



**FOR SALE**  
Development Opportunity  
in Etobicoke

# 1122 Islington Avenue

ETOBICOKE, ON







# Table of Contents

EXECUTIVE SUMMARY	03
PROPERTY OVERVIEW	04
LOCATION OVERVIEW	05
AMENITIES OVERVIEW	06
PROPOSED DEVELOPMENT	07
PROPOSED RENDERINGS	08
POPULATION OVERVIEW	10
OFFERING PROCESS	11
CONTACT INFORMATION	13





# Executive Summary

**On behalf of the Vendor, Colliers International (the “Advisor”) is pleased to offer for sale 1122 Islington Avenue, Etobicoke, ON (the “Property”)—a rare development opportunity in one of Toronto’s most sought-after residential neighbourhoods.**

Strategically located in the heart of the Bloor-Islington corridor, the Property presents an exceptional opportunity for developers to capitalize on sustained demand for upscale residential product in this established and evolving area. The surrounding neighbourhood features an impressive concentration of luxury townhome, condominium, and detached home developments, underscoring the area’s long-standing appeal to discerning buyers.

The Property is ideally positioned between luxury townhome communities by Plaza to the north and Dunpar to the south, with direct adjacency to the Islington Parkette, enhancing the privacy and appeal of any future development. This pocket of Etobicoke offers the best of both worlds: urban connectivity with suburban charm. Residents will benefit from proximity to public transit (including bus and subway access), schools, parks, shopping centres, and a variety of dining and lifestyle amenities.

Don’t miss out on this exceptional development opportunity to secure a premier site in one of Toronto’s most dynamic residential nodes.

## KEY INVESTMENT HIGHLIGHTS



Existing property currently tenanted, with flexibility of timing.



Development opportunity in Etobicoke, with total gross buildable floor area of 14,865 SF.



7 Townhouse, 4 Storey Development. Each townhouse 3bdrm+den, with garage parking.



Rapidly intensifying area, directly located close to transit and amenities.



# Property Overview



ADDRESS	1122 Islington Avenue, Etobicoke ON
LEGAL DESCRIPTION	PT LT 128, PL 1553, AS IN EB312481; ETOBICOKE, CITY OF TORONTO
SITE AREA	8,869 SF
FRONTAGE	67.48 feet on Islington Avenue (according to Survey)
DEPTH	131.43 feet on Chauncey Avenue (according to Survey)
BUILD YEAR	1947
ZONING	R (f13.5; a510; d0.45) under Zoning By-law 569-2013 SPA pending
TAXES	\$9,150.77 (2024)



# Location Overview



## TRANSIT

15-MIN WALK TO BLOOR STREET - ABUNDANCE OF AMENITIES

Islington Subway Station	12-min walk, 2-min drive
Kipling Subway Station & Kipling GO	5-min drive, 20-min walk
Gardiner Expressway	5-min drive
Highway 427	8-min drive
Highway 401	15-min drive
Queen Elizabeth Way	10-min drive
Toronto Pearson International Airport	15-min drive
Downtown Toronto (Union Station)	20-min drive
Sherway Gardens Mall	9-min drive

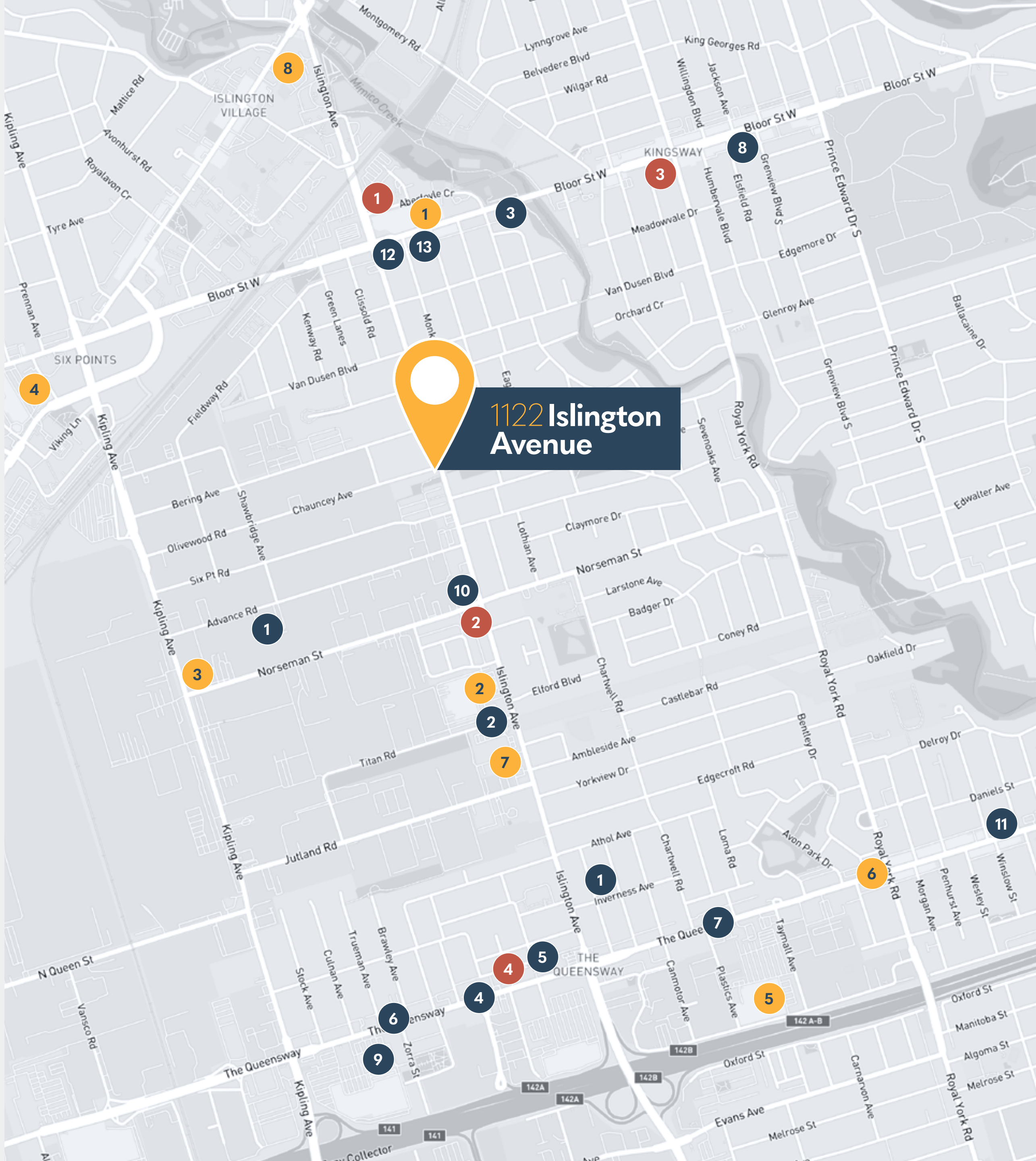


# Amenities Overview

## AMENITIES

1122 Islington Avenue benefits from close proximity to several shopping centres, including Cloverdale Mall, CF Sherway Gardens, and Humbertown Shopping Centre, all within a 5-minute drive. The area offers a plethora of dining options, from local eateries to international cuisines, reflecting the community’s multicultural fabric.

GROCERY	FOOD + BEVERAGE
1 Sobeys Bloor & Islington	1 Mascot Brewery and Restaurant
2 No Frills	2 Beertown Public House Etobicoke
3 Freebird Market	3 Harry’s Steak House
4 Farm Boy	4 Buon Giorno Café
5 Costco Wholesale	5 D Spot Dessert Cafe Etobicoke
6 Cosimo’s NOFRILLS Etobicoke	6 K&B Sushi
7 Healthy Planet - Etobicoke	7 Osteria Pizza
8 Rabba Fine Foods	8 Swiss Chalet
BANKS	9 Mandarin Restaurant
1 Meridian Credit Union	10 Second Cup Café
2 TD Canada Trust Branch and ATM	11 Tom’s Dairy Freeze
3 CIBC Branch with ATM	12 Vintage Thai
4 Scotiabank	13 Spicebros





# Proposed Development



## OVERALL DEVELOPMENT

Type	7 parcel of tied land townhouses
Total Gross Floor Area	14,260 square feet
Floor Space Index	161%
Building Height	14.10m or 46.26 feet

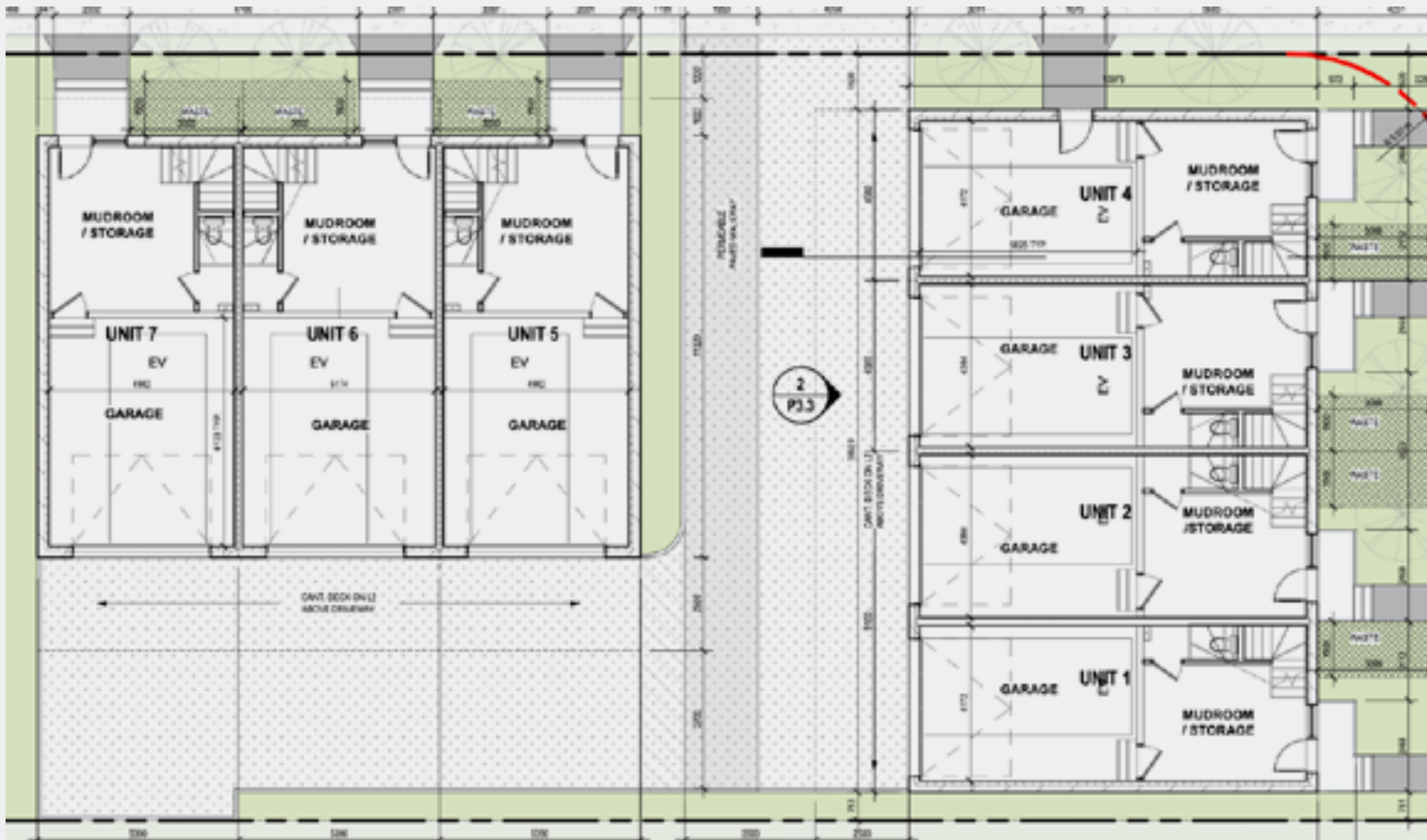
## STATS PER INDIVIDUAL PROPOSED TOWNHOUSE

Gross Floor Area	4 Block A units – 1,881 square feet each 3 Block B units – 2,271 square feet each
Building Width	4 Block A units – 15' 3 Block B units – 17' 8"
Building Depth	4 Block A units – 35' 11" 3 Block B units – 37' 1"
Storeys	4
Bedrooms	3+Den
Bathrooms	2.5
Parking	1 garage



# Proposed Renderings

GROUND  
LEVEL



THIRD  
LEVEL



SECOND  
LEVEL



FORTH  
LEVEL

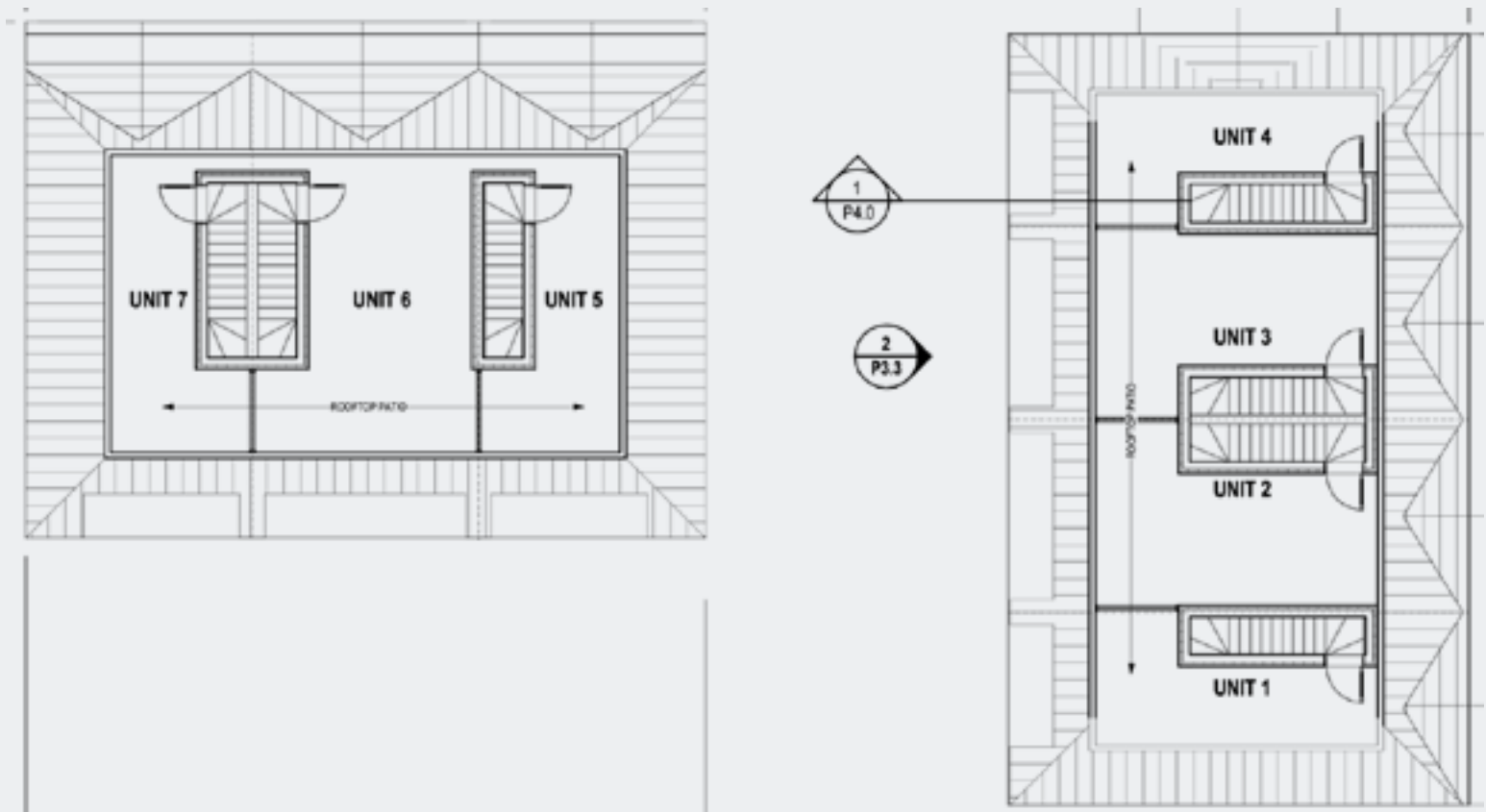




# Proposed Renderings



**ROOFTOP  
PATIOS**



**CROSS  
SECTION**







# Population Overview

## THE NEIGHBOURHOOD

1122 Islington Avenue is situated in the vibrant Islington-City Centre West neighbourhood of Etobicoke, Toronto. This area seamlessly blends urban convenience with suburban charm, making it an attractive locale for families, professionals, and investors alike.

With a steadily growing population, the Etobicoke area is home to a young professional demographic with strong disposable income.

The area has become a hub for young adults and families, with an abundance of restaurants, shopping, and fitness and entertainment options for those who live and work in the area.



WALK  
SCORE  
84



TRANSIT  
SCORE  
83

## DEMOGRAPHICS (3KM RADIUS)

Annual population growth	Average household income	% of population with income over \$100,000	Percentage of population with post-secondary education	Percentage of individuals who own homes
3.9%	\$256,221	55%	49%	64%



# Offering Process

**THE VENDOR HAS RETAINED COLLIERS INTERNATIONAL (THE “ADVISOR”) ON AN EXCLUSIVE BASIS TO OFFER FOR SALE 1122 ISLINGTON AVENUE, ETOBICOKE (THE “PROPERTY”).**

The Vendor welcomes interested parties to submit an offer to Purchase the Property on the Purchaser’s choice of forms to Colliers International at any time. Following a review of the proposals, the Vendor may elect to negotiate with a single Purchaser or select a short-list of Purchasers.

The Purchaser with the most attractive terms will be selected to negotiate a binding Agreement of Purchase and Sale. Purchasers are encouraged to complete as much pre-offer due diligence on the properties and information provided as the process and timeline permits.

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**SITE VISITS**

Property tours can be coordinated on a case-by-case scenario. Please coordinate with the listing team.

**SALE CONDITIONS**

The Property and all fixtures, chattels and equipment included are to be Purchased on an “as is, where is” basis and there is no warranty, expressed or implied, as to title, description, condition, cost, size, merchantability, fitness for purpose, quantity or quality thereof.

Any information related to the Property which has been or may be obtained from the Vendor, the Advisor or any other person, by a Prospective Purchaser, will have been provided solely for the convenience of the Prospective Purchaser and will not be warranted to be accurate or complete and will not form part of the terms of an Agreement of Purchase and Sale.

**DUE DILIGENCE**

Purchasers shall be provided with all due diligence materials regarding the Property via an online data room following the execution of a confidentiality agreement. In addition, access for inspections and reviews will be granted in accordance with the Agreement.

**CO-OP BROKERS** [LINK](#)  
**DIRECT BUYERS** [LINK](#)

**DEPOSITS**

An initial deposit of no less than 5% of the purchase price shall be paid by certified cheque to Colliers International in Trust, upon execution of a formal Agreement of Purchase and Sale. A further deposit of no less than 5% of the purchase price by certified cheque shall be paid to Colliers International In Trust, upon waiver of any Purchaser’s Conditions.

**OBLIGATIONS OF THE VENDOR**

The Vendor is not obligated to accept the highest bid or any agreement, nor is it obligated to state any reason for accepting or declining any agreement, nor will it be obligated to pay any costs incurred in connection with the preparation of any agreement. The Vendor will not be responsible for any damages alleged to have been suffered by Prospective Purchasers due to the failure of the Vendor to follow the procedures recommended herein.



# Offering Process

## DISCLAIMER

Neither the Vendor nor the Advisor, nor any of their respective affiliates, directors, officers, shareholders, employees, agents, solicitors, accountants, Advisors or other representatives, makes any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained in this CIM, the Additional Information, or of any other information given or statements made by any of them and such material, information, or statements should not be relied upon by Prospective Purchasers without independent investigation and verification.

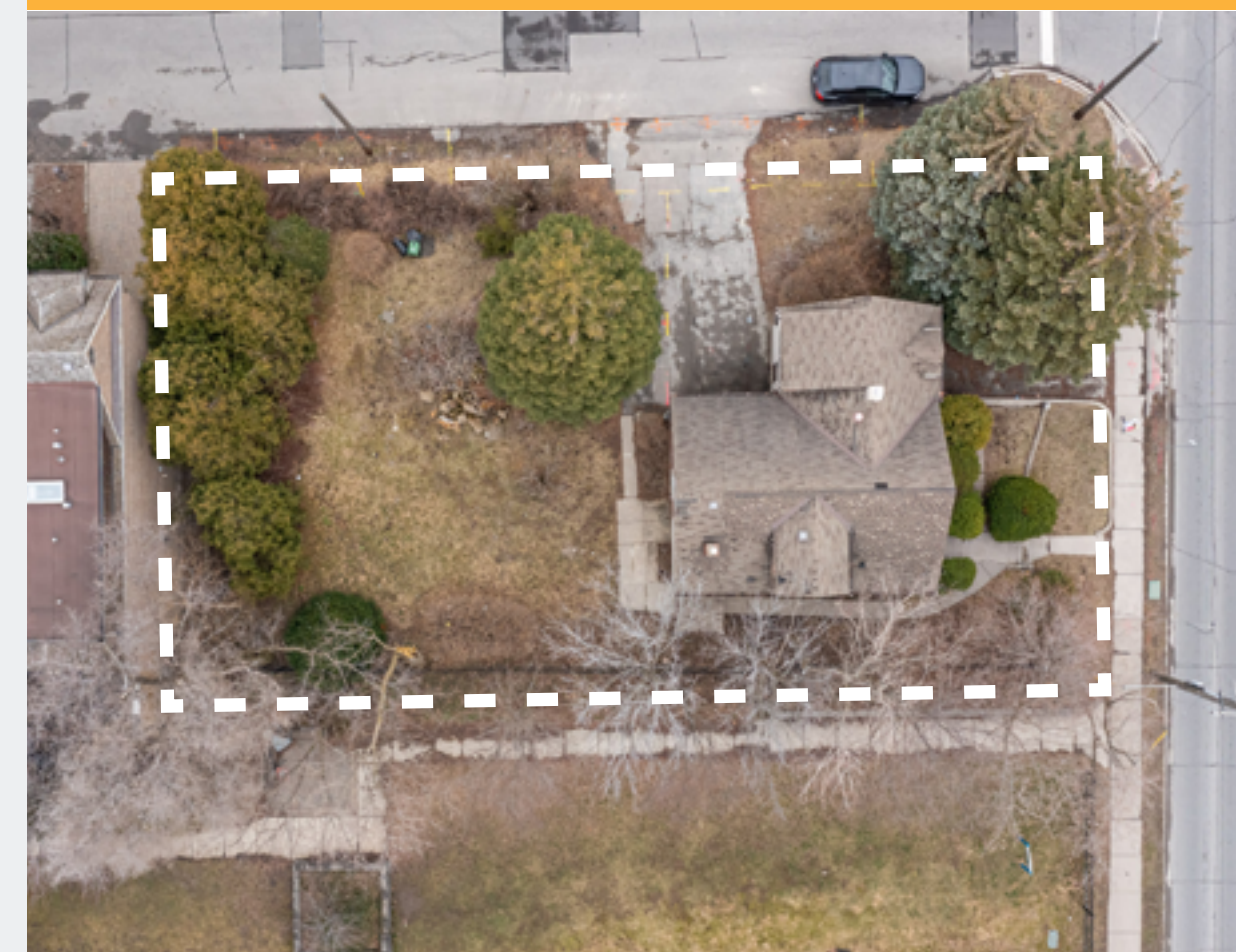
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accountants, Advisors and other representatives expressly disclaim any and all liability for any errors or omissions contained in the initial Property Summary, the CIM or in the Additional Information or in any other oral or written communications given or made available to Prospective Purchasers.

This CIM is not, and under no circumstances is it to be construed to be, an offering of securities, a prospectus, a public offering or an offering memorandum as defined under applicable securities legislation. No securities commission or regulatory authority in Canada, the United States of America or any other country has in anyway passed judgment upon the merits of the opportunity to acquire the Property or the accuracy or adequacy of this CIM. The Vendor and the Advisor reserve the right to withdraw, amend or replace all or any part of this CIM at

any time and undertake no obligation to provide Prospective Purchasers with access to any additional information, including all or any of the Additional Information. In all cases, Prospective Purchasers should conduct their own investigation and analysis of the Property.

Any sale of the Property will be subject to the terms of an accepted Offer to Purchase, which will supersede all prior communications, including this CIM.







**CONTACT US**  
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ISLINGTON AVENUE