IR TEAM | 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

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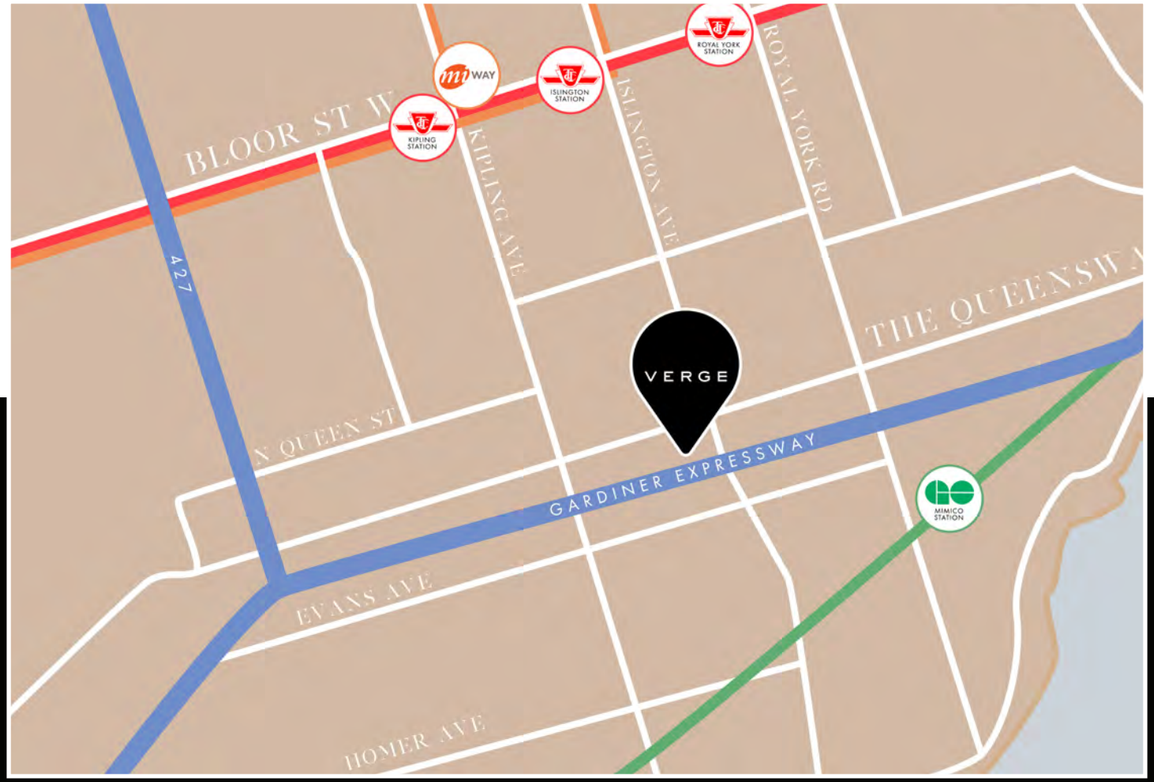
EXECUTIVE SUMMARY

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.



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RETAILS FLOOR PLANS

WEST PLAN

RETAIL	TOTAL SQFT
B2 A-1	2,318
B2 A-2	916
B2 A-3	1,572 | SOLD
	TOTAL 4,806

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EAST PLAN

RETAIL	TOTAL SQFT
B1 A-1	1,612
B1 A-2	2,729
B1 A-3	1,156
B1 A-4	2,028 | SOLD
	TOTAL 7,399

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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.

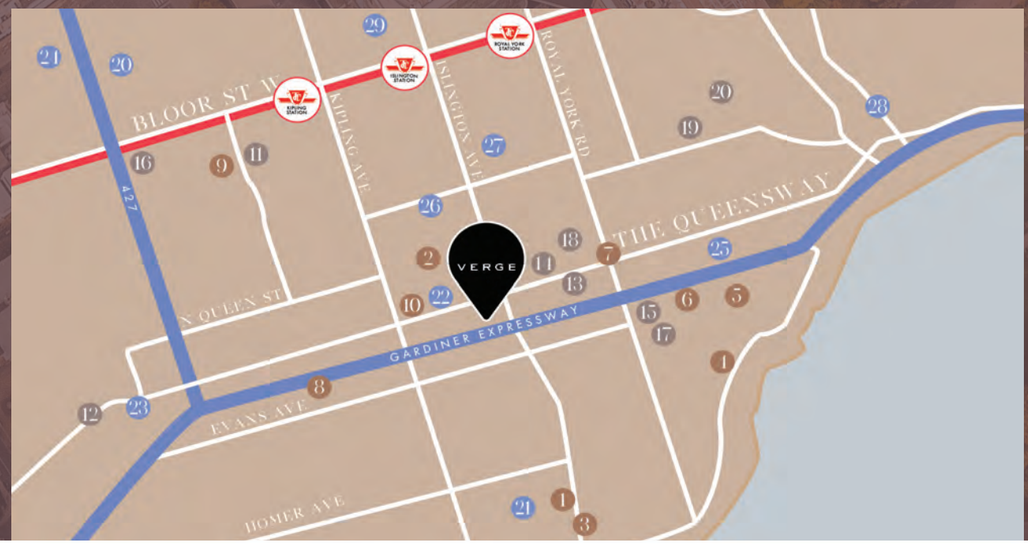
GTA GATEWAY

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.

DEVELOPMENTS



PRE-CONSTRUCTION

1. MERLIN RESIDENCES | UNITS: 95
   2950-2970 Lake Shore Blvd W, Toronto
2. JOYA CONDOS | UNITS: 321
   1045 The Queensway, Toronto
3. 210 ISLINGTON AVE | UNITS: 352
   210 Islington Ave, Toronto
4. 2491 LAKE SHORE WEST | UNITS: 352
   2491 Lake Shore Blvd W, Toronto
5. 20 FLEECELINE ROAD | UNITS: 534
   20 Fleeceline Rd, Toronto
6. GRAND PARK VILLAGE | UNITS: 413, 1060
   2-10 Audley St, Toronto
7. 522 ROYAL YORK | UNITS: 560, 220, 187
   522 Royal York Rd, Toronto
8. 580 EVANS | UNITS: 1165
   580 Evans Ave, Toronto
9. 5509 DUNDAS WEST | UNITS: 259
   5509 Dundas Street West, Toronto
10. 40 SAINT LAWRENCE AVE | UNITS: 495, 382, 289
    40 Saint Lawrence Ave, Toronto

TOTAL UNITS : 6,684

UNDER CONSTRUCTION

11. PINNACLE ETOBICOKE | UNITS: 2795
    5481 Dundas St W, Toronto
12. GILGAN FAMILY QUEENSWAY HEALTH CENTRE
    150 Sherway Dr, Toronto
13. 859 THE QUEENSWAY | UNITS: 187
    859 The Queensway, Toronto
14. KAZMIR CONDOS | UNITS: 103
    880 The Queensway, Toronto
15. GRAND CENTRAL MIMICO | UNITS: 751
    23 Buckingham Street, Toronto
16. VALHALLA VILLAGE | UNITS: 1135
    300 The East Mall, Toronto
17. WEST SIX URBAN | UNITS: 18,12
    1 Blue Goose St, Toronto
18. CURIO CONDOS | UNITS: 206
    801 The Queensway, Toronto
19. 301 PARK LAWN | UNITS: 39
    301 Park Lawn Rd, Toronto
20. BACKYARD NEIGHBOURHOOD | UNITS: 505
    150 Berry Road, Toronto

TOTAL UNITS : 5,751

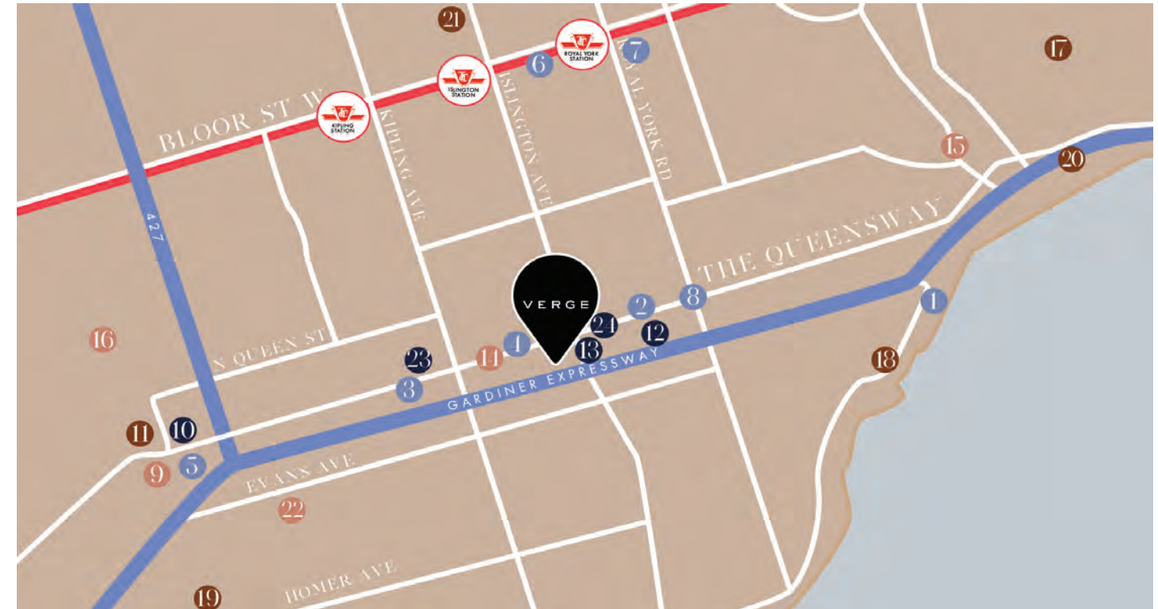
COMPLETE

21. LAKE & TOWN | UNITS: 200
    225 Birmingham St, Toronto
22. 36 ZORRA CONDOS | UNITS: 459
    36 Zorra St, Toronto
23. ONE SHERWAY | UNITS: 23, 26, 30, 32
    205-235 Sherway Gardens Rd, Etobicoke
24. EVERMORE AT WEST VILLAGE | UNITS: 213
    10 Eva Rd, Toronto
25. EMPIRE PHOENIX | UNITS: 499
    251 Manitoba St, Toronto
26. 66 JUTLAND | UNITS: 16, 9 , 9, 8, 8
    66 Jutland Rd, Toronto
27. WESTHAVEN ON ISLINGTON | BUILDINGS: 24
    1040 Islington Ave, Toronto
28. NXT & NXT2 Condominiums | UNITS: 383
    103-105 The Queensway, Toronto
29. VIVID CONDOS | UNITS: 250
    1 Michael Power Pl, Toronto
30. ONE VALHALLA | UNITS: 336, 298, 213
    1 Valhalla Inn Rd., Toronto

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

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

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

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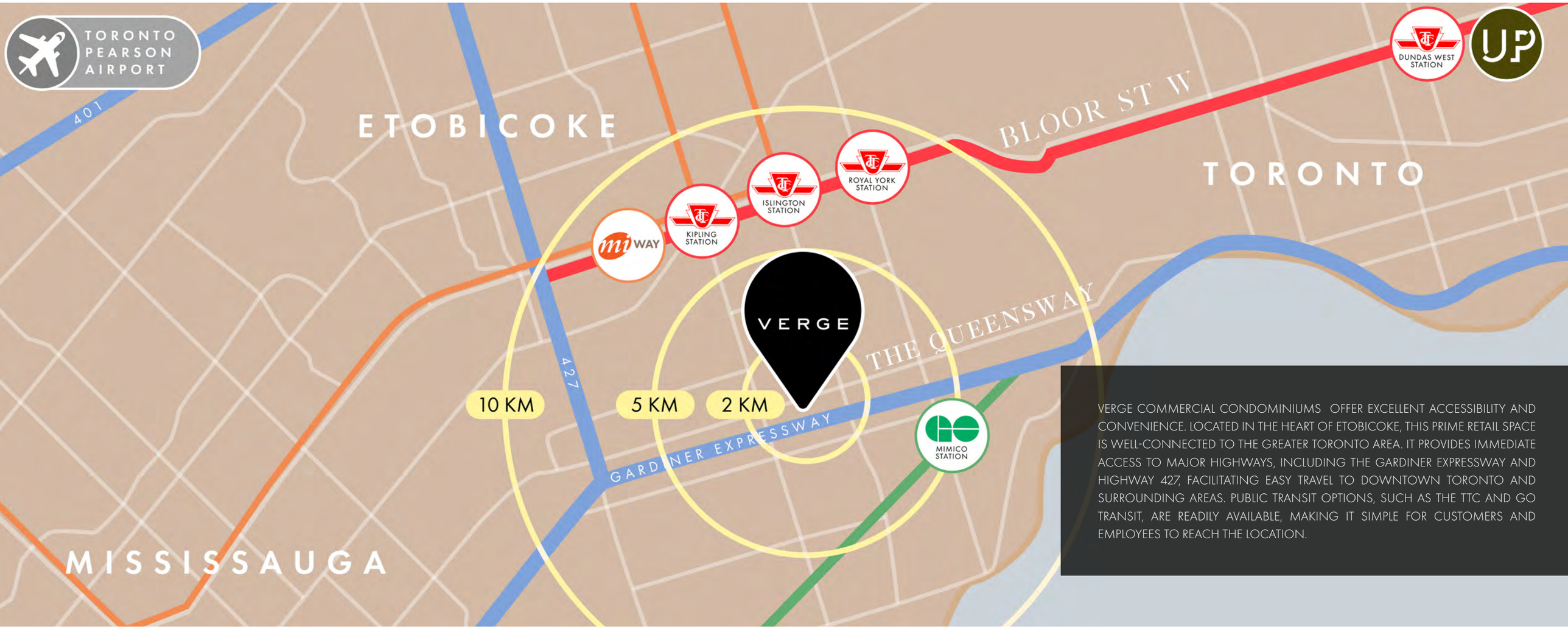
CUBECOM
FULL SERVICE REALTY

VERGE

DEMOGRAPHICS



VERGE COMMERCIAL CONDOMINIUMS OFFER EXCELLENT ACCESSIBILITY AND CONVENIENCE. LOCATED IN THE HEART OF ETOBICOKE, THIS PRIME RETAIL SPACE IS WELL-CONNECTED TO THE GREATER TORONTO AREA. IT PROVIDES IMMEDIATE ACCESS TO MAJOR HIGHWAYS, INCLUDING THE GARDINER EXPRESSWAY AND HIGHWAY 427, FACILITATING EASY TRAVEL TO DOWNTOWN TORONTO AND SURROUNDING AREAS. PUBLIC TRANSIT OPTIONS, SUCH AS THE TTC AND GO TRANSIT, ARE READILY AVAILABLE, MAKING IT SIMPLE FOR CUSTOMERS AND EMPLOYEES TO REACH THE LOCATION.

MEDIAN AGE

0 - 2 KM - 42.4 | 0 - 5 KM - 41.9 | 0 - 10 KM - 39.9

AVG. HOUSEHOLD INCOME

0 - 2 KM - $114,376 | 0 - 5 KM - $130,316 | 0 - 10 KM - $108,209

DAYTIME POPULATION

0 - 2 KM - 42,957 | 0 - 5 KM - 227,940 | 0 - 10 KM - 944,356

POPULATION

0 - 2 KM - 28,452 | 0 - 5 KM - 229,468 | 0 - 10 KM - 968,622

IRR TEAM | 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

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1007 THE QUEENSWAY
TORONTO, ON, M8Z 6C7

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