



CUBECOM
FULL SERVICE REALTY



1007

The Queensway
RETAIL UNITS FOR SALE



SHAFIN JADAVJI
PRESIDENT &
BROKER OF RECORD
C: 416-725-7894
E: SHAFIN@CUBECOM.CA

CORY ROSEN
SENIOR VICE PRESIDENT
SALES REPRESENTATIVE
C: 416-523-7749
E: CROSEN@CUBECOM.CA

COOPER BLUME
SALES REPRESENTATIVE
C: 416-566-8217
E: CBLUME@CUBECOM.CA

VERGECOMMERCIAL.CA

TABLE OF CONTENTS

4 EXECUTIVE SUMMARY

6 EXISTING FLOOR PLANS

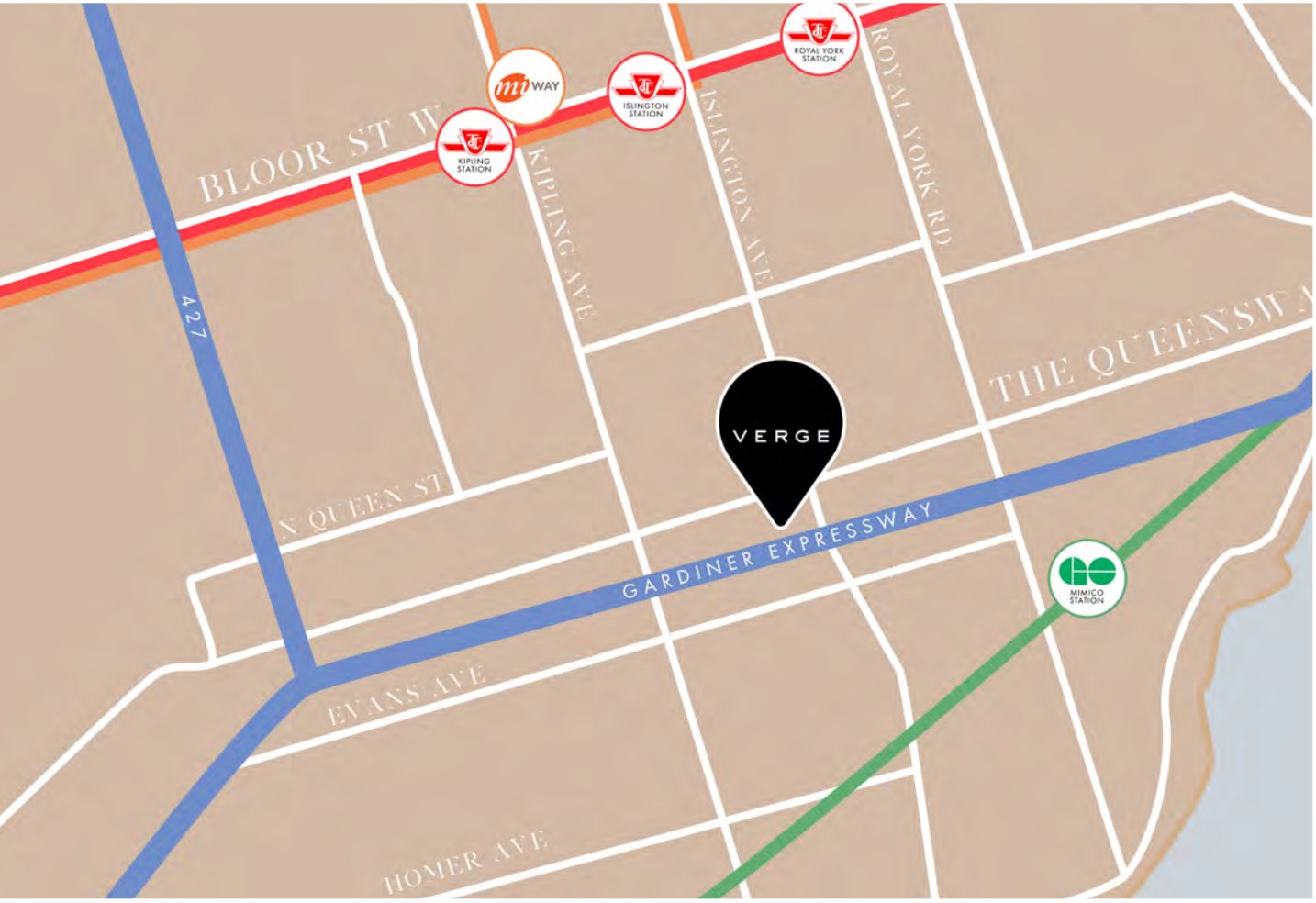
8 PROSPECT OVERVIEW

10..... AREA OVERVIEW

12 DEMOGRAPHICS

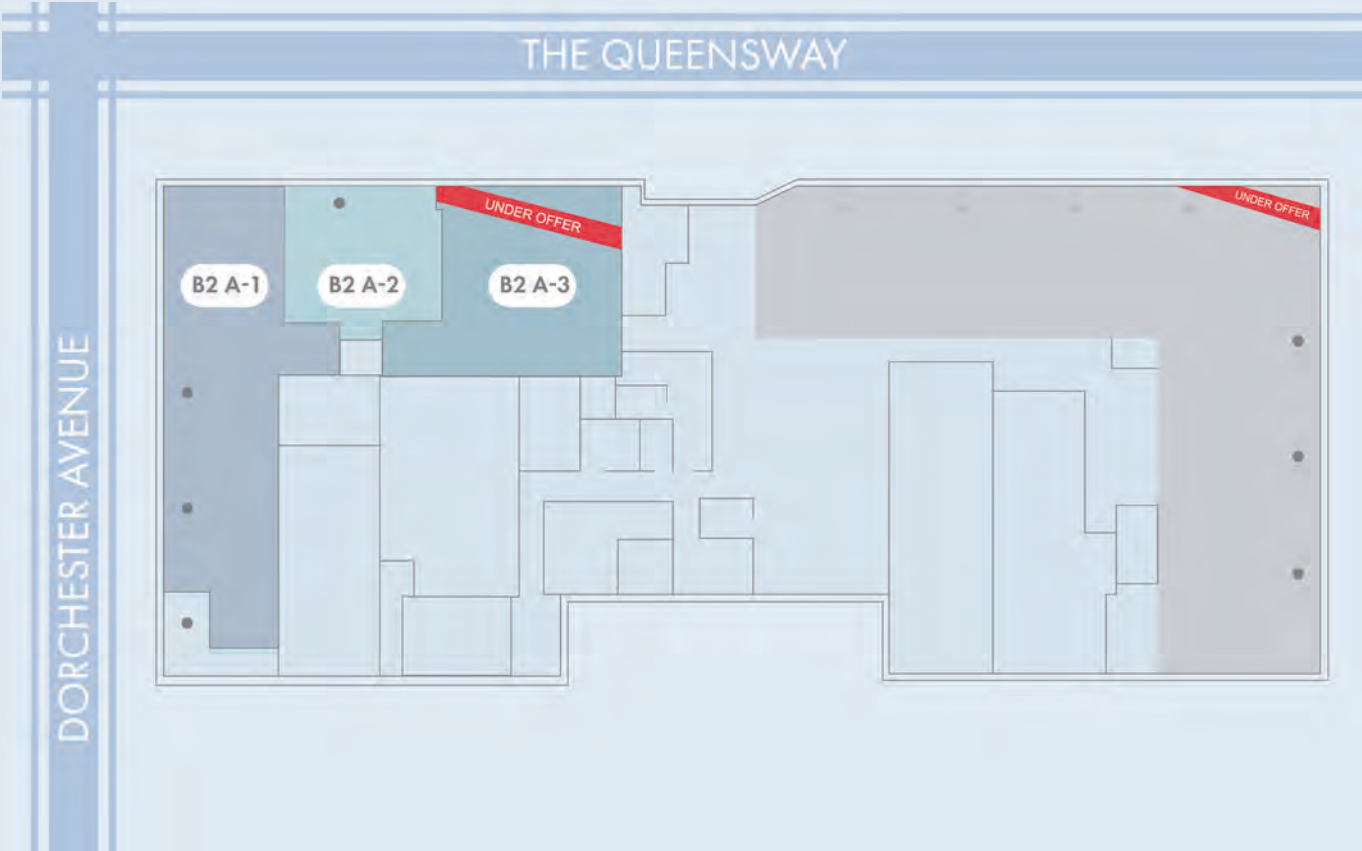
EXECUTIVE SUMMARY

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	\$900	\$2,086,611
B2 A-2	916	\$950	\$870,433
B2 A-3	1,572	\$900	\$1,415,068
TOTAL 4,806			

EAST PLAN



RETAIL	TOTAL SQFT	\$/SF	PRICE
B1 A-1	1,612	\$900	\$1,450,772
B1 A-2	2,729	\$900	\$2,455,726
B1 A-3	1,156	\$950	\$1,098,477
B1 A-4	2,028	\$900	\$1,824,844
TOTAL 7,399			

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.

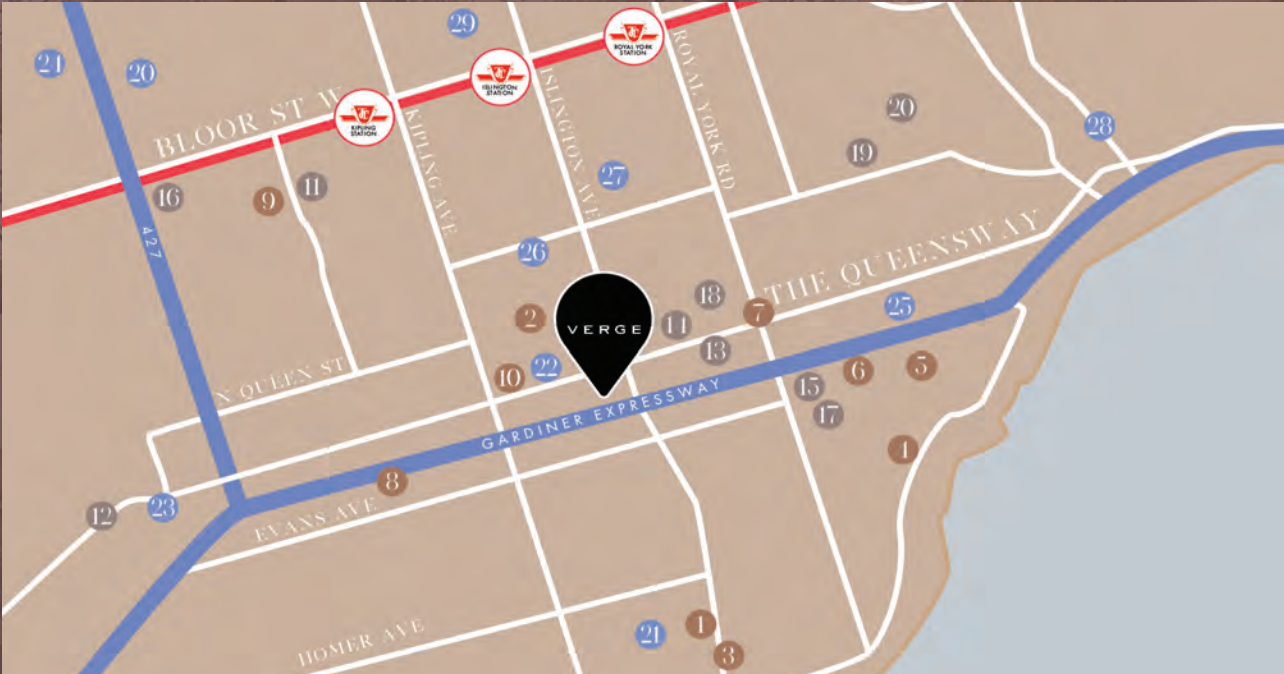


NEW DEVELOPMENTS

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

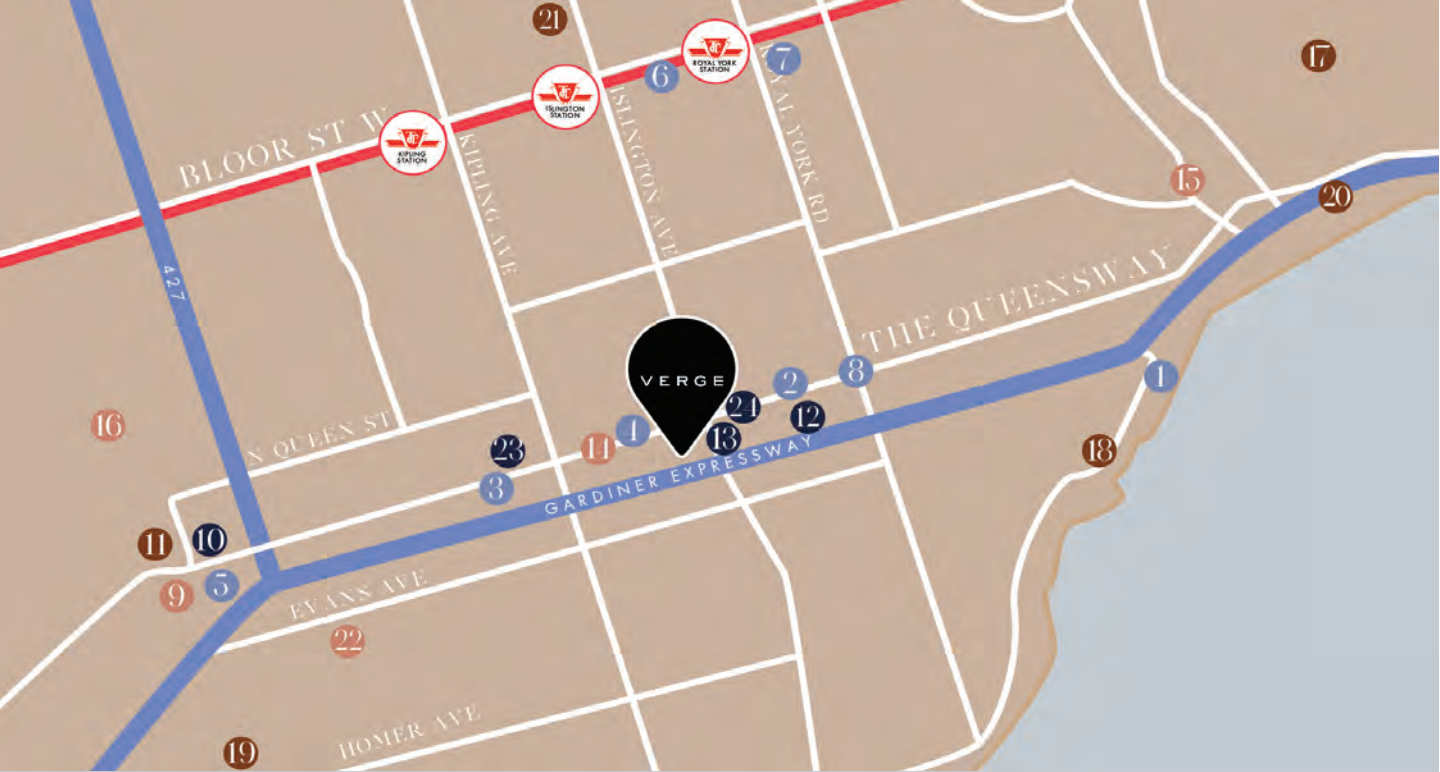
DEVELOPMENTS



PRE-CONSTRUCTION	UNDER CONSTRUCTION	COMPLETE
1. MERLIN RESIDENCES UNITS: 95 2950-2970 Lake Shore Blvd W, Toronto	11. PINNACLE ETOBICOKE UNITS: 2795 5481 Dundas St W, Toronto	21. LAKE & TOWN UNITS: 200 225 Birmingham St, Toronto
2. JOYA CONDOS UNITS: 321 1045 The Queensway, Toronto	12. GILGAN FAMILY QUEENSWAY HEALTH CENTRE 150 Sherway Dr, Toronto	22. 36 ZORRA CONDOS UNITS: 459 36 Zorra St, Toronto
3. 210 ISLINGTON AVE UNITS: 352 210 Islington Ave, Toronto	13. 859 THE QUEENSWAY UNITS: 187 859 The Queensway, Toronto	23. ONE SHERWAY UNITS: 23, 26, 30, 32 205-235 Sherway Gardens Rd, Etobicoke
4. 2491 LAKE SHORE WEST UNITS: 352 2491 Lake Shore Blvd W, Toronto	14. KAZMIR CONDOS UNITS: 103 880 The Queensway, Toronto	24. EVERMORE AT WEST VILLAGE UNITS: 213 10 Eva Rd, Toronto
5. 20 FLEECELINE ROAD UNITS: 534 20 Fleeceline Rd, Toronto	15. GRAND CENTRAL MIMICO UNITS: 751 23 Buckingham Street, Toronto	25. EMPIRE PHOENIX UNITS: 499 251 Manitoba St, Toronto
6. GRAND PARK VILLAGE UNITS: 413, 1060 2-10 Audley St, Toronto	16. VALHALLA VILLAGE UNITS: 1135 300 The East Mall, Toronto	26. 66 JUTLAND UNITS: 16, 9, 9, 8, 8 66 Jutland Rd, Toronto
7. 522 ROYAL YORK UNITS: 560, 220, 187 522 Royal York Rd, Toronto	17. WEST SIX URBAN UNITS: 18,12 1 Blue Goose St, Toronto	27. WESTHAVEN ON ISLINGTON BUILDINGS: 24 1040 Islington Ave, Toronto
8. 580 EVANS UNITS: 1165 580 Evans Ave, Toronto	18. CURIO CONDOS UNITS: 206 801 The Queensway, Toronto	28. NXT & NXT2 Condominiums UNITS: 383 103-105 The Queensway, Toronto
9. 5509 DUNDAS WEST UNITS: 259 5509 Dundas Street West, Toronto	19. 301 PARK LAWN UNITS: 39 301 Park Lawn Rd, Toronto	29. VIVID CONDOS UNITS: 250 1 Michael Power Pl, Toronto
10. 40 SAINT LAWRENCE AVE UNITS: 495, 382, 289 40 Saint Lawrence Ave, Toronto	20. BACKYARD NEIGHBOURHOOD UNITS: 505 150 Berry Road, Toronto	30. ONE VALHALLA UNITS: 336, 298, 213 1 Valhalla Inn Rd., Toronto
TOTAL UNITS : 6,684	TOTAL UNITS : 5,751	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. Vibo | 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 |

GROCERY

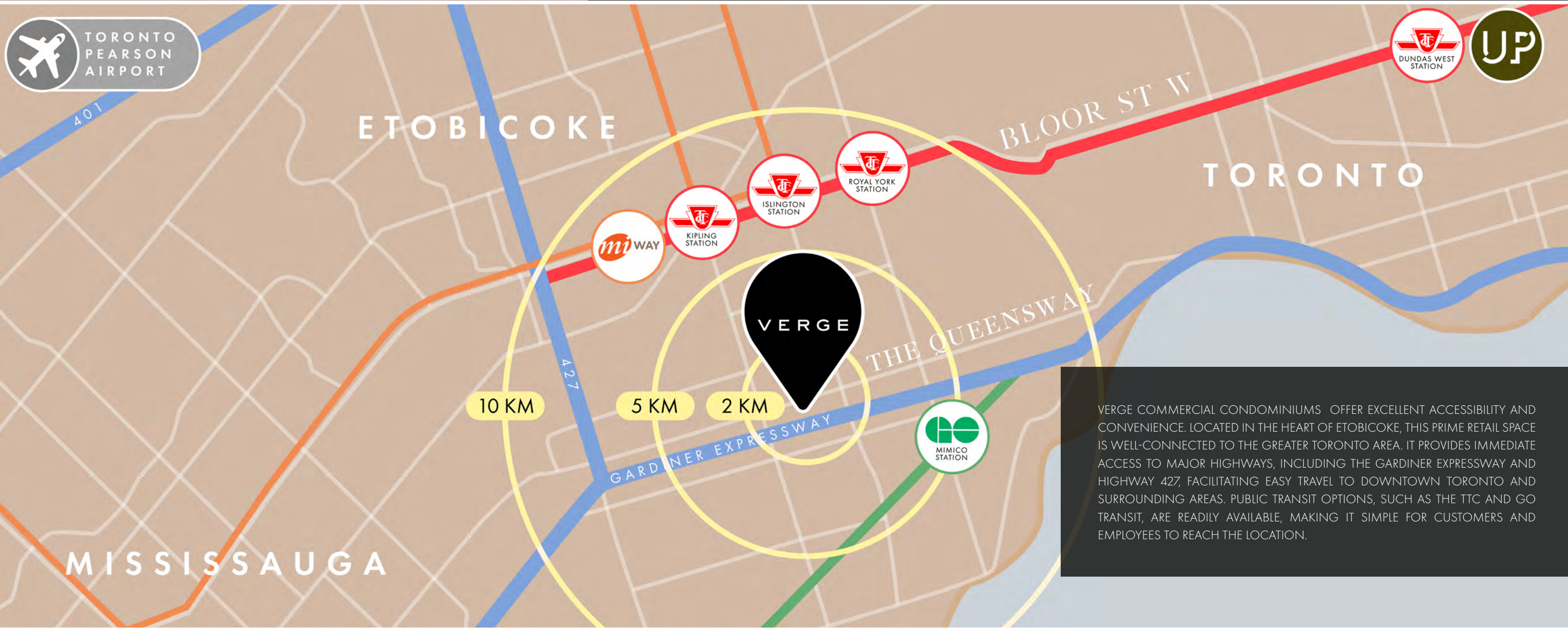
- | | |
|------------------------|-------------------------------|
| 16. Farm Boy | 841 Browns Line, Toronto |
| 17. Sobeys | 1255 The Queensway, Etobicoke |
| 18. Cheese Boutique | 45 Ripley Ave, Toronto |
| 19. Starsky Fine Foods | 2040 Dundas St E, Mississauga |

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 |

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 |





CUBECOM
FULL SERVICE REALTY

SHAFIN JADAVJI, CPA, CA, CBV

President & Broker of Record

shafin@cubecom.ca

C: (416) 725-7894

CORY ROSEN

Senior Vice President &

Sales Representative

crosen@cubecom.ca

C: (416) 523-7749

COOPER BLUME

Sales Representative

cblume@cubecom.ca

C: (416) 566-8217

DISCLAIMER.....

The contents in this CIM are based on information furnished by the Vendor and sources, which Cubecom deems reliable, however neither the Vendor nor Cubecom assume any responsibility. Prospective purchasers should not construe this information as architectural, legal, environmental or tax advice. Prospective purchasers are urged to complete a full due diligence process, and to engage the appropriate advisors on any matters related to the Property, the Vendor and Cubecom make no representations to the contrary. Prospective purchasers acknowledge that neither Cubecom nor the Vendor makes any representations and/or warranties as to the accuracy or completeness of the data found in this CIM. The prospective purchasers acknowledge that by receipt of this package they have executed Cubecom's Confidentiality Agreement and as such have released Cubecom and the Vendor from any liability for the use of these materials. Furthermore, prospective purchasers acknowledge that the information has been provided in summary form. The summaries do not propose to constitute legal nor accounting analysis of the provisions of the documents and are not necessarily complete, accurate descriptions of all the information related to an acquisition of the Property. Prospective purchasers are expected to examine all such documents independently and with their own advisors.

**1007 THE QUEENSWAY
TORONTO, ON, M8Z 6C7**

The contents of this package are based on the information furnished by principals and sources which we deem reliable, but for which we can assume no responsibility, which may change at any time.

