

For Sale: Future Redevelopment Site

# 1199 The Queensway

Outstanding Executive Office Or Retail Location

Subject Property

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

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

*One Minute to The Gardiner Expressway*

**Lennard:**

602-350 Burnhamthorpe Road W, Mississauga  
905.625.5020

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# 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

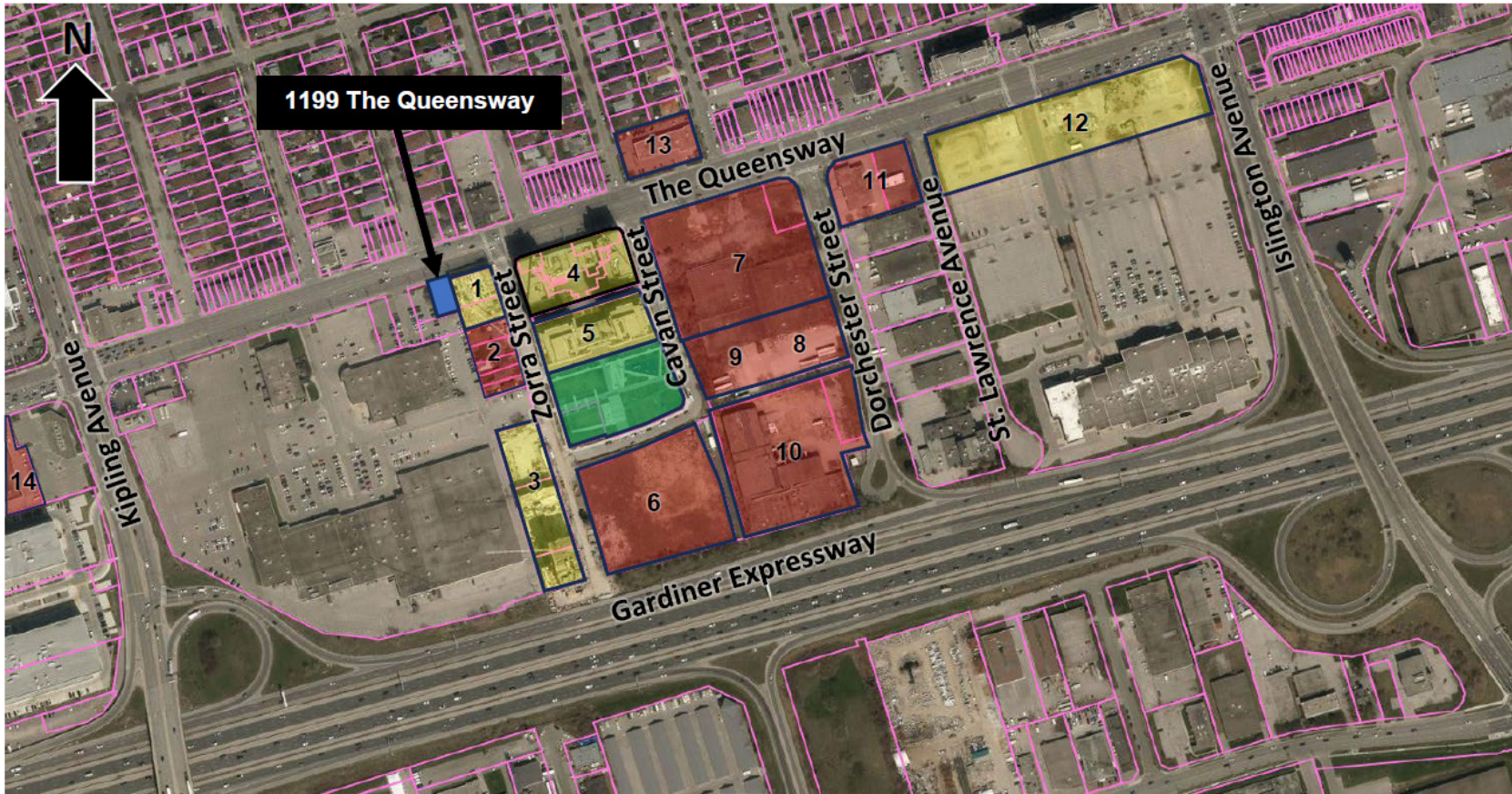
## Property Highlights

- 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



[Click here](#)

# 1199 The Queensway



Applications Submitted



New Park



Approved



Subject Site, 1199 The Queensway

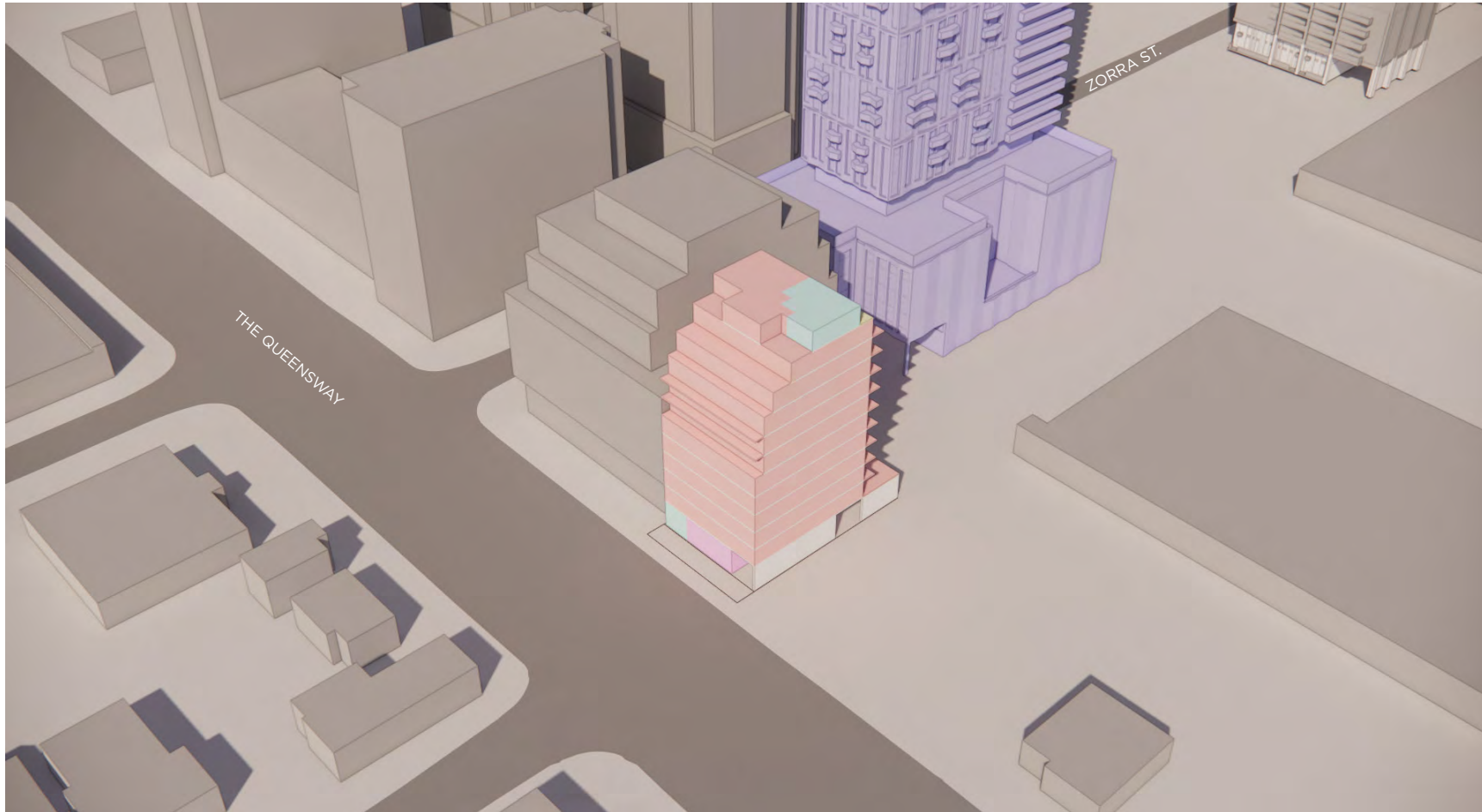
# 1199 The Queensway



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## Proposed Redevelopment



NORTH-WEST AERIAL

- RESIDENTIAL
- LOBBY
- INDOOR AMENITY
- OUTDOOR AMENITY
- PROPOSED/NOT YET CONSTRUCTED



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

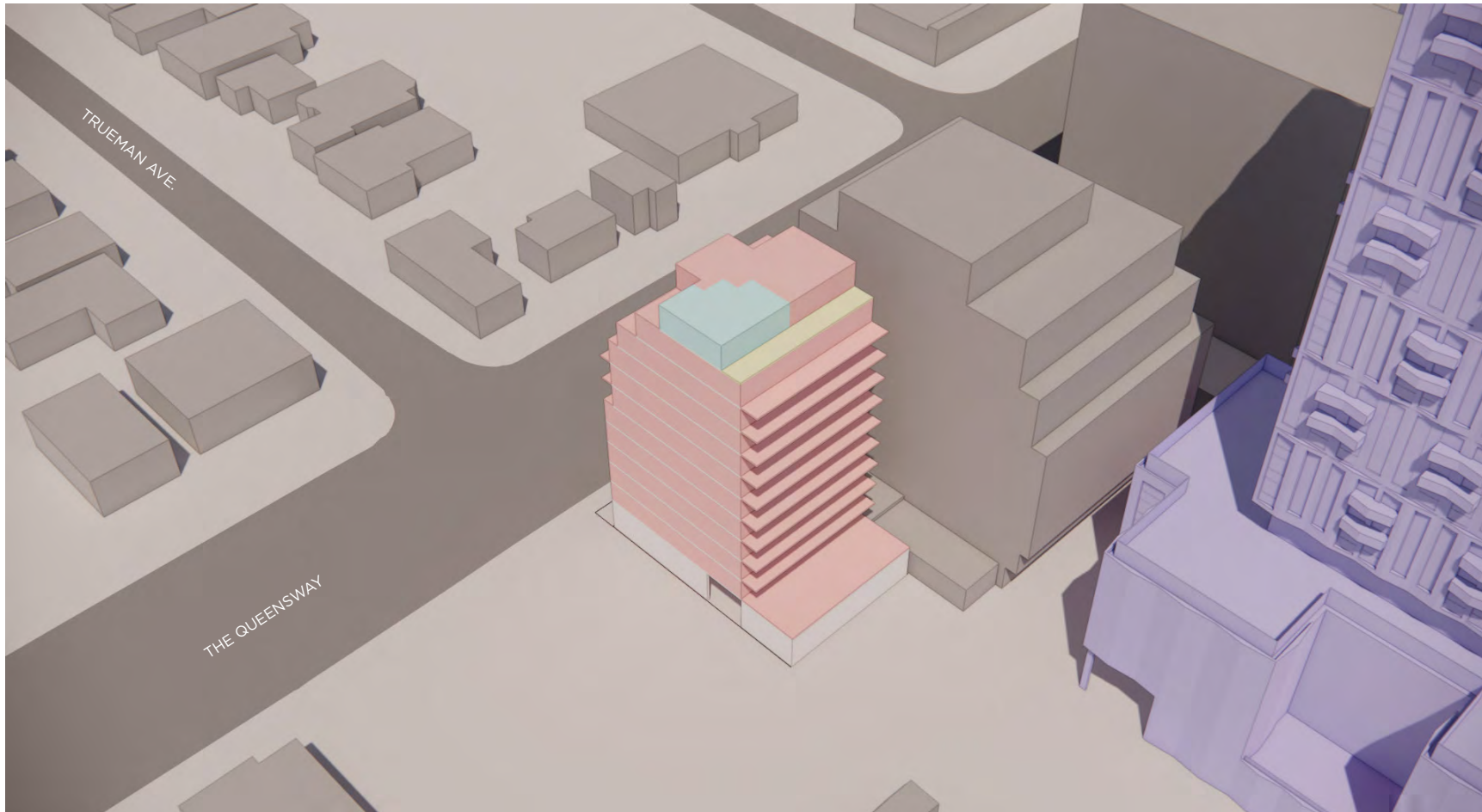
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# 1199 The Queensway



## Proposed Redevelopment



SOUTH-WEST AERIAL

- RESIDENTIAL
- LOBBY
- INDOOR AMENITY
- OUTDOOR AMENITY
- PROPOSED/NOT YET CONSTRUCTED



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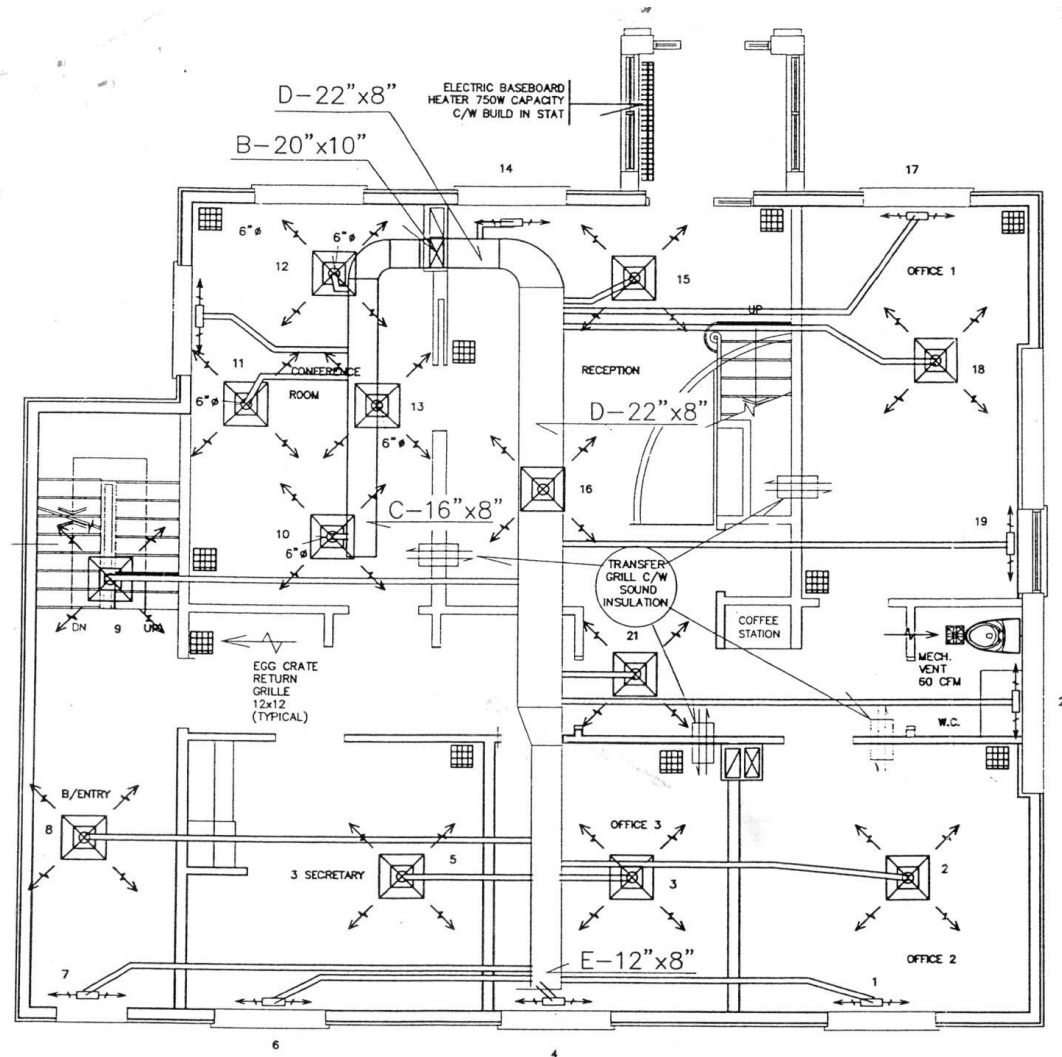
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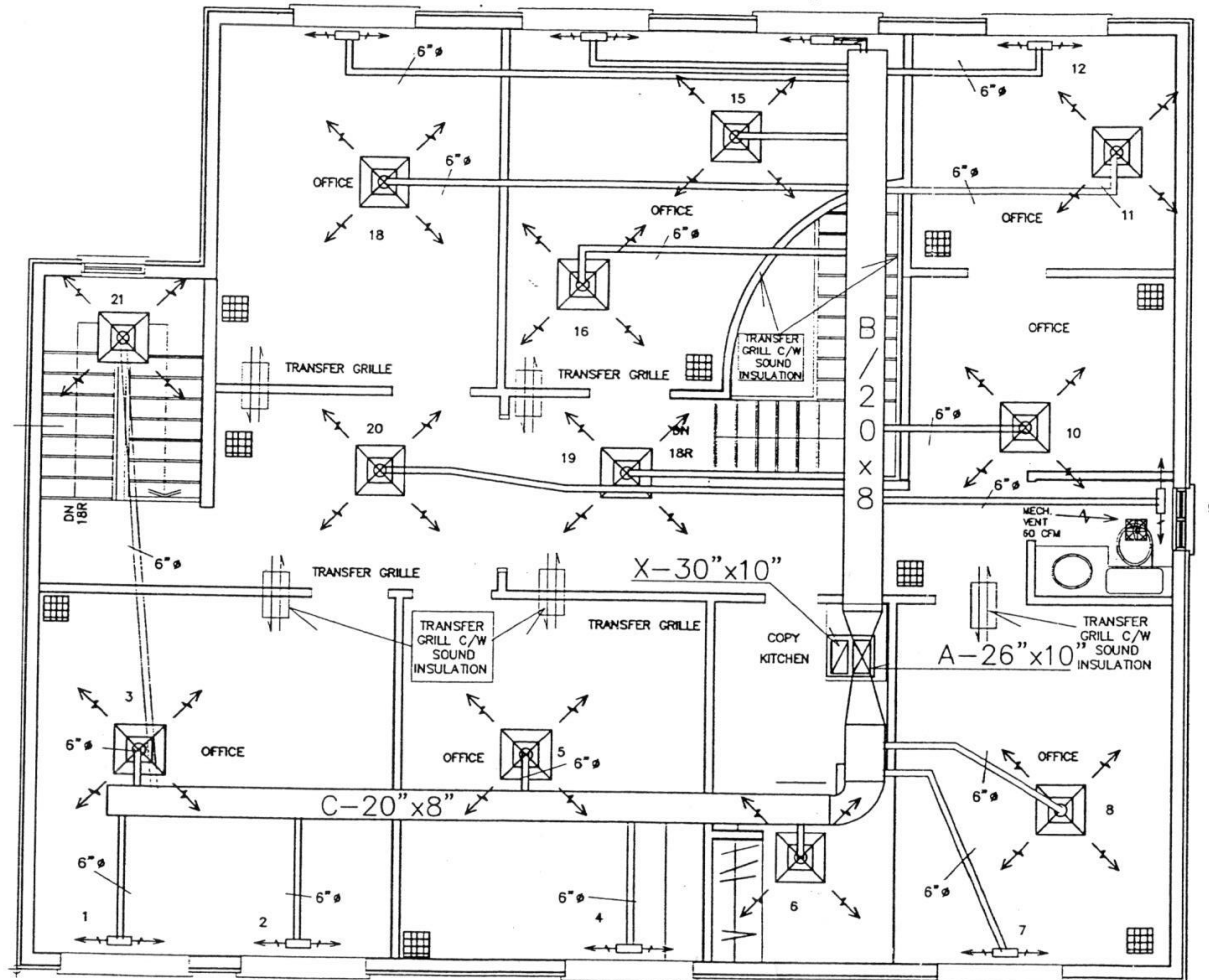
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## Existing Building Ground Floor Plan



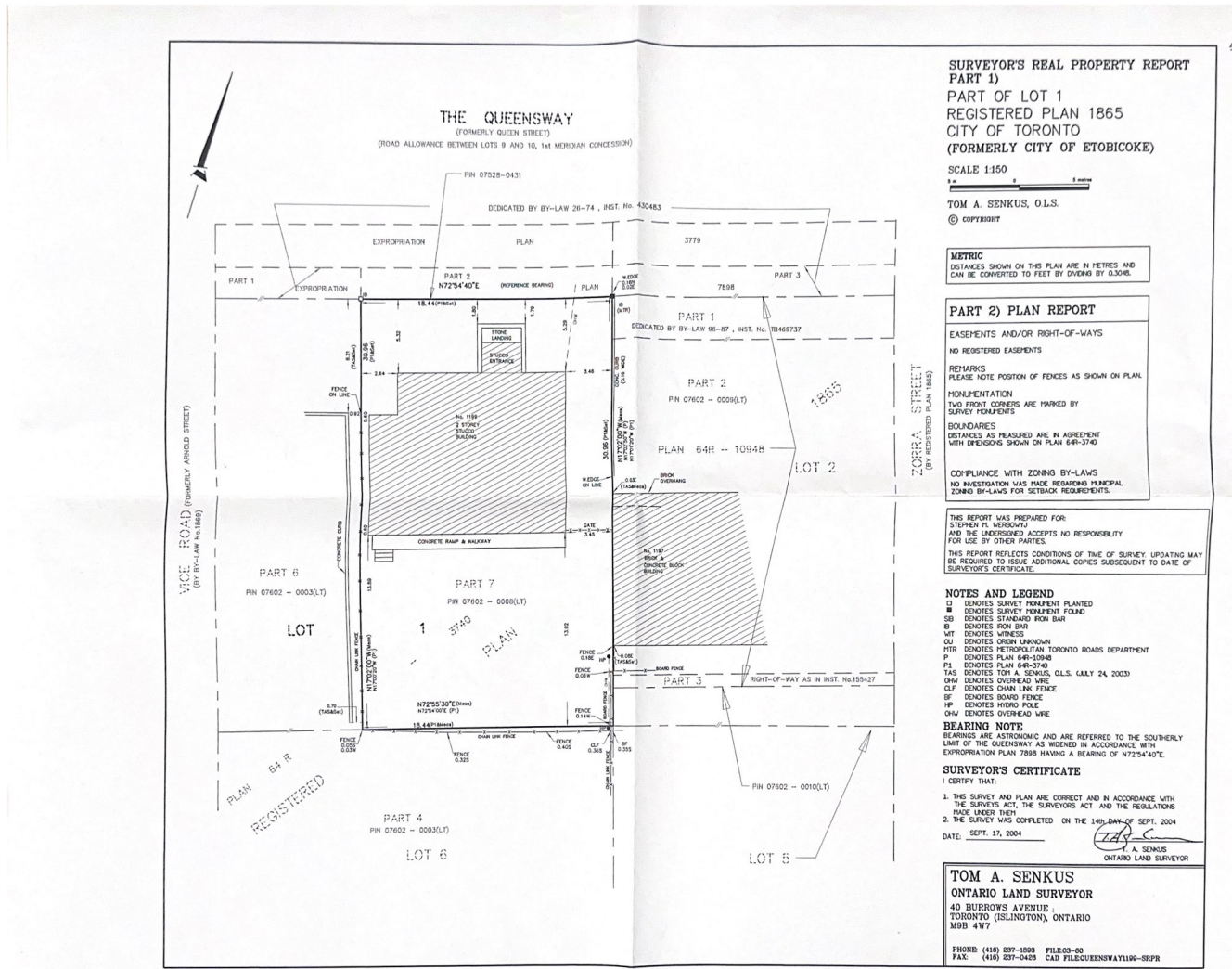
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## Existing Building Second Floor Plan



# 1199 The Queensway

## Survey



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