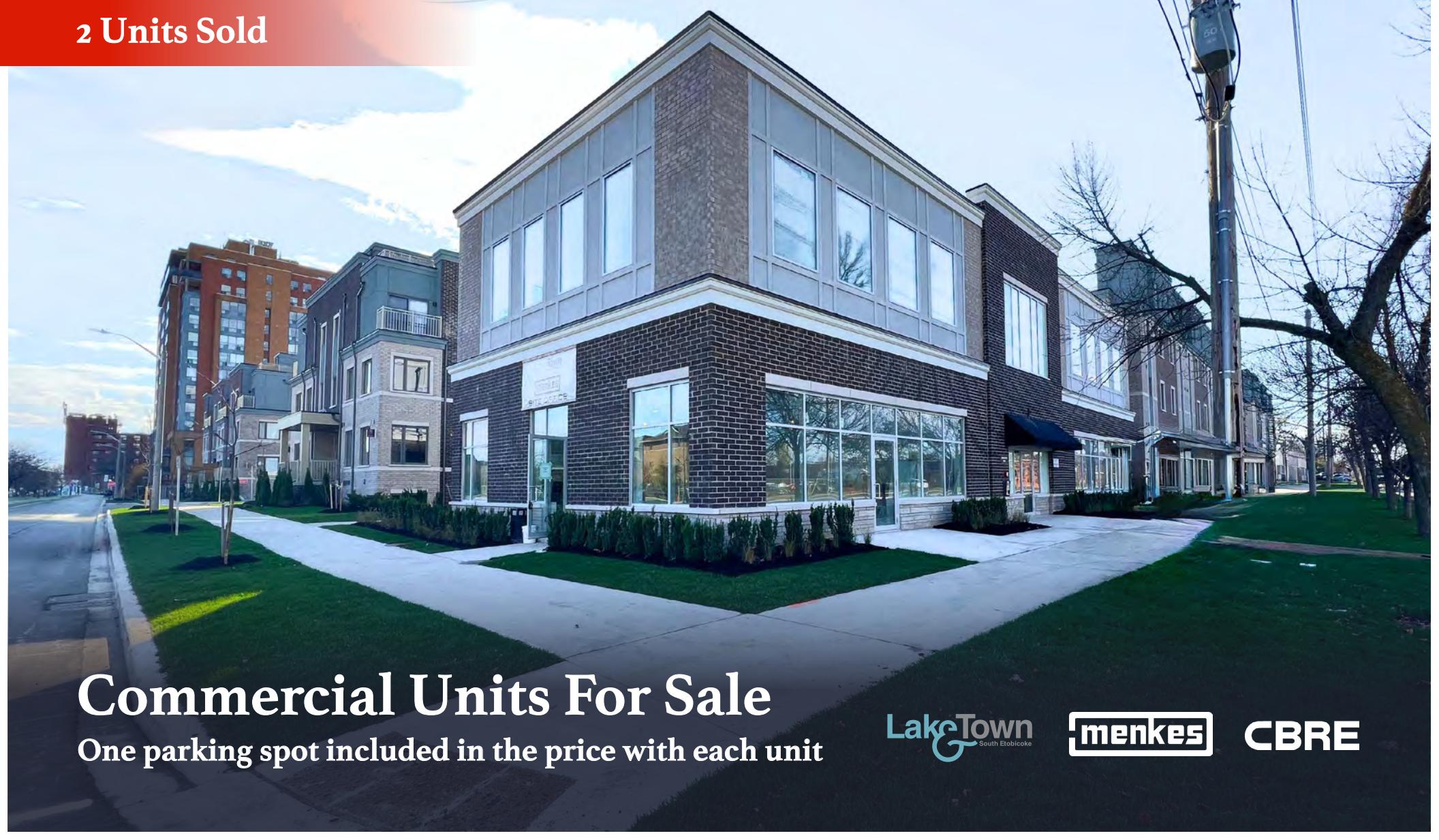


217 Birmingham Street

2 Units Sold



Commercial Units For Sale

One parking spot included in the price with each unit

LakeTown
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	\$880,000 1 parking spot included in the price	\$660,000 1 parking spot included in the price	\$660,000 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

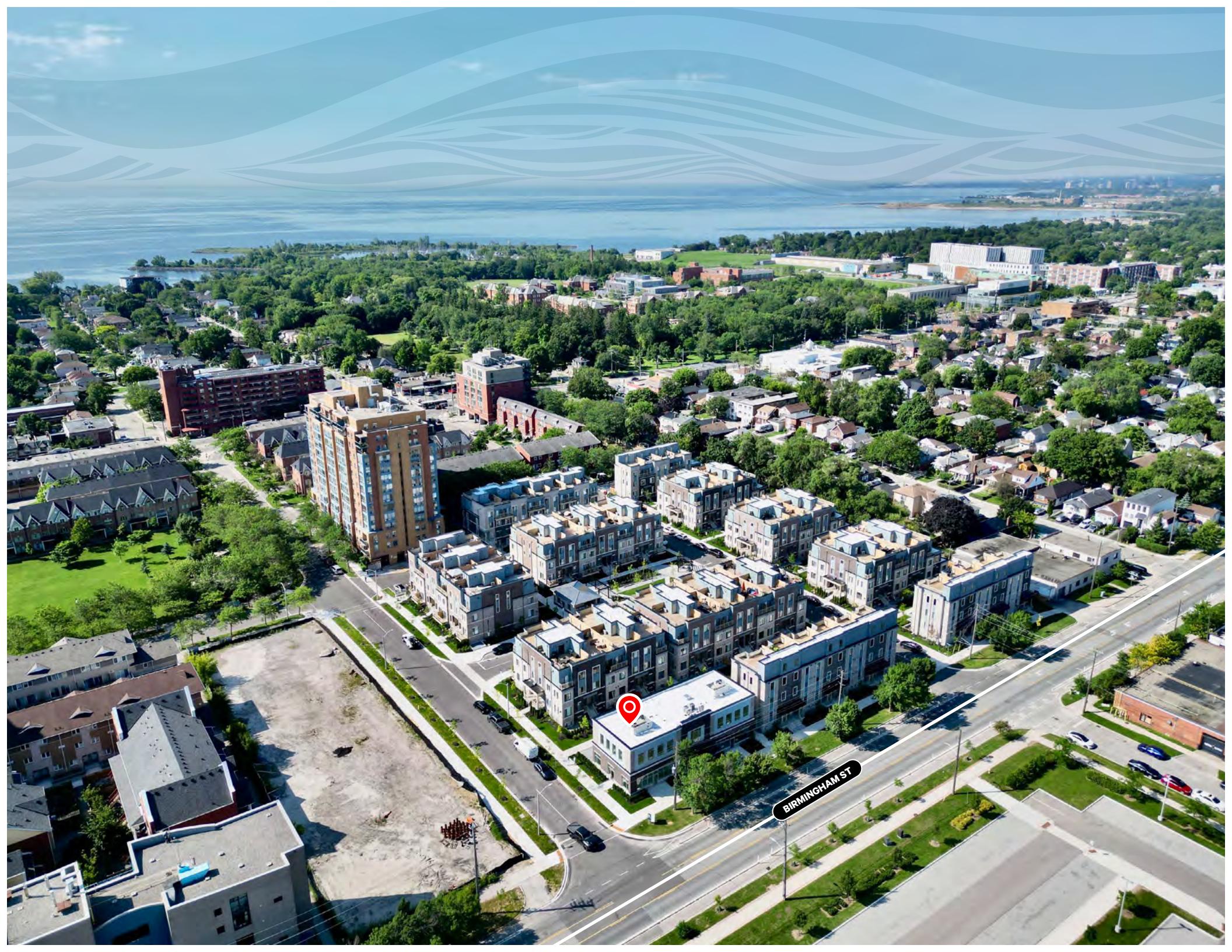


NEW PARKETTE



SURFACE PARKING





BIRMINGHAM ST



BIRMINGHAM ST

Floor Plan

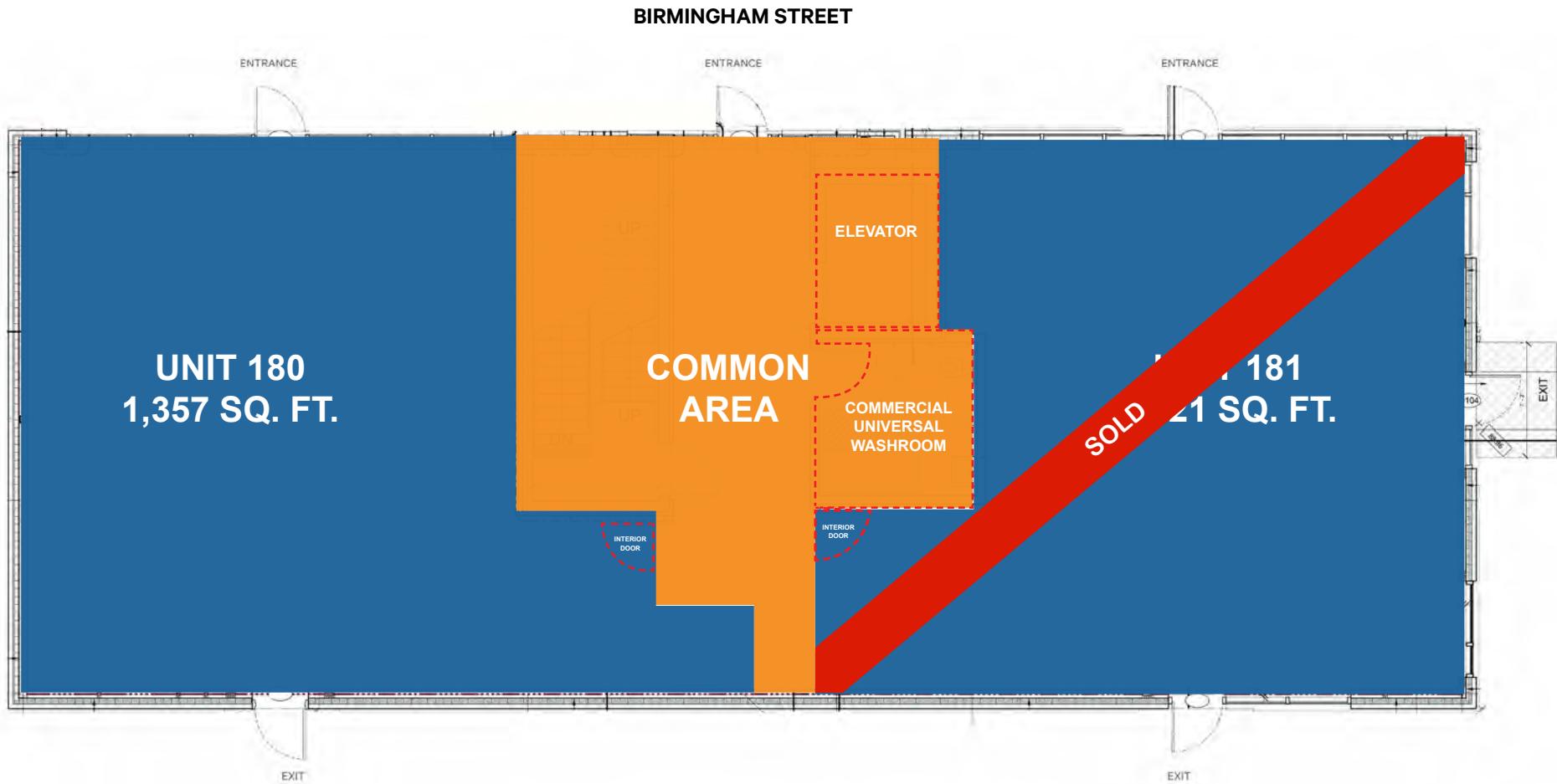
Ground Floor

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



Floor Plan

Second Floor

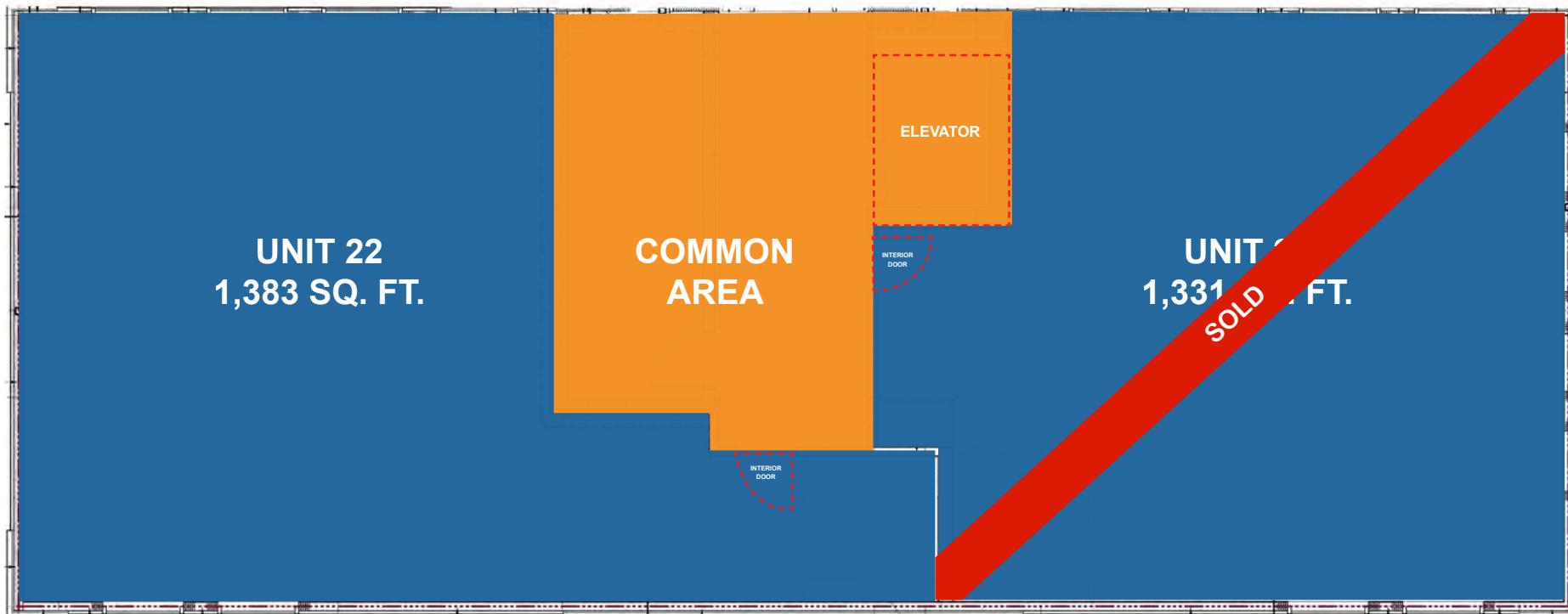
Unit	Size	Asking Price	Closing Date
22	1,383 Sq. Ft.	\$660,000	Jan 2024

*1 parking spot included in the price

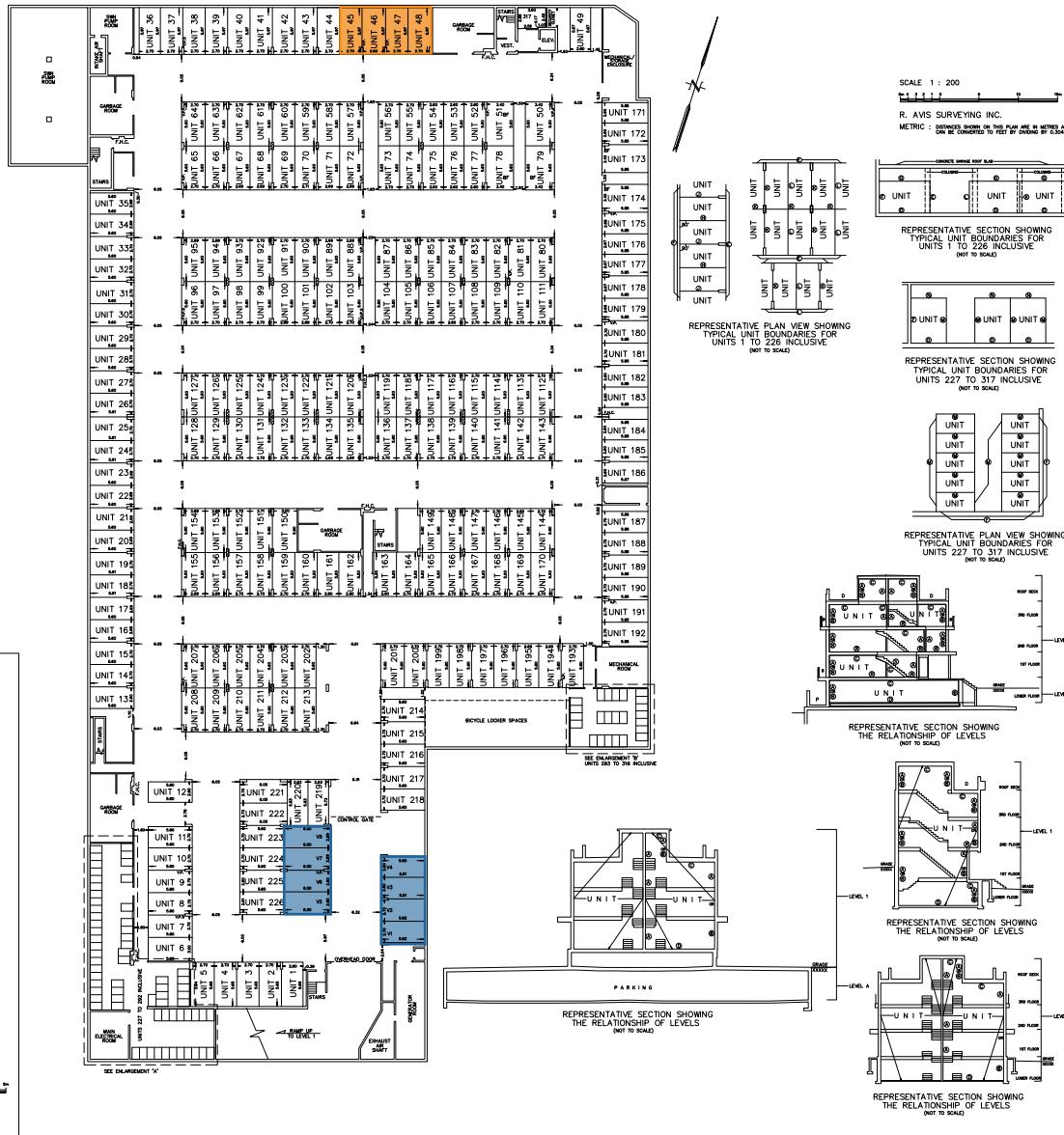
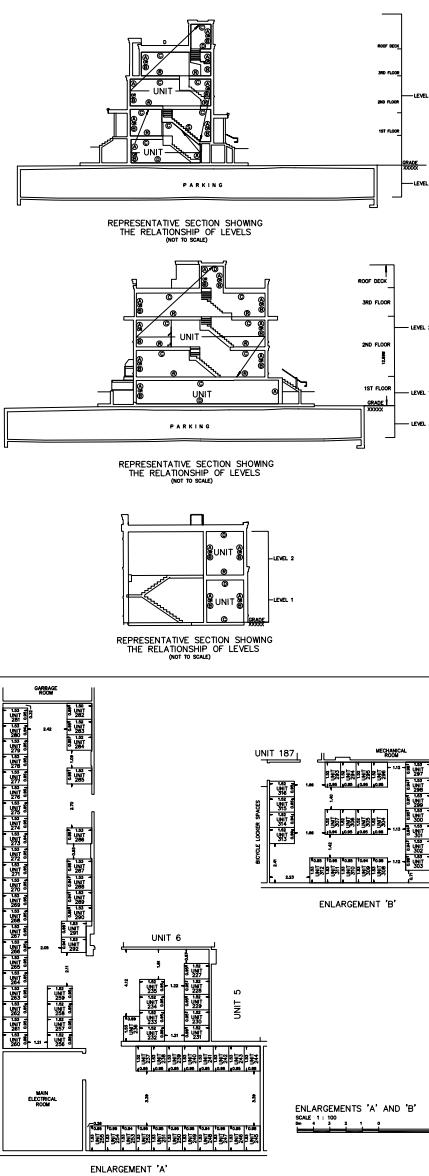
Unit	Size	Asking Price	Closing Date
23		SOLD	

*1 parking spot included in the price

BIRMINGHAM STREET



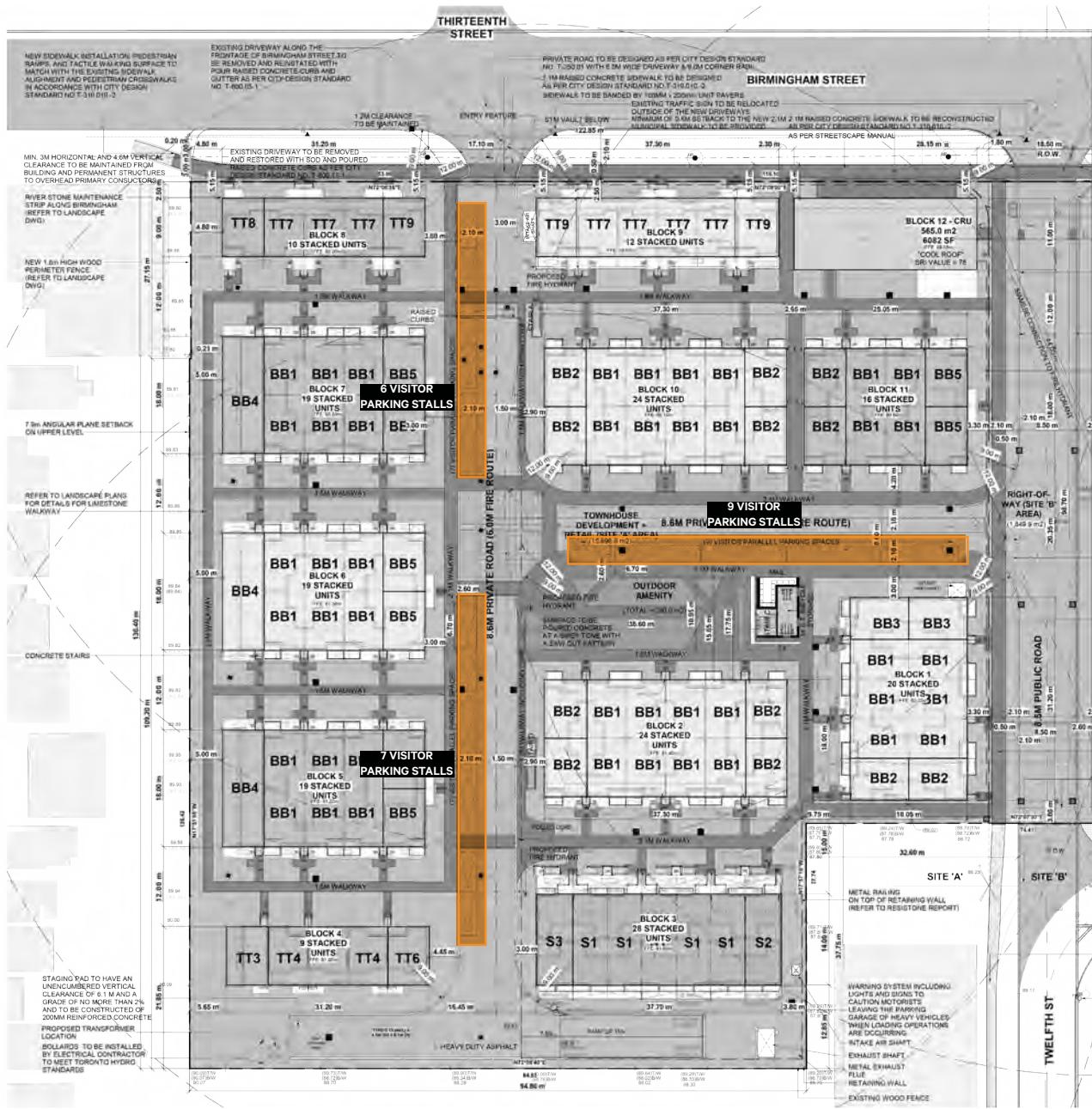
Parking Plan *Underground*



**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

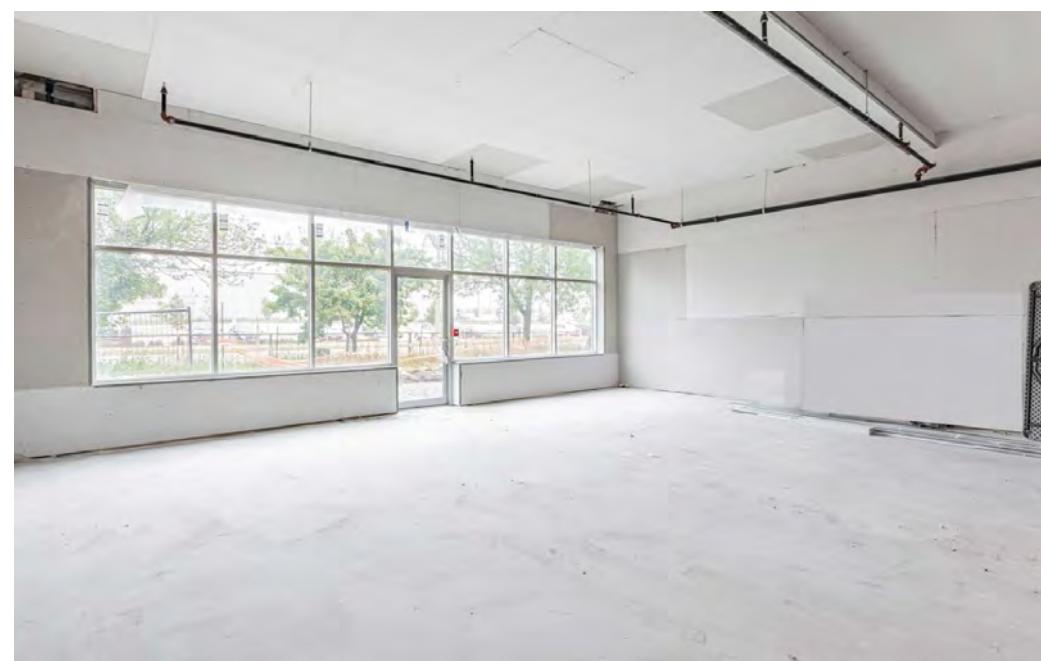
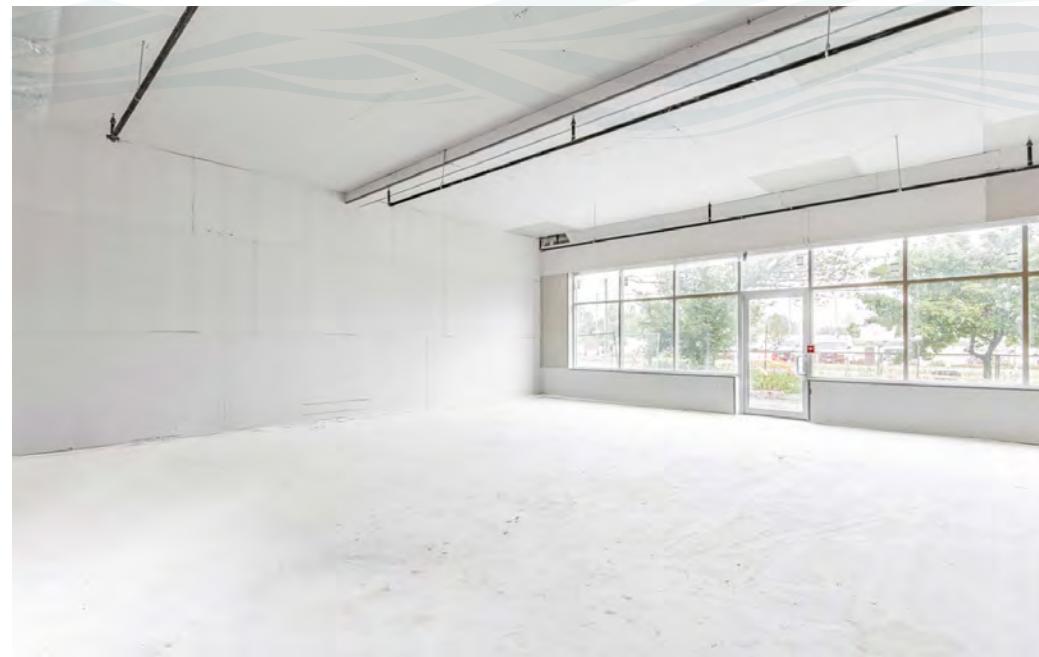
Surface



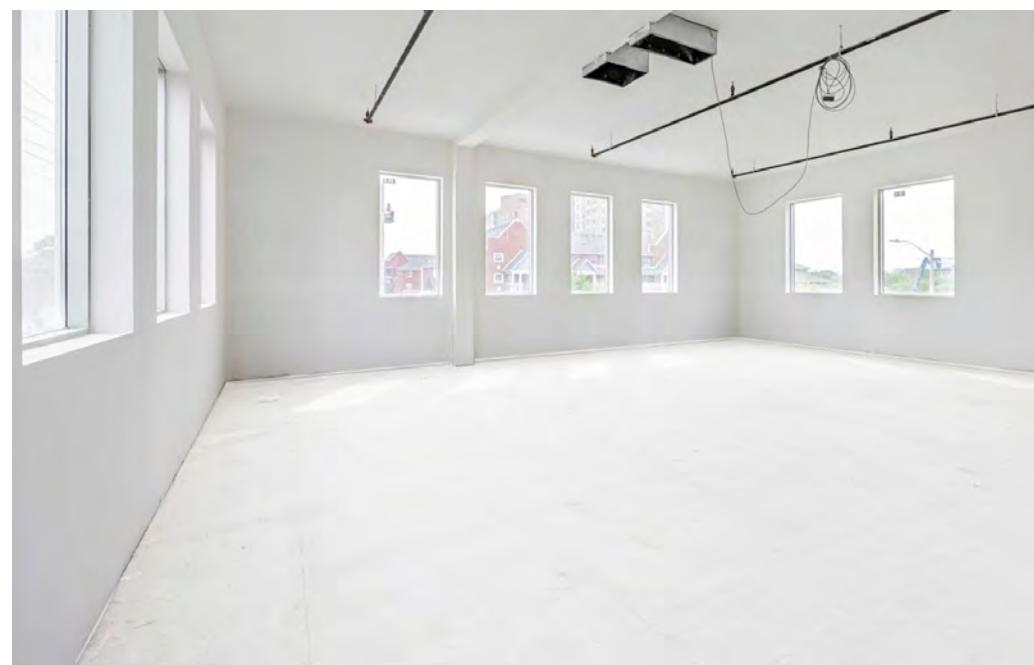
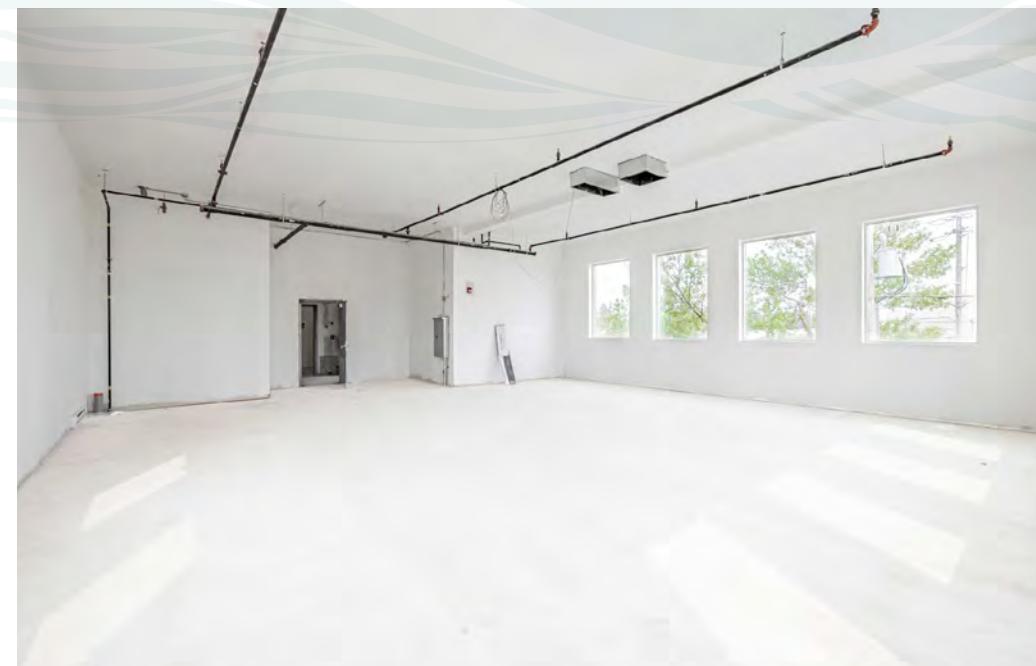
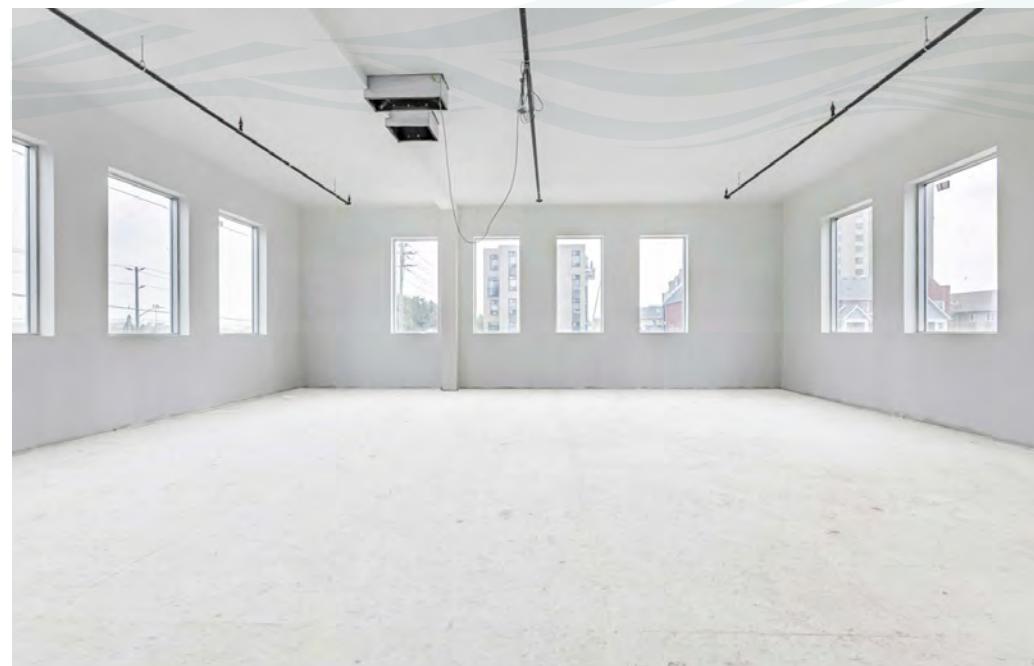
Exterior Pictures



Ground Floor Interior *Pictures*

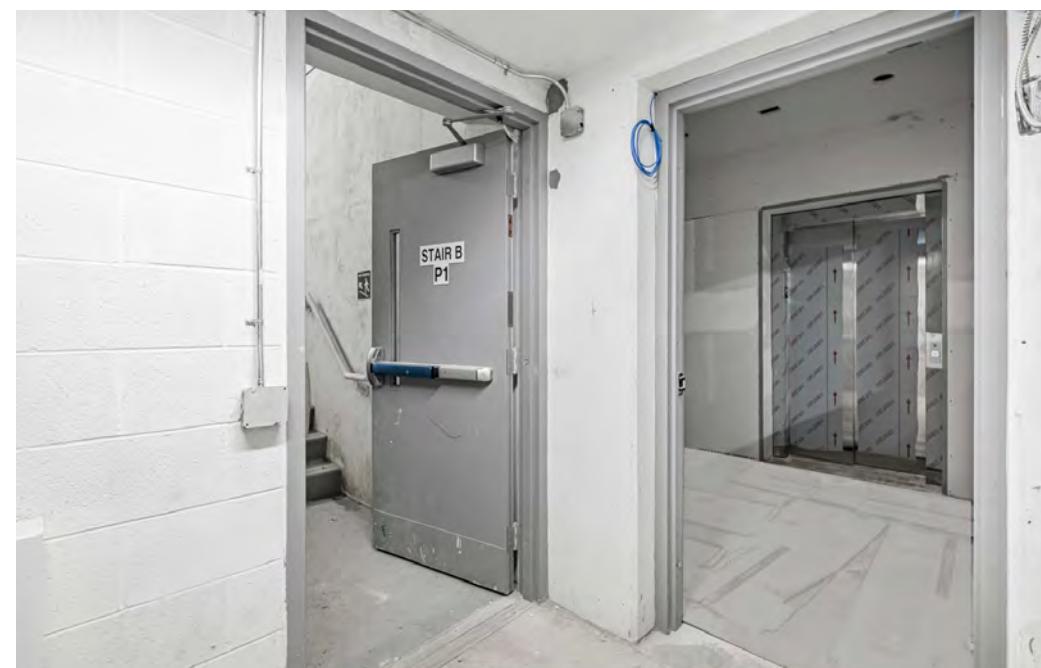
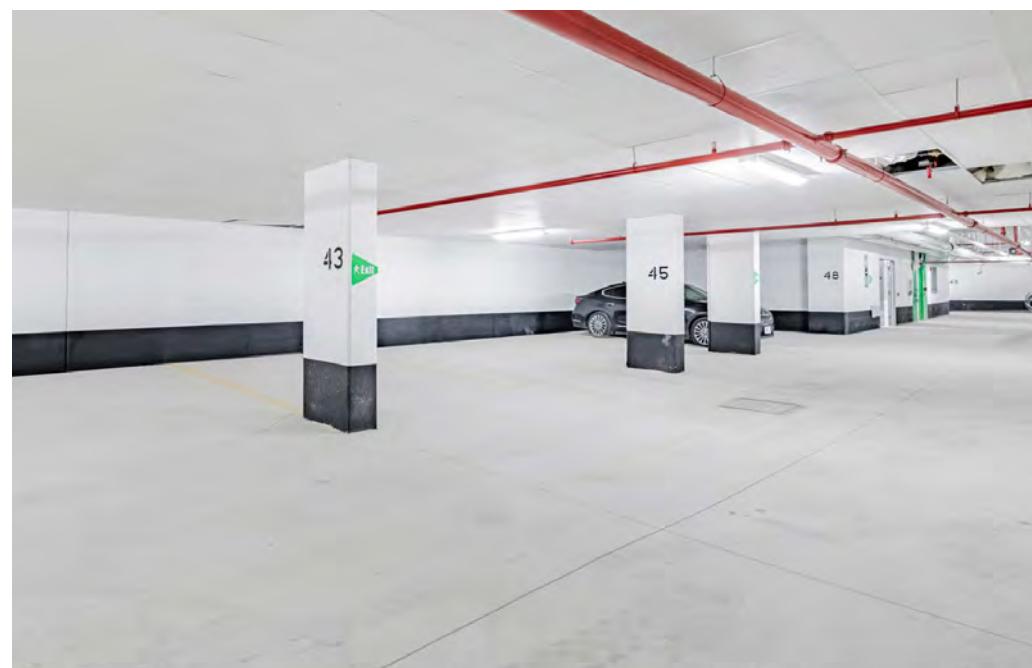
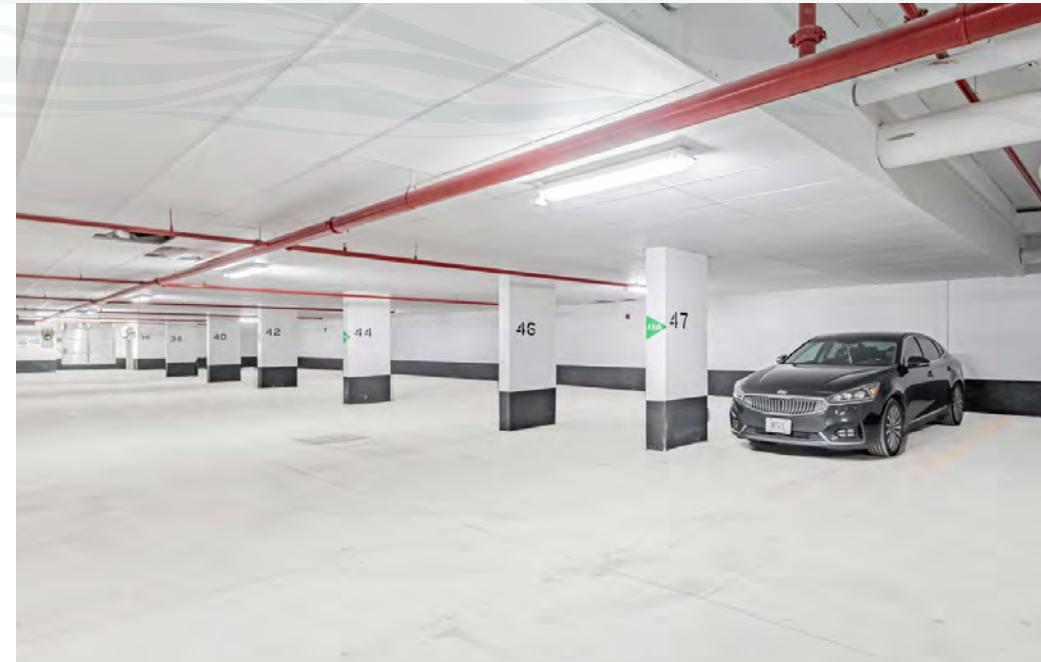


Second Floor Interior *Pictures*



Underground Parking

Pictures



Zoning & Permitted Uses

City of Etobicoke



CITY OF ETOBICOKE ZONING 350-38

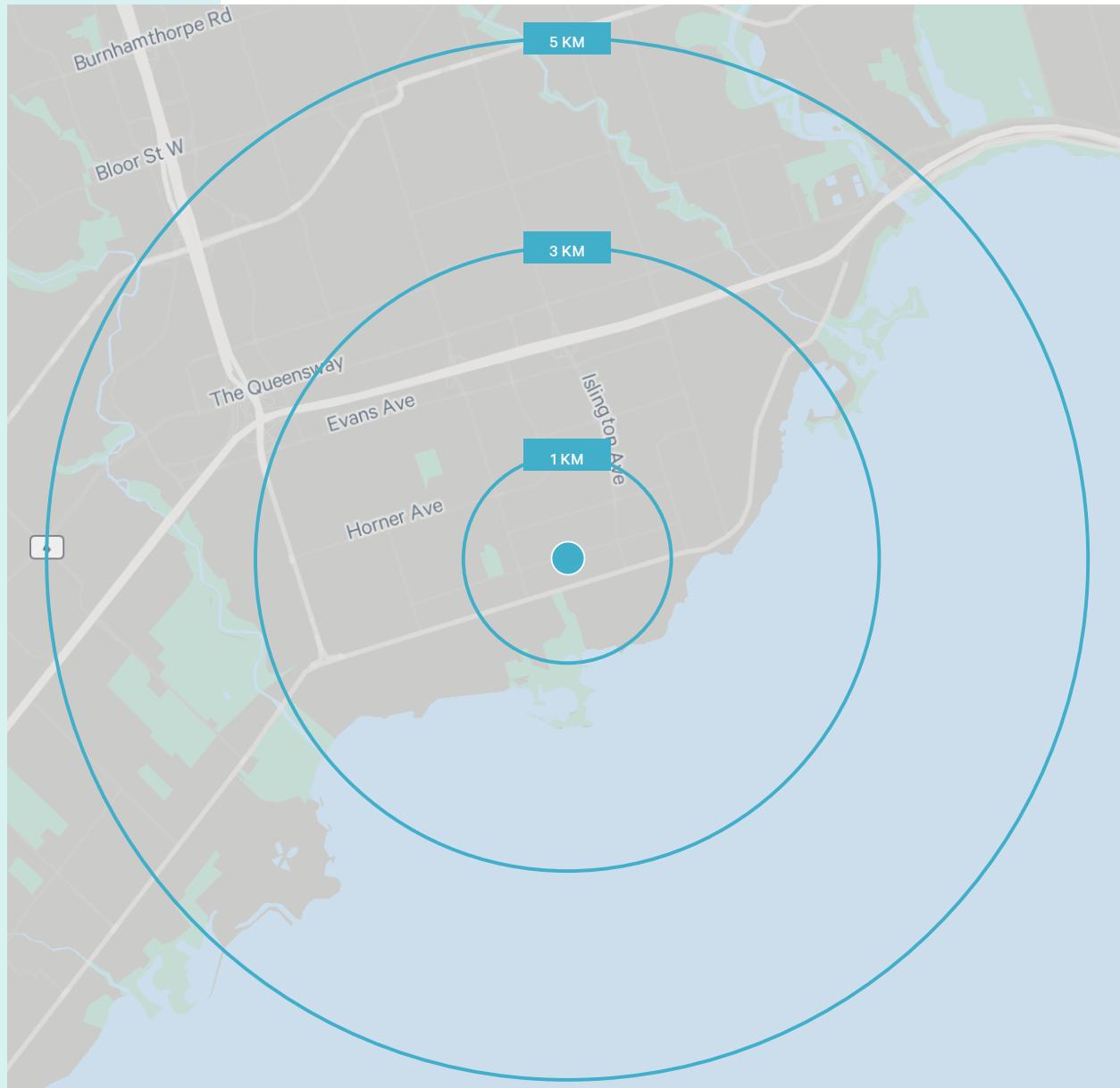
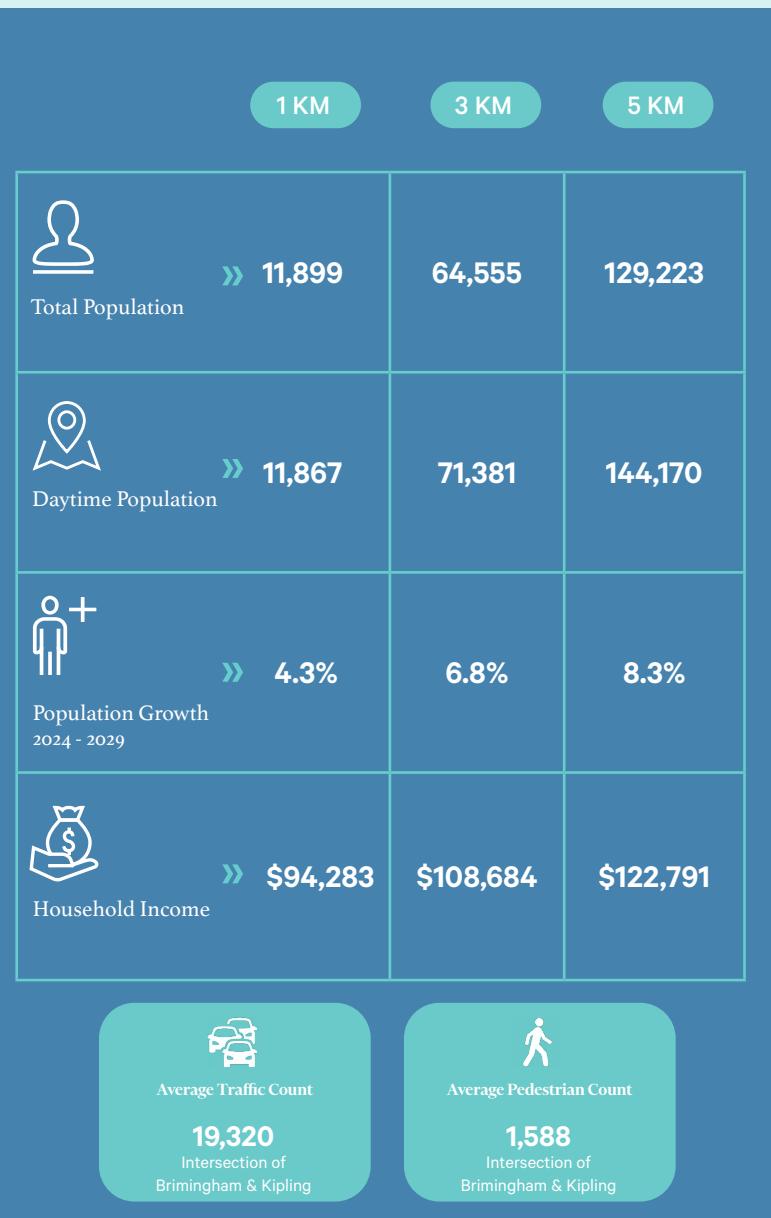
PERMITTED USES INCLUDING BUT NOT LIMITED TO:

- 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



Location & Amenities



217 Birmingham Street

Commercial Units For Sale

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