

For Sale: Future Redevelopment Site

# 1199 The Queensway

Outstanding Executive Office Or Retail Location

*Freestanding Office/Retail Building For Sale  
Kipling Avenue & The Queensway*

***Strong Redevelopment Potential Now  
Or In The Future***

*One Minute to The Gardiner Expressway*

Subject Property

**Lennard:**

602-350 Burnhamthorpe Road W, Mississauga  
905.625.5020

[lennard.com](http://lennard.com)

# 1199 The Queensway

Executive office or retail building available for sale at Kipling Ave  
& the Queensway, with close proximity to the Kipling Subway, Gardiner Expressway



Lot Size (External Measurements)

101.57 Feet Depth  
60.49 Feet Frontage  
6,145 Square Feet Total



Building Size

Main Floor 1,813 SF  
2nd Floor 1,813 SF  
Lower Level 1,277 SF  
**Total 4,903 SF**



Realty Taxes (Annual)

**\$35,561.66 (2024)**



Proposed Redevelopment

Mid Rise Building  
11 Storeys  
59 Residential Suites



Listing Agent

**Alastair Strachan\***

Senior Vice President  
416.346.9500  
astrachan@lennard.com

\*Sales Representative

## Property Highlights

- Adjacent To Several Completed High Rise Residential Developments
- Adjacent To Kipling Queensway Mall - 17.5 Acre Site (Approx)
- Rear Parking Area
- Close to Kipling Subway
- TTC Very Closeby
- Detailed Planning Review Document Available In Online Data Room

## Data Room

Additional Information Including A Detailed Planning Document Are Available. To Access The Online Data Room, Sign And Date The Confidentiality Agreement Which Is Available By 'Clicking Here':

\* Planning document prepared by Dales Consulting



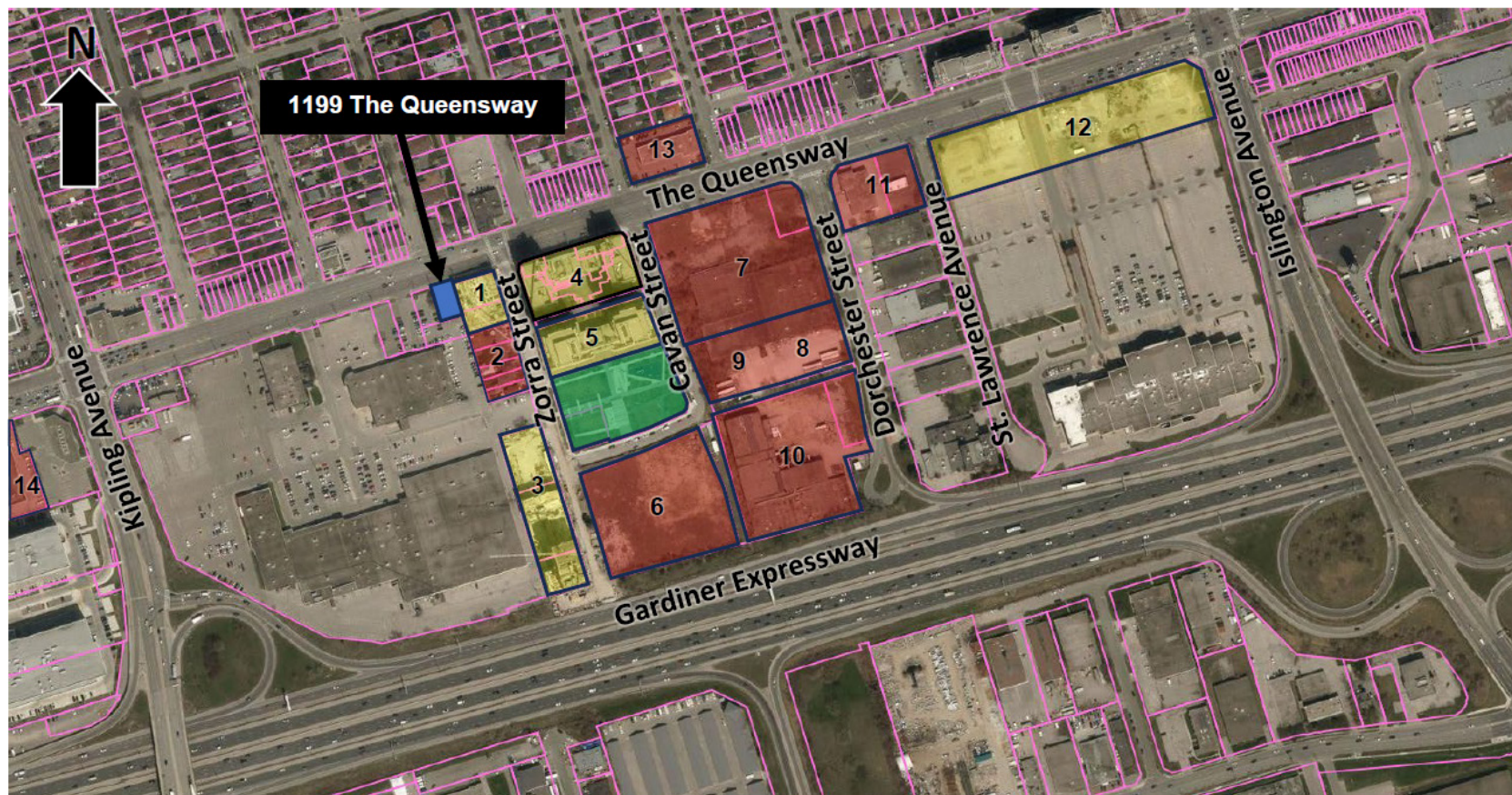
Click here

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# 1199 The Queensway



Applications Submitted



Approved



New Park



Subject Site, 1199 The Queensway

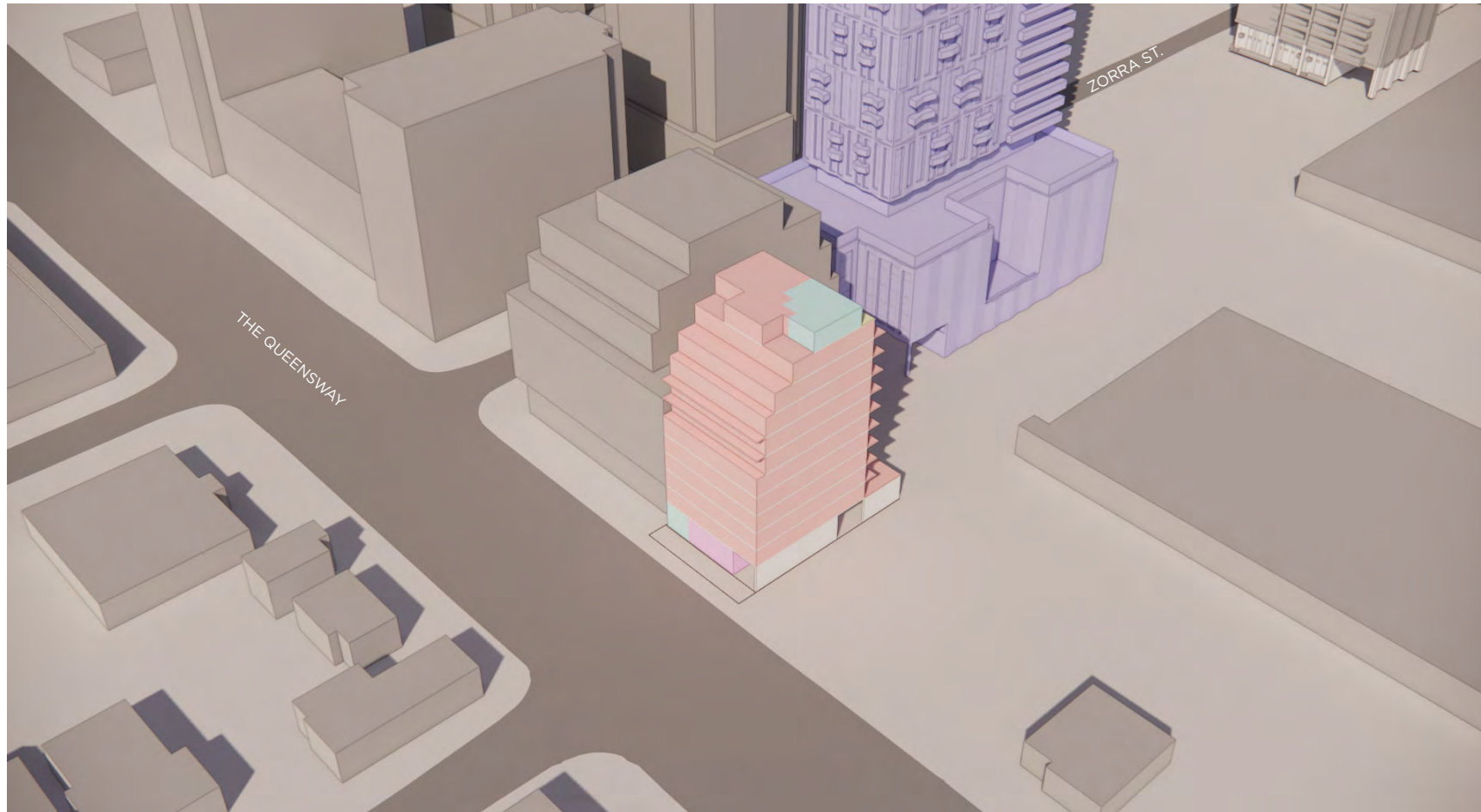


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## Proposed Redevelopment



NORTH-WEST AERIAL

RESIDENTIAL  
LOBBY  
INDOOR AMENITY  
OUTDOOR AMENITY  
PROPOSED/NOT YET CONSTRUCTED

RAW

24020 - 1199 QUEENSWAY  
ETOBICOKE, ON

MASSING IN CONTEXT  
MAY 7, 2024 | SCALE NTS

**Lennard:** Alastair Stachan\*, Senior Vice President | 416.346.9500 • astrachan@lennard.com

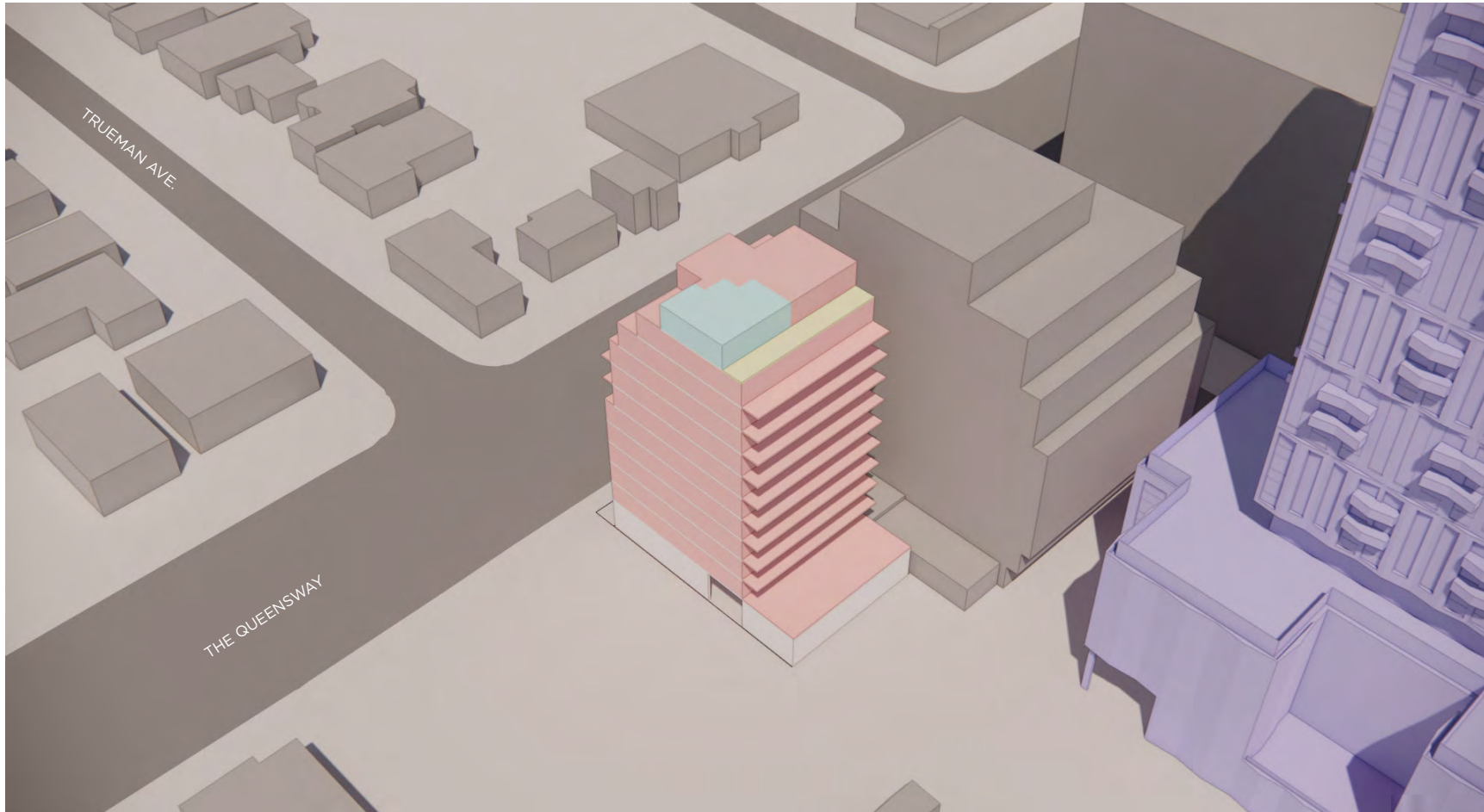
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# 1199 The Queensway

## Proposed Redevelopment



SOUTH-WEST AERIAL

RESIDENTIAL  
LOBBY  
INDOOR AMENITY  
OUTDOOR AMENITY  
PROPOSED/NOT YET CONSTRUCTED

RAW

24020 - 1199 QUEENSWAY  
ETOBICOKE, ON

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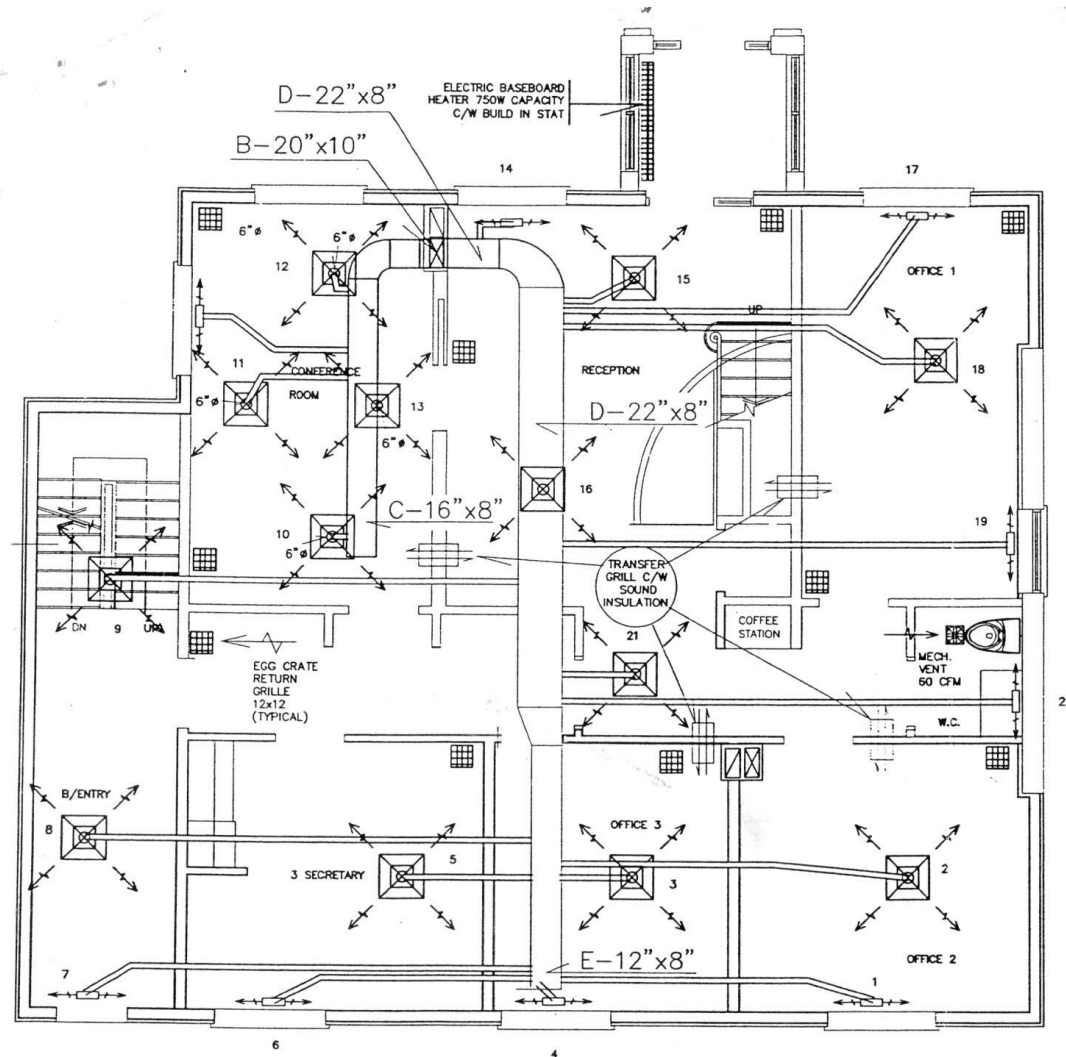
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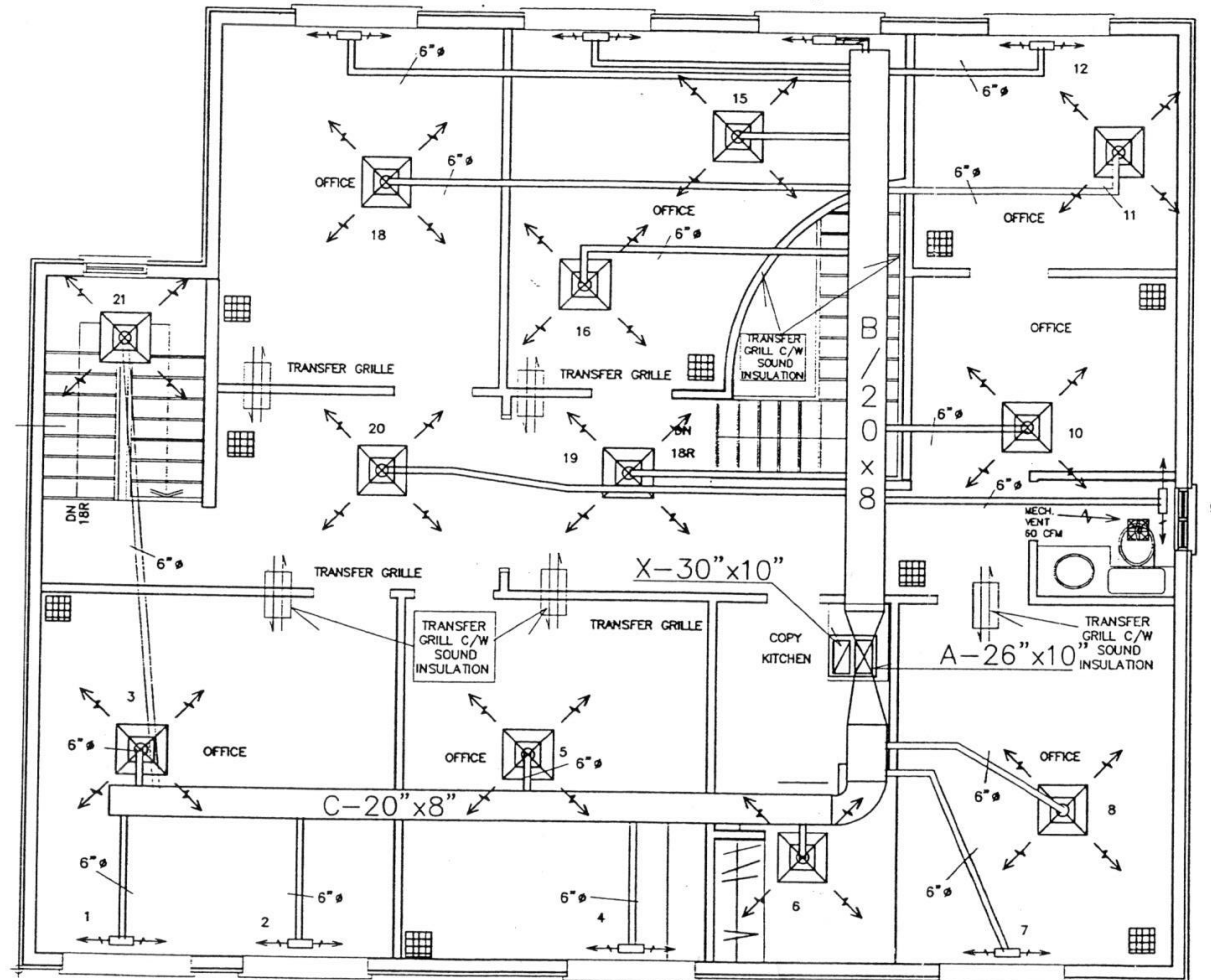
# 1199 The Queensway

## Existing Building Ground Floor Plan



# 1199 The Queensway

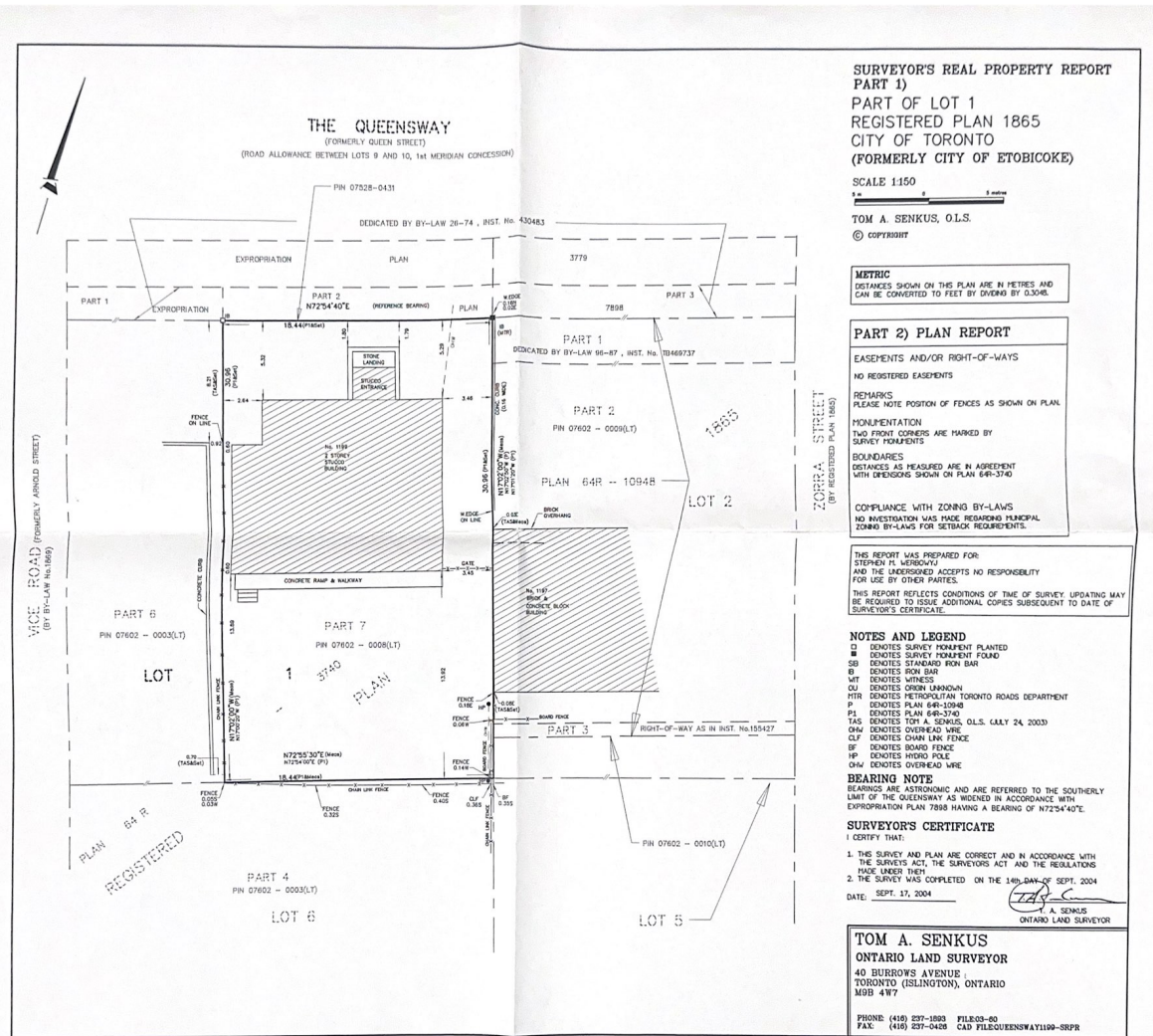
## Existing Building Second Floor Plan





# 1199 The Queensway

## Survey





# 1199 The Queensway





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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.