BIRMINGHAM STREET



Floor Plan

Second Floor

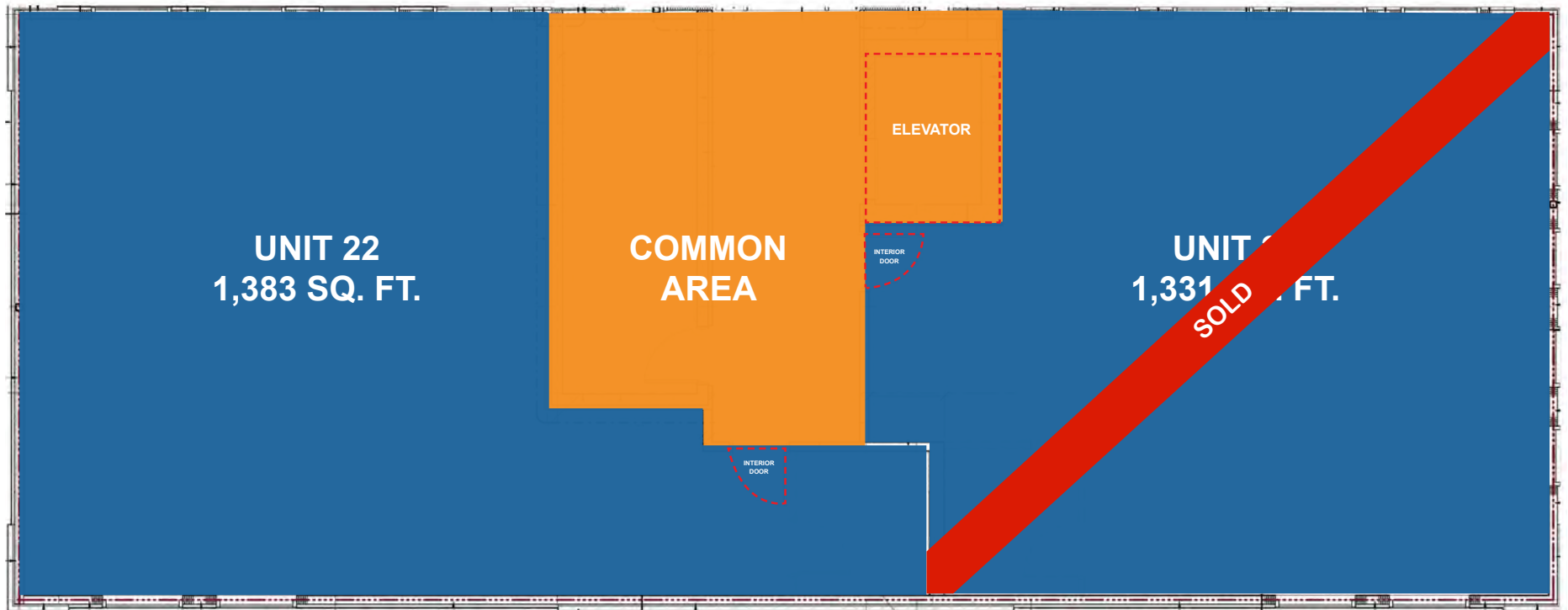
Unit	Size	Asking Price	Closing Date
22	1,383 Sq. Ft.	\$660,000	Jan 2024

*1 parking spot included in the price

Unit	Size	Asking Price	Closing Date
23	SOLD		

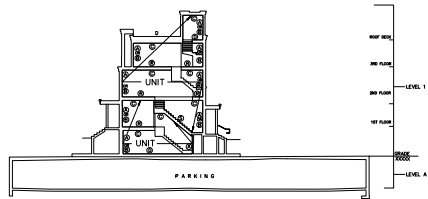
*1 parking spot included in the price

BIRMINGHAM STREET

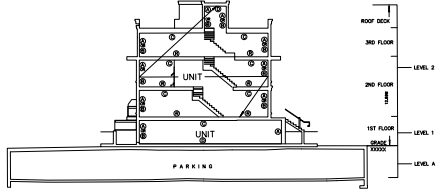


Parking Plan

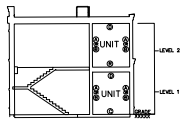
Underground



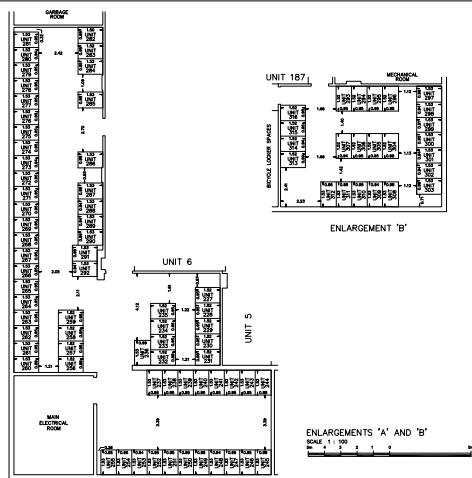
REPRESENTATIVE SECTION SHOWING THE RELATIONSHIP OF LEVELS (NOT TO SCALE)



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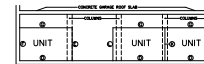
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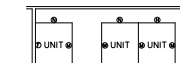
SCALE 1 : 200

R. AVIS SURVEYING INC.

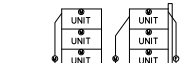
METRIC : DIMENSIONS SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 3.2808



REPRESENTATIVE SECTION SHOWING TYPICAL UNIT BOUNDARIES FOR UNITS 1 TO 226 INCLUSIVE (NOT TO SCALE)

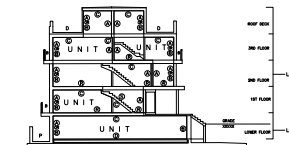


REPRESENTATIVE SECTION SHOWING TYPICAL UNIT BOUNDARIES FOR UNITS 227 TO 317 INCLUSIVE (NOT TO SCALE)

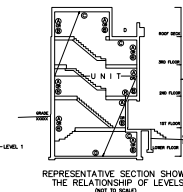


REPRESENTATIVE SECTION SHOWING TYPICAL UNIT BOUNDARIES FOR UNITS 1 TO 226 INCLUSIVE (NOT TO SCALE)

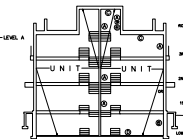
REPRESENTATIVE SECTION SHOWING TYPICAL UNIT BOUNDARIES FOR UNITS 227 TO 317 INCLUSIVE (NOT TO SCALE)



REPRESENTATIVE SECTION SHOWING THE RELATIONSHIP OF LEVELS (NOT TO SCALE)



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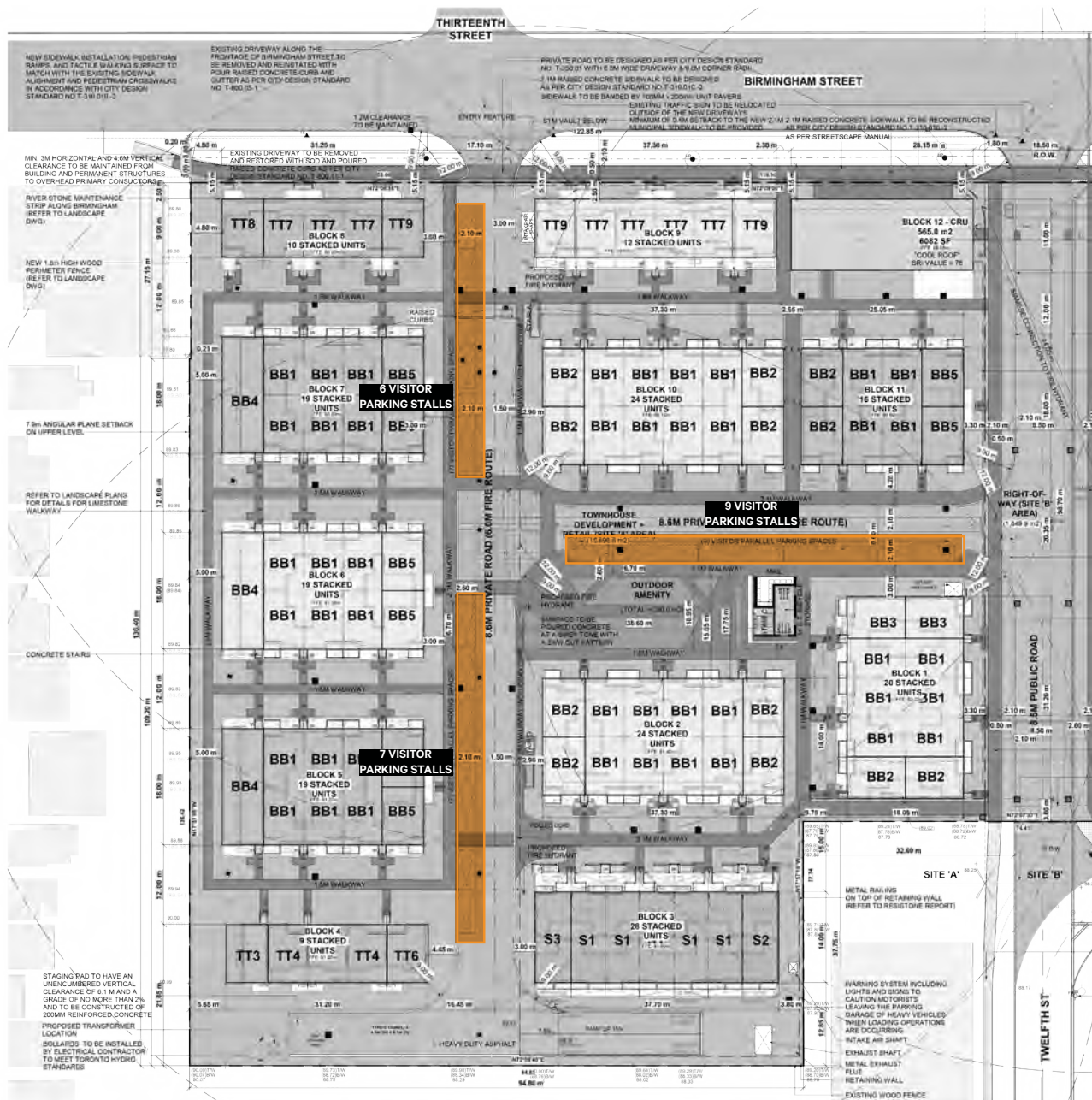
REPRESENTATIVE SECTION SHOWING THE RELATIONSHIP OF LEVELS (NOT TO SCALE)

1 PARKING STALL INCLUDED WITH PURCHASE

8 VISITOR PARKING STALLS

Parking Plan

Surface



22 SURFACE VISITOR PARKING STALLS

Additional Street Parking - Short Walking Distance From Units

Surface



Exterior *Pictures*



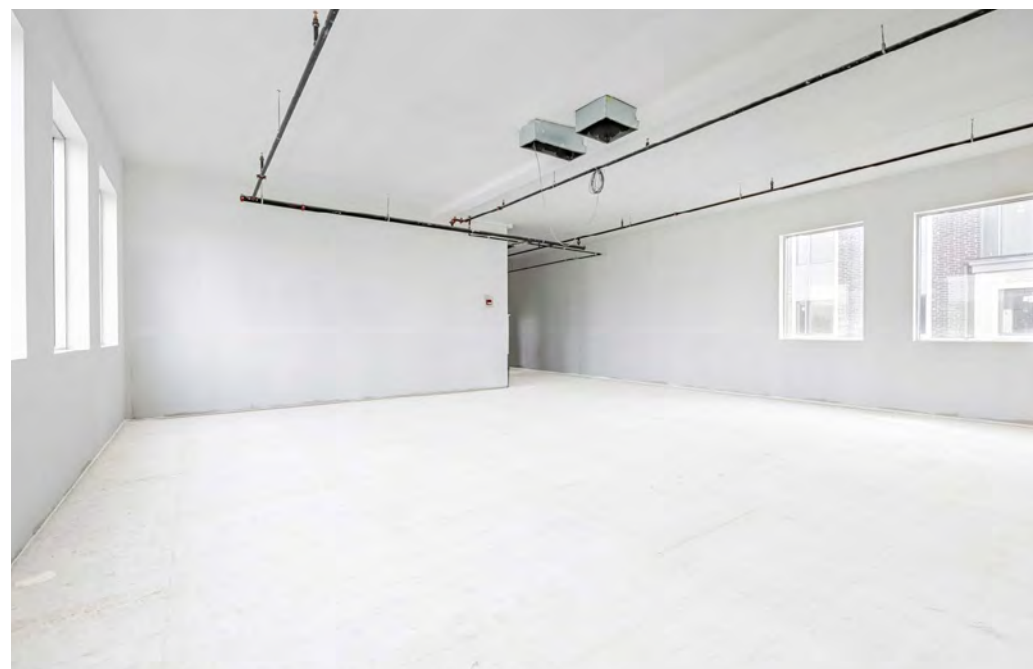
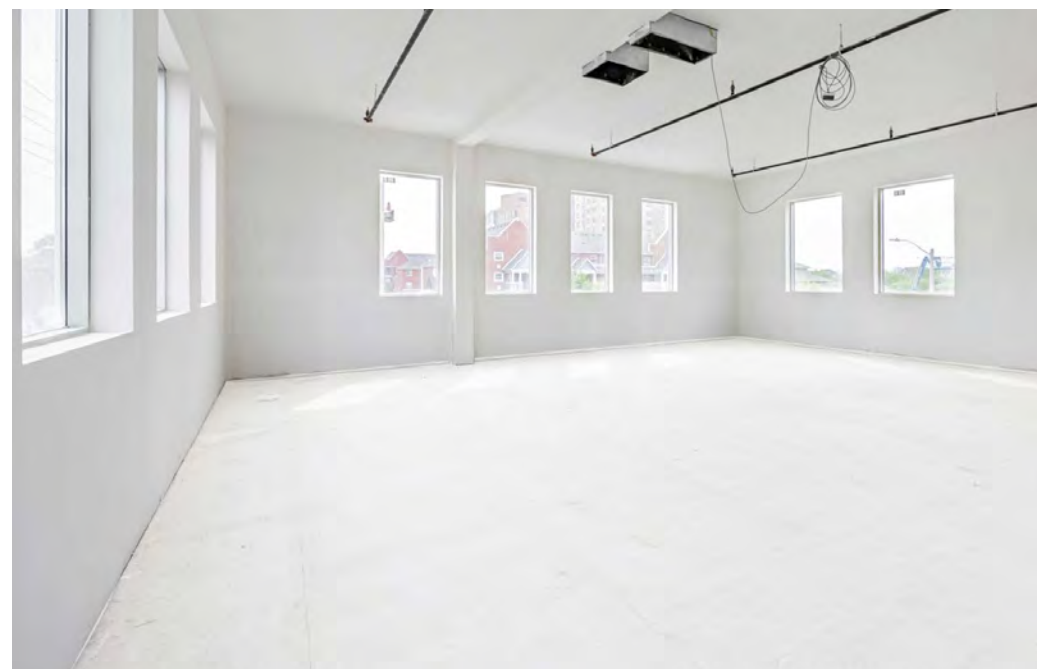
Ground Floor Interior

Pictures



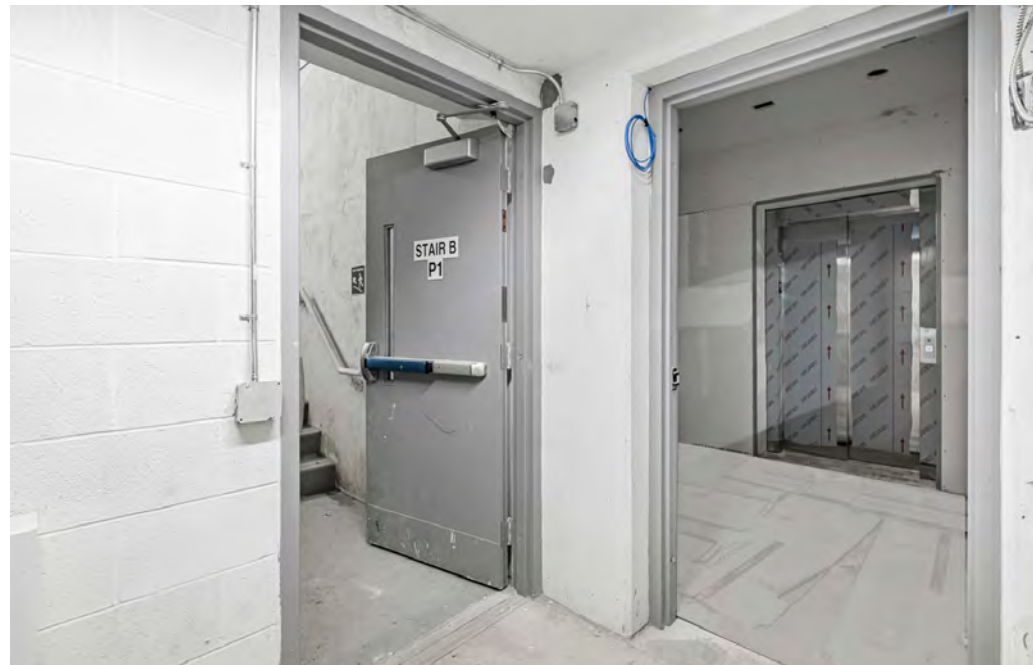
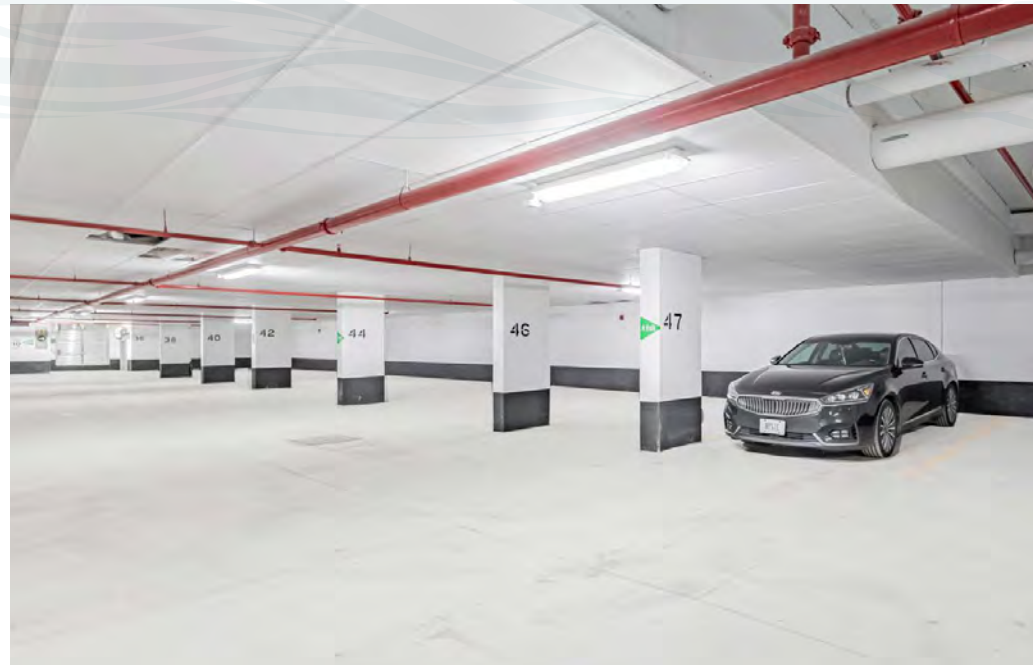
Second Floor Interior

Pictures



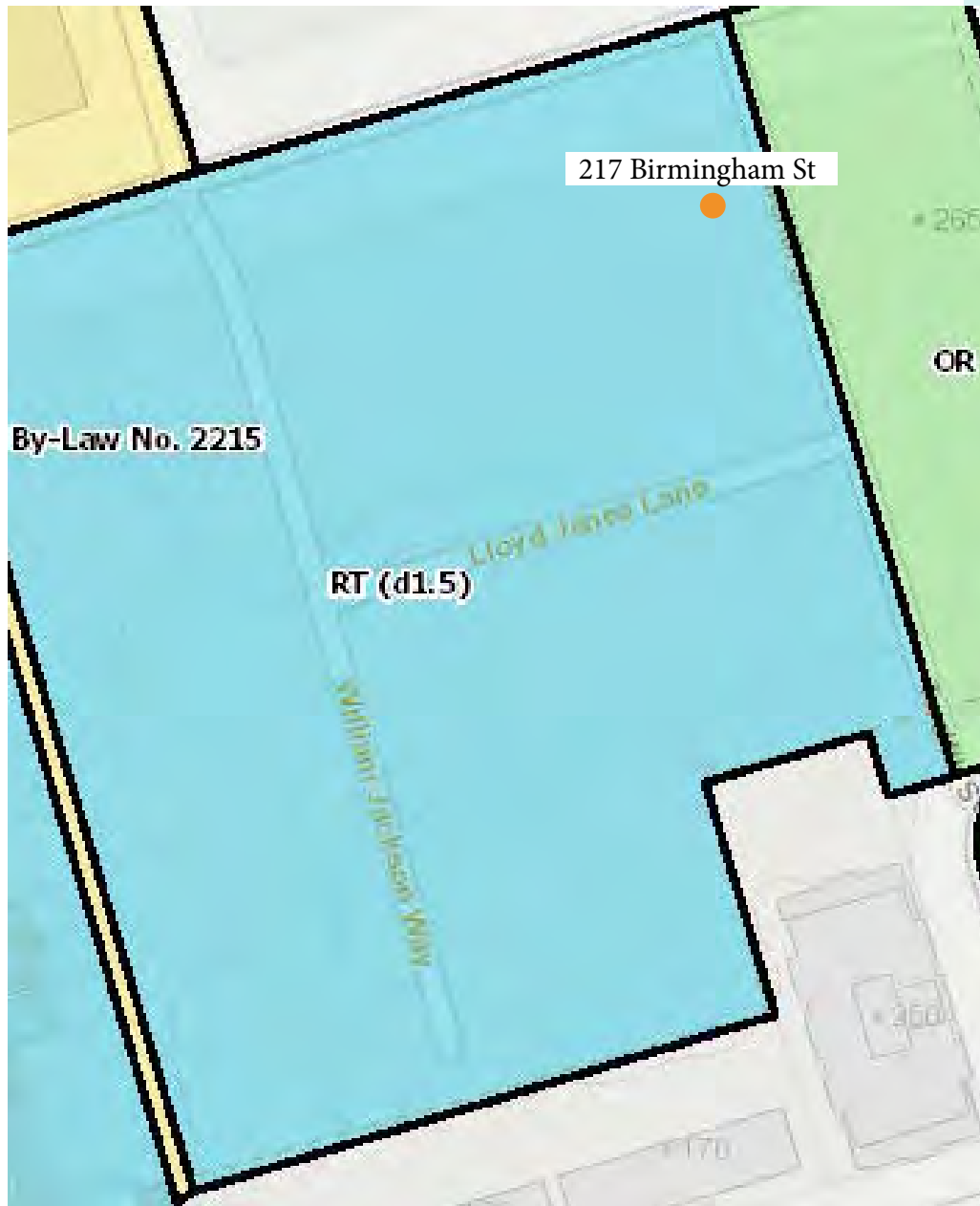
Underground Parking

Pictures



Zoning & Permitted Uses

City of Etobicoke



CITY OF ETOBICOKE ZONING 350-38

PERMITTED USES INCLUDING BUT NOT LIMITED TO:

- Store for the retail sale or wholesale sale which is not in conjunction with a manufacturing or warehouse use of the following: books, clothing, drugs, electrical appliances, flowers, food, furniture, hardware, jewellery, magazines and papers, shoes, stationery, tobacco and toys, provided that the same are conducted entirely within wholly enclosed buildings.
- The following personal service shops: barber-shop, beauty salons, dressmaking and tailoring and dry- cleaning establishments using non-combustible cleaning solvents and customer-operated automatic laundries or cleaners, provided that the same are conducted entirely within wholly enclosed buildings.
- Small repair shop for the repair of clocks and watches, domestic appliances, electrical appliances, furniture and jewellery and shoes, provided that the same are conducted entirely within wholly enclosed buildings.
- Business, professional or government office.
- Medical centre or medical and dental offices.
- Restaurants, Convenience restaurant, take-out restaurant, standard restaurant. One food vending cart, except on a corner lot where a second food vending cart will be permitted.
- Commercial school
- Day nursery and nursery school

**CLICK TO VIEW
350-38
ZONING BY-LAW**

Demographics

2024

1 KM

3 KM

5 KM



» 11,899 64,555 129,223

Total Population



» 11,867 71,381 144,170

Daytime Population



» 4.3% 6.8% 8.3%

Population Growth
2024 - 2029



» \$94,283 \$108,684 \$122,791

Household Income



Average Traffic Count

19,320

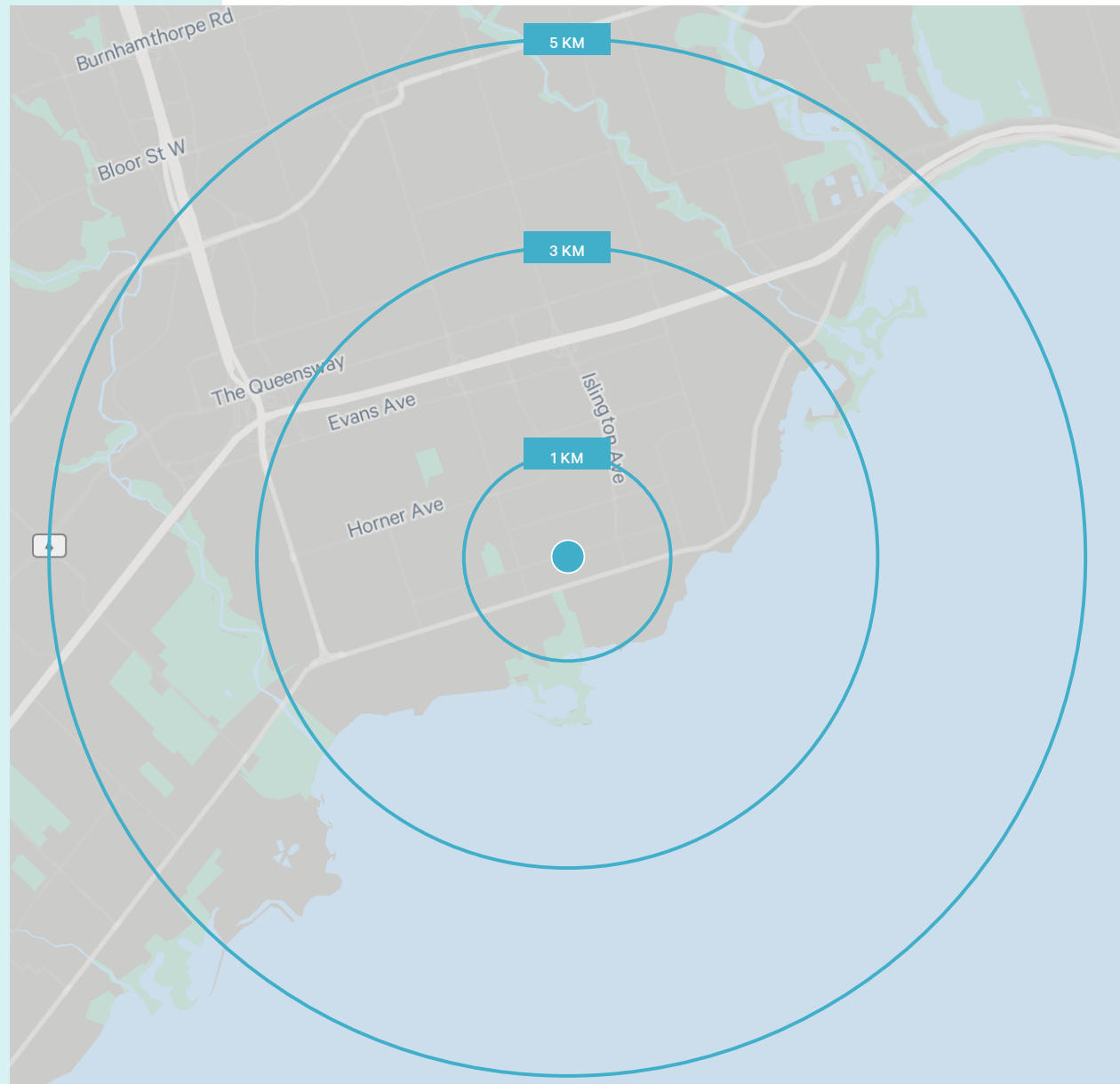
Intersection of
Brimingham & Kipling



Average Pedestrian Count

1,588

Intersection of
Brimingham & Kipling



Location & Amenities

GARDINER EXPY



7 mins to
Highway 427



20 mins to
Downtown Toronto



Drive times

Highways	Distance	Time
Gardiner Expy	2.7 km	5 mins
Hwy 427	4.9 km	7 mins
QEW	5.2 km	7 mins

NEW DEVELOPMENTS WITHIN 3KM RANGE

Project Name	Developer	No. of Units	Status
Westshore	Minto Developments	130	Coming Soon
South Etobicoke	Minto Developments	485	Coming Soon
Revel Condos	Eden Oak Homes	30	Coming Soon
Verge 2 - East Tower	Rio Can Living	335	Coming 2024
1049 The Queensway	Marlin Spring	284	Coming Soon
Verge - West Tower	Rio Can Living	197	Coming Soon
IQ Condos Phase 3	Remington group	458	Coming Soon
Mimico	Minto Developments	1,800	Coming Soon
Mimico	Minto Developments	1,800	Coming Soon
Mimico	Minto Developments	1,800	Coming Soon



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Birmingham Street

Commercial Units For Sale

FOR MORE INFORMATION PLEASE CONTACT:

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