

Fully Leased Retail Portfolio

FOR SALE

772 – 784 THE QUEENSWAY, ETOBICOKE



Prime new retail at the base of the Queensway Park Condo building

- Excellent exposure and visibility to The Queensway.
- 5 condominium retail units totalling 17,160 square feet available for portfolio purchase.
- 15 ground level surface parking spaces for retail customers.
- Tenant Mix: The Beer Store, Kailash Dentistry, Scholars Education Centre, PetPal Care & Medico Pharmacy & Doc on The Block.
- Weighted Average Lease Term: 9.4 years

LAWRENCE MOSSELSOHN *

Vice President, Retail Advisory
O: 416.636.8898 EXT. 258
C: 416.704.2421
lawrencem@thebehargroup.com

BARBARA KLESS **

Vice President, Retail Leasing
O: 416.636.8898 EXT. 240
C: 416.710.3304
bkless@thebehargroup.com

The Behar Group Realty Inc., Brokerage
1170 Sheppard Avenue West, Unit 24,
Toronto, ON M3K 2A3
Tel: 416.636.8898 / Fax: 416.636.8890
www.thebehargroup.com
* Broker ** Sales Representative

PROPERTY DETAILS

Total Size	17,160 sq.ft.
Sale Price	Contact Listing Agents

DEMOGRAPHICS

	1 km	3 km	5 km
Total Population	11,203	113,898	242,911
Total Daytime Population	9,914	108,690	220,245
Total Households	4,546	54,955	109,615
Average Household Income	\$119,069	\$116,027	\$128,145

Source: Estimates Neustar, 2021

UNIT DETAILS

Unit #	Address	Tenant	Unit Size	Sale Price
Unit 1	784 The Queensway	PetPal Care	3,212 sq.ft.	
Unit 2	780 The Queensway	Kailash Dentistry	1,643 sq.ft.	
Unit 3	778 The Queensway	Scholars	997 sq.ft.	Contact Listing Agents
Unit 4	776 The Queensway	Medico Pharmacy & Doc on The Block	4,243 sq.ft.	
Unit 5	772 The Queensway	The Beer Store	7,065 sq.ft.	



LAWRENCE MOSSELSON *

Vice President, Retail Advisory
O: 416.636.8898 EXT. 258
C: 416.704.2421
lawrencem@thebehargroup.com

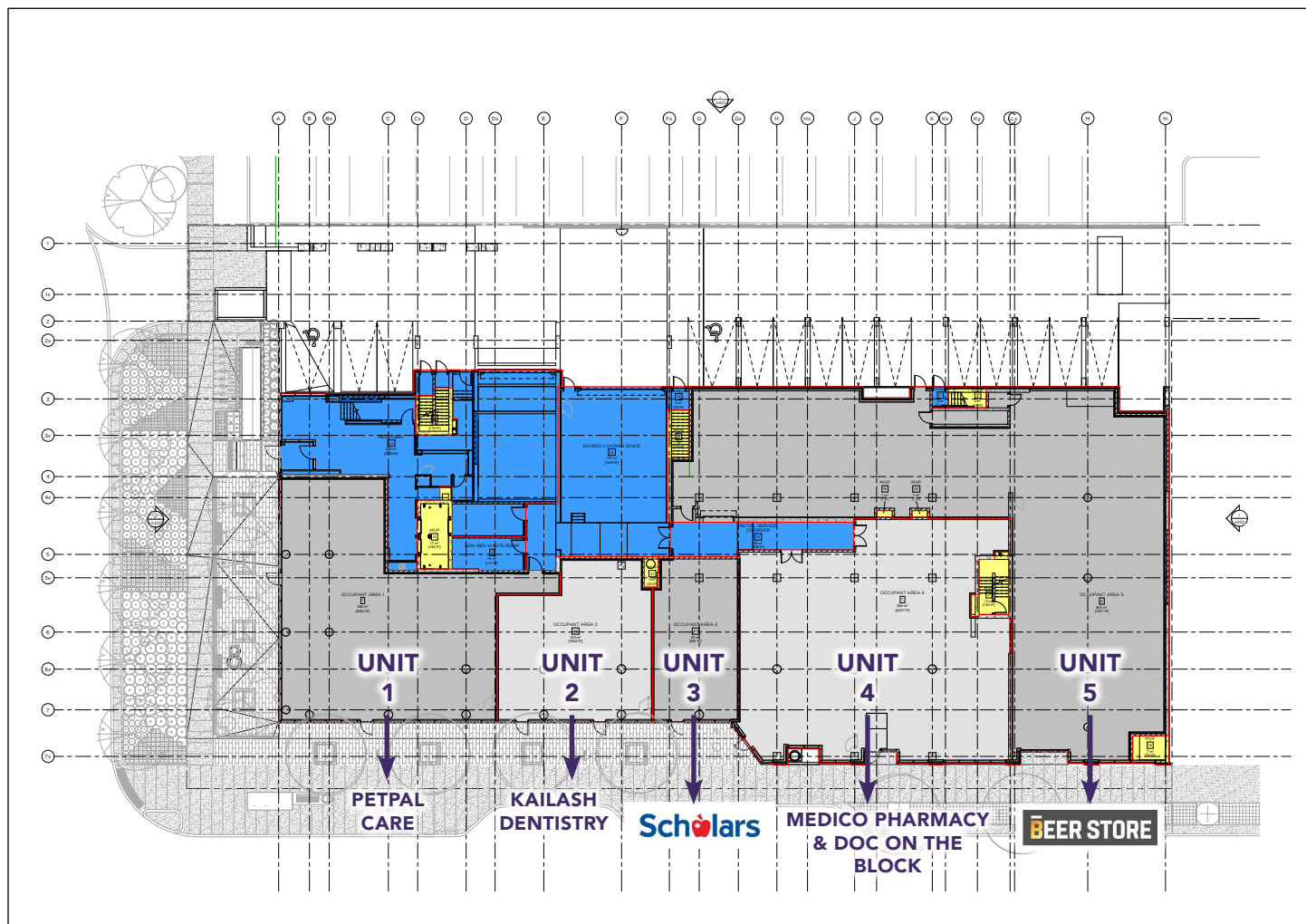
BARBARA KLESS **

Vice President, Retail Leasing
O: 416.636.8898 EXT. 240
C: 416.710.3304
bkless@thebehargroup.com



The Behar Group Realty Inc., Brokerage
* Broker ** Sales Representative

SITE PLAN



Unit 1	784 The Queensway	PetPal Care	3,212 sq.ft.
Unit 2	780 The Queensway	Kailash Dentistry	1,643 sq.ft.
Unit 3	778 The Queensway	Scholars	997 sq.ft.
Unit 4	776 The Queensway	Medico Pharmacy & Doc on The Block	4,243 sq.ft.
Unit 5	772 The Queensway	The Beer Store	7,065 sq.ft.

LAWRENCE MOSSELSOHN *

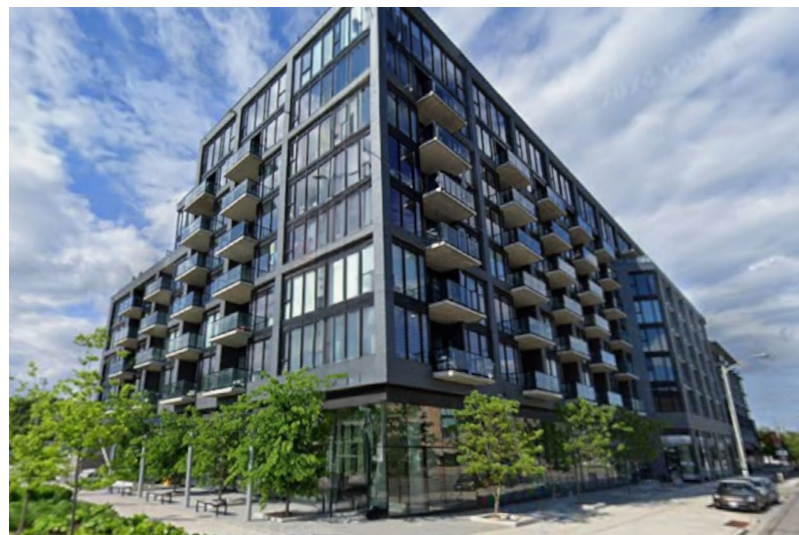
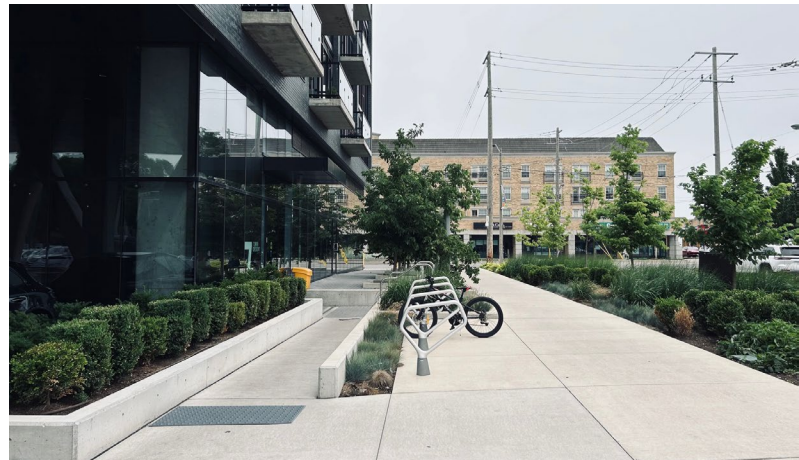
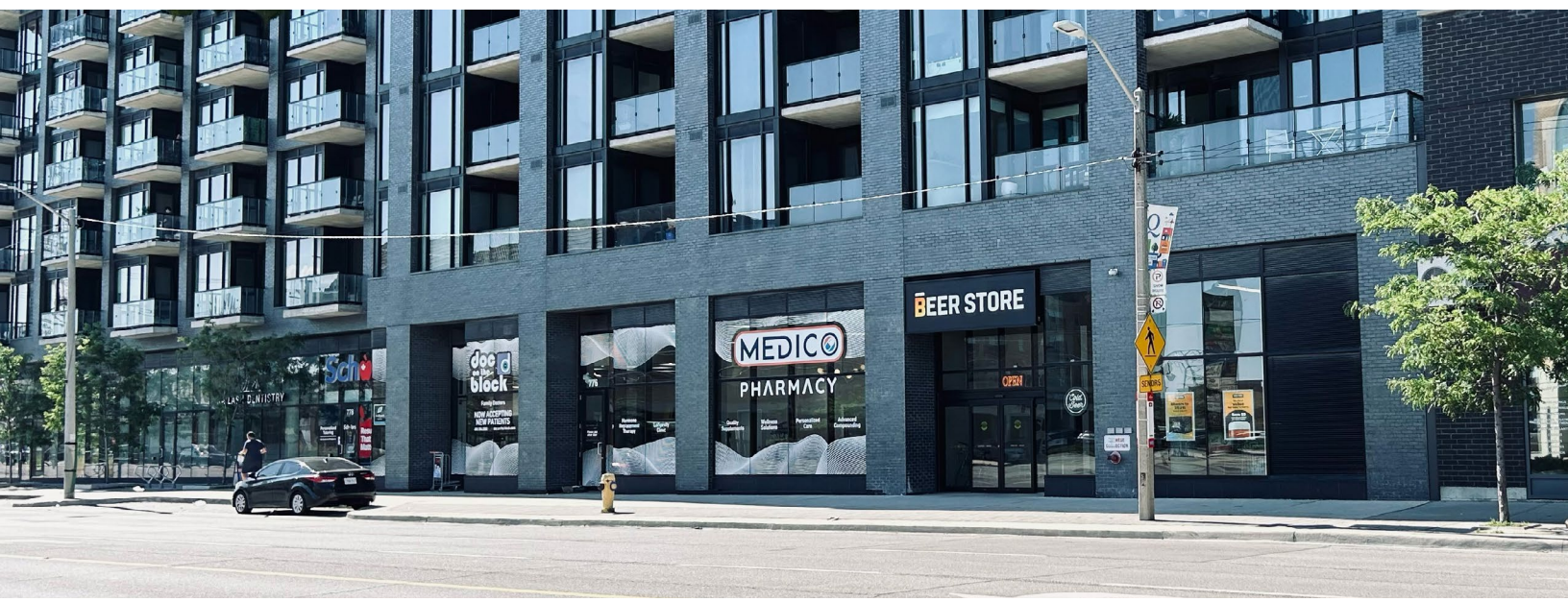
Vice President, Retail Advisory
O: 416.636.8898 EXT. 258
C: 416.704.2421
lawrencem@thebehargroup.com

BARBARA KLESS **

Vice President, Retail Leasing
O: 416.636.8898 EXT. 240
C: 416.710.3304
bkless@thebehargroup.com



The Behar Group Realty Inc., Brokerage
* Broker ** Sales Representative



LAWRENCE MOSSELSON *

Vice President, Retail Advisory
O: 416.636.8898 EXT. 258
C: 416.704.2421
lawrencem@thebehargroup.com

BARBARA KLESS **

Vice President, Retail Leasing
O: 416.636.8898 EXT. 240
C: 416.710.3304
bkless@thebehargroup.com



The Behar Group Realty Inc., Brokerage
* Broker ** Sales Representative



Unit 1 (784 The Queensway) - PetPal Care



Unit 2 (780 The Queensway) - Kailash Dentistry



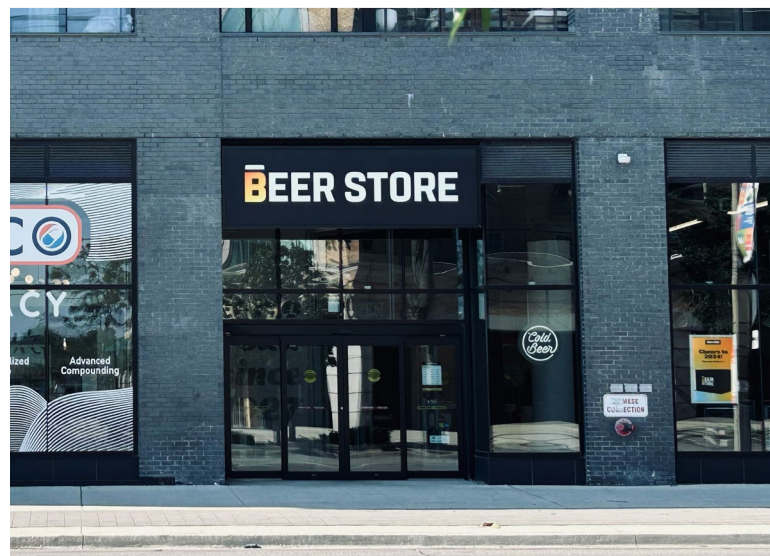
Unit 3 (778 The Queensway) - Scholars



Unit 4 (776 The Queensway) - Medico Pharmacy & Doc on The Block



Unit 4 (776 The Queensway) - Medico Pharmacy & Doc on The Block



Unit 5 (772 The Queensway) - The Beer Store

LAWRENCE MOSSELSOON *

Vice President, Retail Advisory
O: 416.636.8898 EXT. 258
C: 416.704.2421
lawrencem@thebehargroup.com

BARBARA KLESS **

Vice President, Retail Leasing
O: 416.636.8898 EXT. 240
C: 416.710.3304
bkless@thebehargroup.com



The Behar Group Realty Inc., Brokerage
* Broker ** Sales Representative



No Frills East of Property



Retailers Across the Street



Queensway Park Behind Condo

LAWRENCE MOSSELSON *

Vice President, Retail Advisory
O: 416.636.8898 EXT. 258
C: 416.704.2421
lawrencem@thebehargroup.com

BARBARA KLESS **

Vice President, Retail Leasing
O: 416.636.8898 EXT. 240
C: 416.710.3304
bkless@thebehargroup.com



The Behar Group Realty Inc., Brokerage
* Broker ** Sales Representative

CONFIDENTIALITY AGREEMENT (“CA”)

We (“Buyer”) have requested from The Behar Group Realty, Inc. (“Broker”) confidential information, for the sole purpose of evaluating a potential acquisition of 772-784 The Queensway, Etobicoke (“Property”).

In consideration of the Broker providing the Buyer with confidential information regarding the Property, the Buyer agrees to the following:

1. The Buyer is solely responsible for verifying and confirming all information provided to them by the Broker. The Broker does not make any representation or warranty as to the accuracy of the confidential information.
2. The Buyer shall treat all information provided to them by the Broker concerning the Property, that is not a matter of public record, as strictly confidential.
3. The Buyer will not disseminate or disclose any information provided to them by the Broker concerning the Property, that is not a matter of public record, to any other individual, entity, or company. The Buyer understands that this information may only be disclosed to its employees, partners, or advisors, only to the extent that they need to know such information for the purpose of evaluating the potential acquisition of the Property. The Buyer agrees to assume full responsibility for any breach of this Agreement by its employees, partners, or advisors, and agrees to inform them of the confidential nature of such information prior to disclosure.
4. The Buyer will not utilize any information provided to them by the Broker, that is not a matter of public record, other than for evaluating the potential acquisition of the Property.
5. The Buyer agrees to immediately return all information provided, and any copies made thereof, at the Broker’s request.
6. There is no obligation for any party to enter into any form of agreement with respect to the Property.
7. The obligations as outlined in this Agreement shall terminate six (6) months after the date of this Agreement.

DATA ROOM

A Data Room has been set up for this transaction. Prospective purchasers are strongly encouraged to access the Data Room in order to make their offers as unconditional as possible. Information contained in the Data Room includes items such as copies of leases, surveys and other major agreements affecting the Property. The Advisor has made the Data Room material available on-line and access to the Data Room will be provided to those who have executed a Confidentiality Agreement (CA). Instructions to execute the Confidentiality Agreement (CA) can be found below. Access to the Data Room is restricted to those who have executed a Confidentiality Agreement (CA) and have been granted access by The Behar Group Realty Inc., Brokerage.

Option 1 - Electronic Signing of Confidentiality Agreement

To electronically sign the Confidentiality Agreement and gain access to the Data Room, [follow this link to the Document Centre of the listing](#) and click “Access secure documents” to the left of the page. Follow the instructions prompted on screen.

Option 2 - PDF or Hardcopy Signing of the Confidentiality Agreement

Please sign and email this agreement to the listing agent(s) and our team will assist in providing access to the Data Room.

Buyer Name

Authorized Signing Officer’s Signature

Officer’s Name and Title

Address

Telephone

Primary Email

Additional Email

Date

LAWRENCE MOSSELSO

Broker

Vice President, Retail Advisory

O: 416.636.8898 EXT. 258 | C: 416.704.2421

lawrencem@thebehargroup.com

BARBARA KLESS

Sales Representative

Vice President, Retail Leasing

O: 416.636.8898 EXT. 240 | C: 416.710.3304

bkless@thebehargroup.com

The Behar Group Realty Inc., Brokerage

1170 Sheppard Avenue West, Unit 24

Toronto, ON M3K 2A3

Tel: 416.636.8898 | Fax: 416.636.8890

www.thebehargroup.com



THE BEHAR GROUP™

BROKERAGE & COMMERCIAL REAL ESTATE SERVICES

LANDLORD
SERVICES

TENANT
SERVICES

CAPITAL
MARKETS

ADVISORY
SERVICES

Head Office (Mailing Address)

1170 Sheppard Avenue West, Unit 24

Toronto, ON M3K 2A3

Tel: 416.636.8898 | Fax: 416.636.8890

Downtown Office

30 Duncan Street, Suite 201

Toronto, ON M5V 2A3

Vancouver Office

1090 Homer Street, Unit 310

Vancouver, BC V6B 2W9

Tel: 604.616.0013

The Behar Group Realty Inc., Brokerage

www.TheBeharGroup.com

DISCLAIMER & DISCLOSURE - IMPORTANT INFORMATION - PLEASE READ

Brokerage Duties and Representation Disclosure: The Real Estate Council of Ontario (RECO) regulates real estate professionals in Ontario. RECO's mandate is to protect the public interest by promoting a safe and informed marketplace and administering the rules that real estate agents and brokerages must follow.

As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

If you are represented by another Brokerage under a Tenant or Buyer Representation Agreement (Brokerage or Designated), please have your Designated Representative contact us on your behalf. This marketing material is not intended to solicit clients who are represented by another brokerage or Designated Representative. If you are not represented by another brokerage or another Designated Representative, and wish to hire brokerage representation, please contact us for details on our Landlord, Tenant, Advisory and Capital Markets Services.

This property is a Listing of The Behar Group Realty Inc. ("TBG") and the Designated Representative(s) named on these materials. The Landlord/Seller is our client to whom the Designated Representative(s) owes Fiduciary Duties.

Unless you are also a Client of TBG or the Designated Representative for this Listing (and you consent to Multiple Representation), then you are a Self Represented Party (SRP). It is important that you understand and acknowledge the risks and role as a SRP. Please read the RECO Information Guide, and before asking for assistance from the Designated Representative listed on this flyer be prepared to sign and acknowledge the RECO Information and Disclosure form for Self Represented Parties: [Click Here](#).

TBG strongly recommends that consumers retain the services of a qualified and experienced real estate agent.

For all transactions completed with TBG, you will be required to sign a Confirmation of Cooperation and Representation Agreement, whether you are a SRP or not, to ensure acknowledgement of representation disclosure.

Photo/Renderings Disclosure: Any photos used in these materials may have been digitally manipulated for illustrative purposes, and the actual property's appearance may differ; please verify details independently. Any property renderings used are artistic concepts only and may not reflect the final build of the project.

Errors and Omissions Disclosure: All information is from sources deemed reliable and is subject to errors and omissions which we believe to be correct and assume no responsibility. Changes in respect of price, rental, prior sale and withdrawal may be changed without notice. None of the information contained herein is intended to be construed as legal or tax or other professional advice. You should consult your legal counsel, accountant, planner/architect/engineer or other advisors as necessary on matters relating to these materials.