

FOR SALE / LEASE



— 1586 —
THE QUEENSWAY
ETOBICOKE, ON

CONTACT:

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1586 THE QUEENSWAY ETOBICOKE, ON

THE OFFERING

Excellent opportunity to acquire or lease a strategically located commercial property along the highly sought-after Queensway corridor in Etobicoke. Situated steps from major amenities, Sherway Gardens, and the Humber River trail system, the site benefits from exceptional connectivity to Highway 427, the Gardiner Expressway, Pearson Airport, and multiple transit routes. Surrounded by significant ongoing and approved development activity, the property is positioned within one of Toronto's most active growth nodes, making it ideal for a wide range of future redevelopment visions.

PROPERTY HIGHLIGHTS

BUILDING SIZE

11,932 SF

INDUSTRIAL AREA

4,329 SF

CLEAR HEIGHT

30 FEET IN
INDUSTRIAL AREA

SHIPPING

2 DRIVE INS

PROPERTY TAXES

\$35,793.26

LOT SIZE

0.69 AC

ZONING

EMPLOYMENT

10.5 FEET IN
RETAIL AREA

T.M.I.

\$6.00 (2026)

LISTING PRICE

CONTACT LISTING
AGENT

INDUSTRIAL OPPORTUNITY



1586 THE QUEENSWAY ETOBICOKE, ON

INDUSTRIAL OPPORTUNITY

NEIGHBOURHOOD OVERVIEW

1586 The Queensway combines natural tranquility with urban convenience in one of Etobicoke's most established residential pockets. Surrounded by mature trees and steps from the Humber River trail system, the area offers a peaceful community atmosphere with abundant outdoor amenities. Residents benefit from nearby groceries, cafés, and retail along The Queensway and Bloor Street, along with quick access to major routes like the Gardiner Expressway and Highway 427. Close to parks, schools, transit, and the waterfront, this location delivers a well-rounded lifestyle that appeals to renters seeking both comfort and connectivity in Toronto's west end.

77

WALK SCORE

Most day-to-day needs are within walking distance.

66

TRANSIT SCORE

Walking distance to rapid transit and frequent bus lines

51

BIKE SCORE

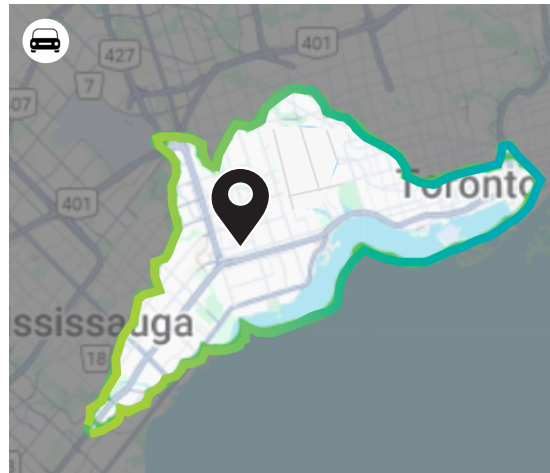
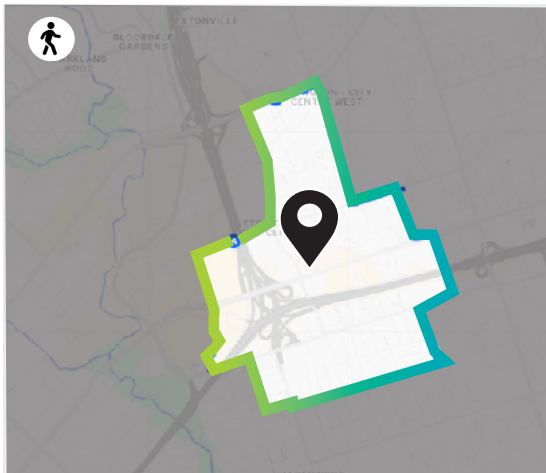
Somewhat suitable for bicycle commuting and/or recreational cycling.

NEARBY PARKS & RECREATION

- Berry Road Park
- Orchard Heights Park
- Douglas Park
- Humber River trail system & waterfront pathways
- Sherway Gardens Mall

AREA ADVANTAGES

- Strong residential tenant base
- Excellent access to downtown Toronto via transit or car
- Balanced mix of nature, urban amenities, and commuter routes
- Attractive for long-term renters seeking stability and convenience



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PROPERTY PHOTOS



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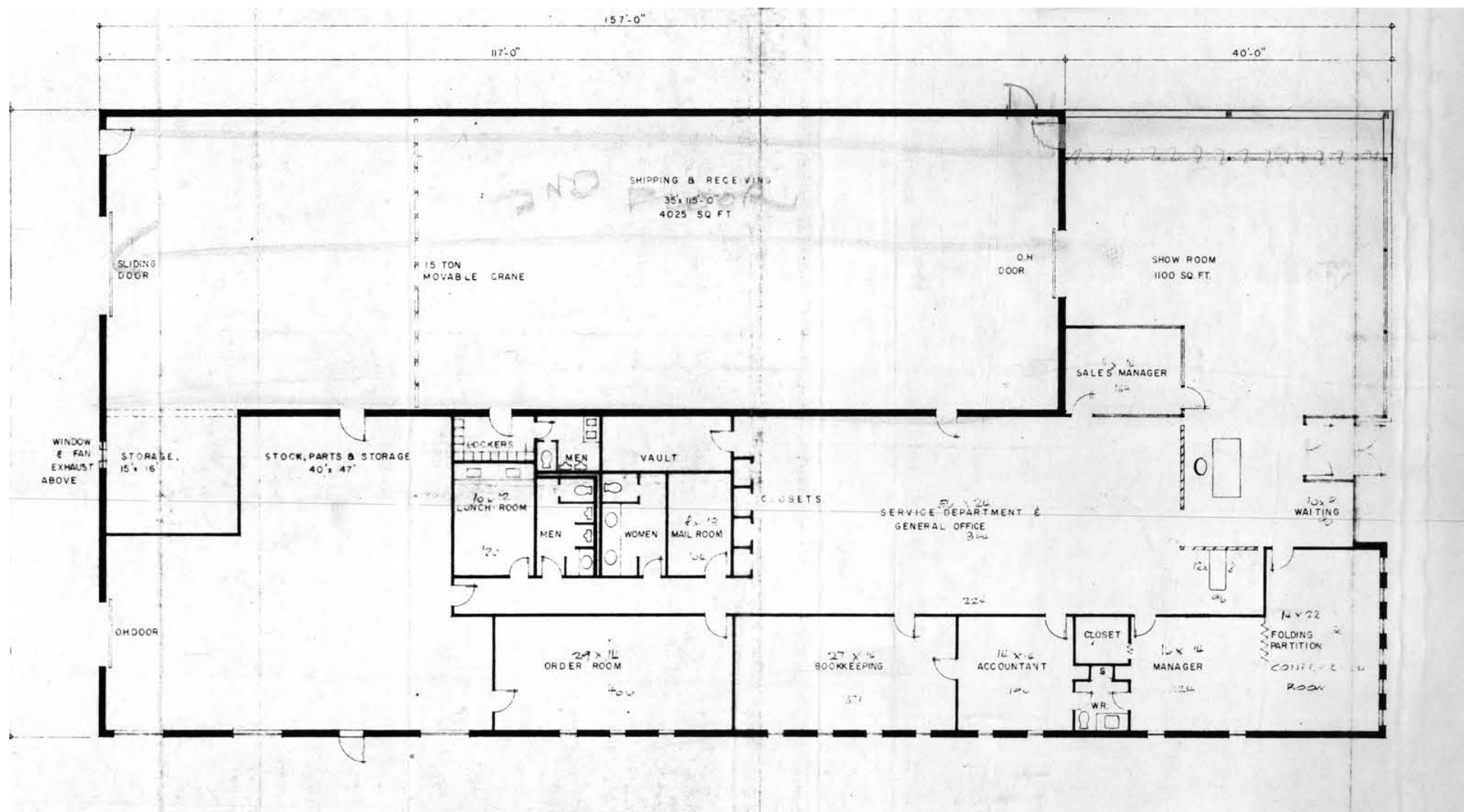
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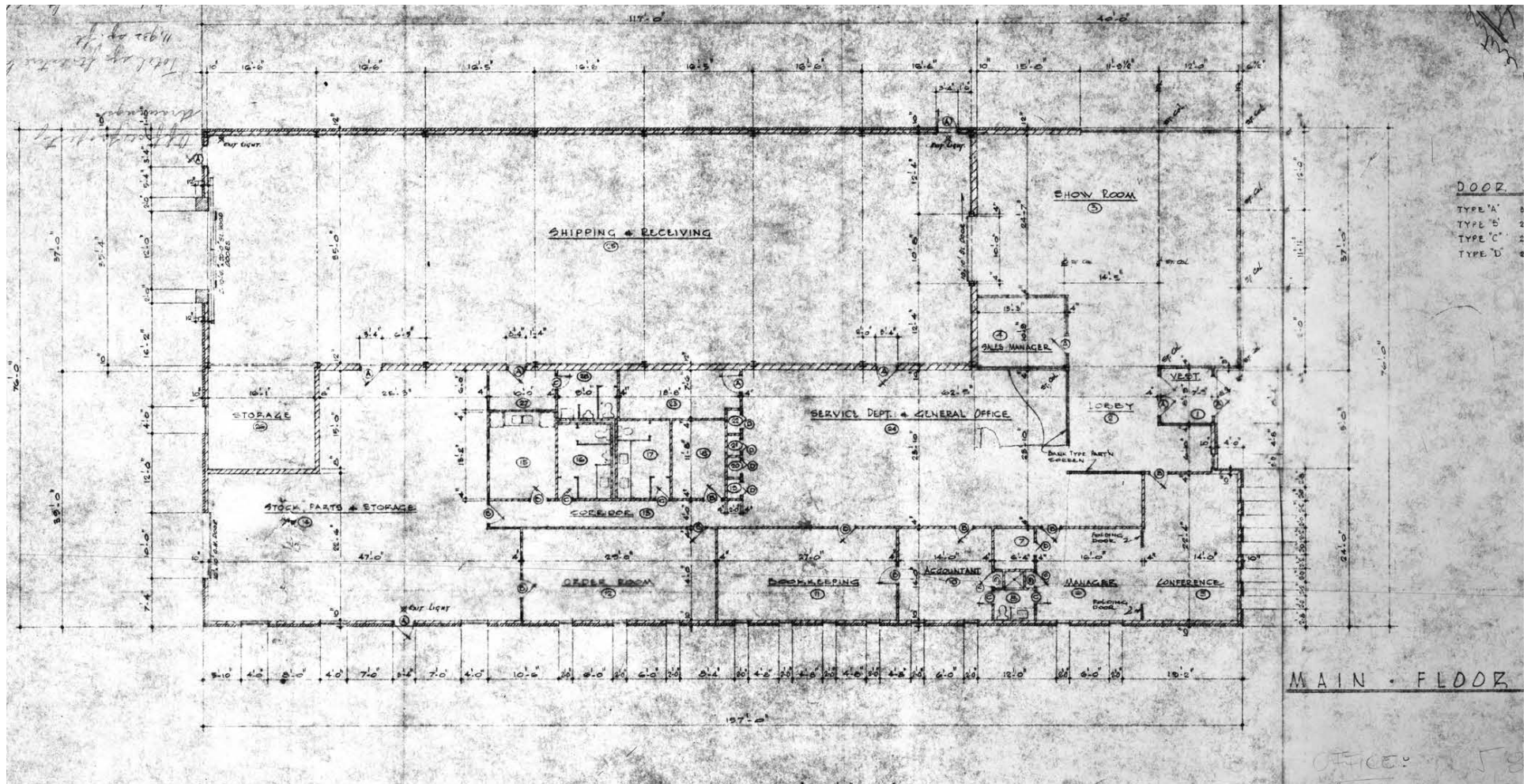
FLOOR PLAN



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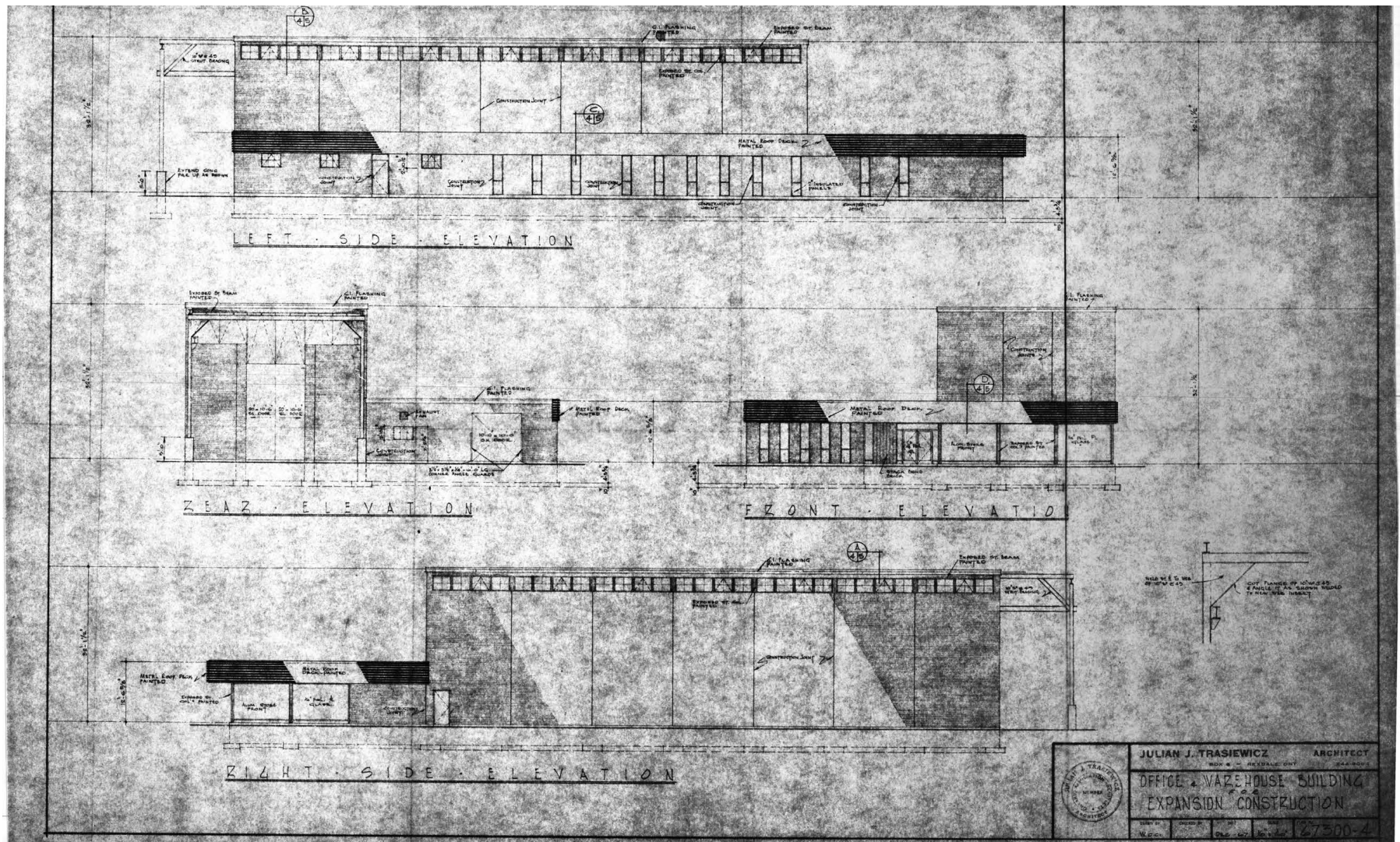
FLOOR PLAN



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FLOOR PLAN



INDUSTRIAL OPPORTUNITY

THE QUEENSWAY
(FORMERLY QUEEN STREET
BY REGISTERED PLAN 2531)
PIN 07568-0066(LT)

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INDUSTRIAL OPPORTUNITY

CURRENT ZONING BYLAW - CLASS 1 INDUSTRIAL (I.C1)

Food services: restaurants (standard, take-out, convenience); banquet halls; entertainment facilities; one food-vending cart (two permitted on corner lots)

Business: communications/technological facilities; **hotels;** undertaking establishments; banks; servicing/repair operations, but excluding waste recycling facilities.

Manufacturing: manufacturing/processing of food products which does not involve slaughtering or rendering; manufacturing wherein patrons may be involved in a portion of the manufacturing process and the final product is purchased and available for personal use by such patrons. Manufacturing of paint and/or varnish, fuel oil storage yards, asphalt operations which do not meet the definition as set forth in the Zoning Code, and cement works shall be excluded.

Vehicle-related uses: service stations; car washes; public garages; vehicle body shops; vehicle sales establishments, subject to 304-20; public parking; railway yards, which may include vehicle, equipment, and fuel storage, and other ancillary maintenance facilities; and truck terminals, subject to 304-36F. [Amended 1997-06-23 by By-Law No. 1997-94.

Educational/research: laboratories which do not generate obnoxious emissions, but excluding virus research laboratories which deal with high community risk materials, as deemed by the Public Health and Protection Act; schools (elementary, secondary, private, nursery, commercial); colleges; training centres.

Institutional: government/public works buildings; emergency service stations; police stations; monuments; restrooms.

Storage:

- (1) Warehouse buildings.
- (2) Outside storage: raw, partially processed or finished material, provided that:
 - (a) The storage is not located within any required front, side or rear yard set-back when such yard abuts a street, or in any area designated for parking.
 - (b) If the storage area abuts lands zoned for residential, open space or institutional purposes, or hydro-corridor lands which separate the industrial use from residentially zoned lands, such area shall be enclosed by a solid screen fence or wall not less than 2.4 metres in height, constructed of metal, wood or masonry.
 - (c) Any materials stored outside within a required side or rear yard set-back shall not exceed 2.4 metres in height.
 - (d) For lands zoned Class 1 Industrial, additional requirements are set out in 304-33G.
- (3) Fragments of asphalt, concrete, metal, plastic, wood or topsoil, sand, gravel or other

loose, aggregate material may be stored outside, provided that they are in wholly enclosed buildings, sealed containers within enclosed truck trailers or open trucks covered with tarpaulin or other similar material or such piles of material must be secured by an enclosure, fencing or tarpaulin or other similar material which is tied and anchored to the ground. Materials containing salt or other potentially noxious substance must be stored in a solid structure or roofed bin.

(4) Sections 304-31G(2) and 304-33G shall not apply to lands developed for railway land uses.

Residential:

(1) One accessory residential unit for a caretaker in conjunction with any industrial establishment on the same lot. Notwithstanding the definition of "accessory building/structure," a residential unit may be a separate building; provided that it complies with the general regulations for residential zones. Notwithstanding the foregoing, the size of the residential unit shall not exceed 10% of the gross floor area of the buildings on the site, to a maximum gross floor area of 190 square metres. A minimum of one parking space shall be provided.

(2) Existing one-family detached dwellings and private garages in industrial zones south of The Queensway may be expanded or enlarged, subject to the general regulations for residential zones and the applicable area requirements, set out in the provisions of the Fourth Density Residential (R4) Zone of Chapter 320 of the Zoning Code.

Business: flea markets abutting an arterial road; trade and convention centres abutting an arterial road; business, professional or administrative offices (which may include ancillary day-care facilities); veterinary clinics, but excluding waste recycling facilities.

Manufacturing: manufacturing operations, excluding those involving the use of paint and/or varnish, fuel oil storage-yards, asphalt operations and cement works.

Medical: medical office/clinic; hospitals.

Institutional: community centres; athletic fields; playgrounds; libraries; daycares; places of worship.

Commercial/recreational facilities: cinemas; bowling alleys; curling rinks; bingo halls; arenas; horse racetrack and ancillary facilities; nightclubs; social clubs; fitness clubs; commercial sport and recreational facilities; studios for arts-related purposes; amusement arcades.

Retail sales: retail sales of products manufactured or warehoused on-site, provided that the retail floor area does not exceed 25% of the gross floor area of the industrial building, to a maximum retail area onsite of 700 metres.

Outside storage:

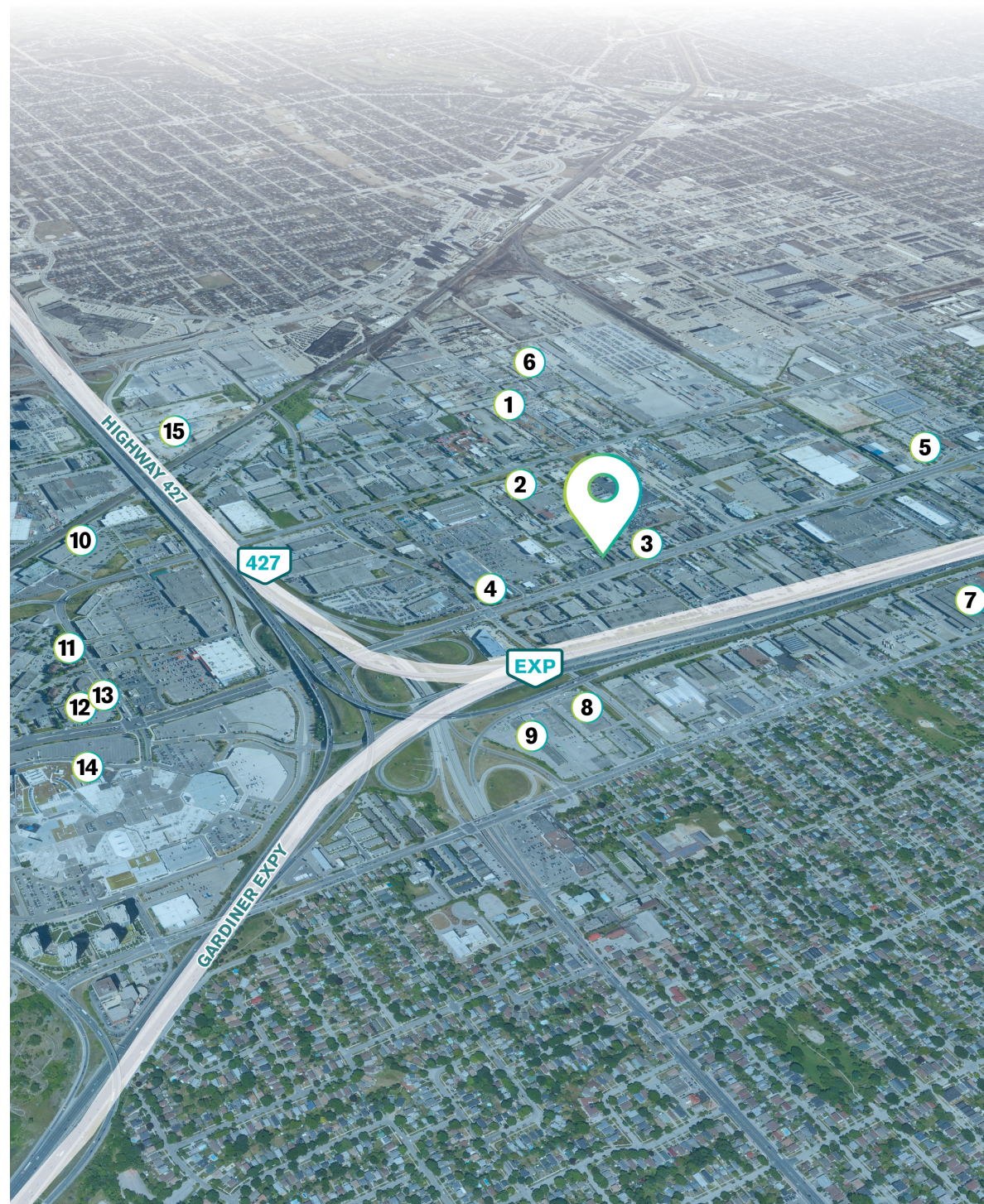
- (1) In addition to the provisions of 304-31G, the area used for such purposed shall not exceed 10% of the lot areas.
- (2) The fencing requirement set out in 304-31G(2)(b) shall also apply if such storage area faces a

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NEARBY DEVELOPMENT SITES

NO.	ADDRESS	STATUS	HEIGHT (M)	DATE
1	111-127 Shorncliffe Rd	NOAC Issued	7	Sep 10, 2021
2	54 Atomic Ave	NOAC Issued	TBD	May 12, 2023
3	1572 The Queensway	Final Approval Completed	10.5	Oct 28, 2021
4	1640 The Queensway	Under Review	TBD	Jul 30, 2020
5	1386 The Queensway	Final Approval Completed	7	Jul 20, 2021
6	16 Newbridge Rd	Under Review	TBD	TBD
7	450 Evans Ave	Final Approval Completed	TBD	Nov 15, 2021
8	24 The East Mall	Council Approved	133	Dec 30, 2014
9	580 Evans Ave	Under Review	TBD	Oct 20, 2021
10	98 Index Rd & 162 North Queen St	Final Approval Completed	TBD	Apr 21, 2016
11	244 North Queen St	OMB Approved	21	Oct 25, 2016
12	1750 - 1800 The Queensway	OMB Approved	94.5	Oct 7, 2013
13	1750- 1900 The Queensway	OMB Approved	21	Oct 25, 2016
14	25 The West Mall	Under Review	TBD	Nov 10, 2021
15	85 Vickers Rd	Under Review	TBD	Dec 23, 2022

INDUSTRIAL OPPORTUNITY



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BUS ROUTES

Route 123 Sherway is a two minute walk from the subject property, stopping every 10 minutes at The East Mall & The Queensway, with connection to Kipling Station & Long Branch Loop.

GO / SUBWAY STATION

The closest Subway & GO station is Kipling Station, just 3 km from the subject property, it takes about 5 minutes to arrive by car or 10 minutes by bus.

CN / CP RAIL

The closest rail intermodal is located just 20 minutes from the subject property at 7505 Bramalea Road.

AIRPORT

Pearson International Airport is located just 10 minutes from the subject property.

DOWNTOWN

It takes approximately 20 minutes by car to get downtown from the subject property

HIGHWAY

Highway 427 is just a 2 minute drive from the subject property, with connection to the rest of the 400 series Highways.

HWY	DISTANCE	TIME
427	800 M	1 MIN
EXP	800 M	1 MIN
401	7 KM	7 MIN
400	14 KM	15 MIN

KIPLING STATION

DIXIE STATION

MIMCO STATION

LONG BRANCH LOOP



HWY HIGHWAY

MI WAY
(MISSISSAUGA TRANSIT)

GO STATION

TTC (TORONTO TRANSIT)

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