

FREESTANDING FACILITY WITH GARDINER EXPOSURE

FOR SALE

16 Queen Elizabeth Boulevard, Toronto

FOR MORE
INFORMATION
PLEASE CONTACT:

MELANIE KING
Sales Representative
905-624-4456 Ext. 203
mking@binswangerhectare.com



LOCATION	Gardiner Expressway / Royal York
SIZE	19,264 sq.ft.
LOT SIZE	0.65 acres
LEGAL DESCRIPTION	PT BLK A, PL 1212, AS IN CA323180 EXCEPT THE EASEMENT THEREIN; ETOBICOKE, CITY OF TORONTO
SHIPPING	1 drive in door
POWER	400 amps / 600 volts
HEATING	Forced air gas
CLEAR HEIGHT	12' 6"
ZONING	IC1, permitting a wide variety of uses Institutional, Commercial/Recreational, Office, Manufacturing, Medical, 25% Retail
TAXES	\$43,447.72 (2009)
ASKING PRICE	\$6,995,000

FEATURES

- High profile site with Gardiner Expressway exposure- over 500,000 cars pass daily
- Flexible space for office / retail / warehouse / recreational use
- Renovated with high end finishes - oak, granite, crown moulding, pot lights
- Quick highway and TTC access
- Passive income or free advertising opportunity with legal third party rooftop billboard and space on building face



Binswanger Hectare, Brokerage
1279 Matheson Blvd. E.
Mississauga, ON L4W 1R1
Tel 905-624-4455
Fax 905-624-4458
www.binswangerhectare.com

REGIONAL • NATIONAL •
INTERNATIONAL REAL ESTATE

REGIONAL OPERATIONS:

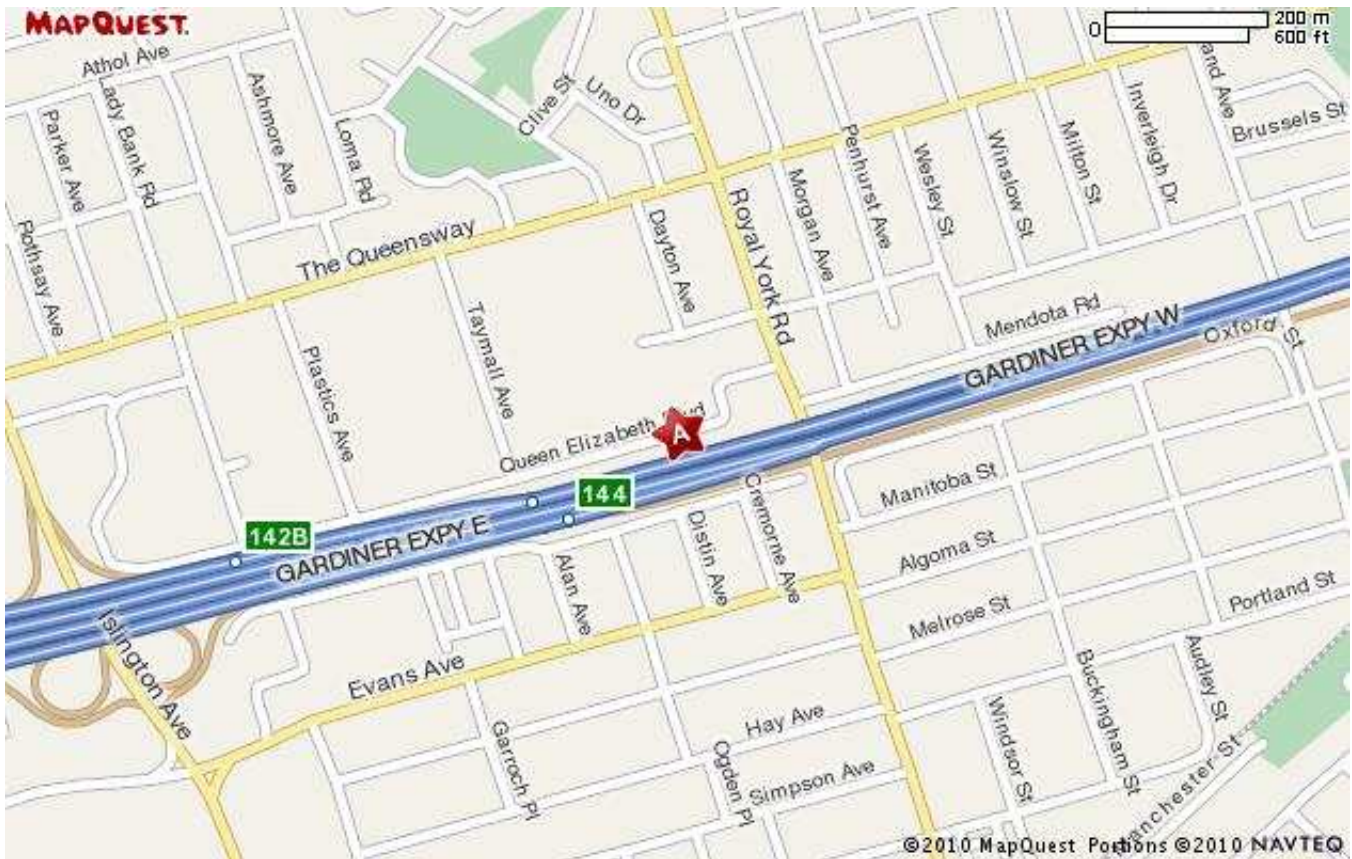
Atlanta, GA • Charlotte, NC • Chicago, IL •
Dallas, TX • Denver, CO • Detroit, MI • King of
Prussia, PA • Los Angeles, CA • Melville, NY •
Meriden, CT • Miami, FL • Minneapolis, MN •
Montreal, Quebec • Morristown, NJ • Nashville,
TN • Natick, MA • New York, NY • North
Haledon, NJ • Owings Mills, MD • Oxford, MS •
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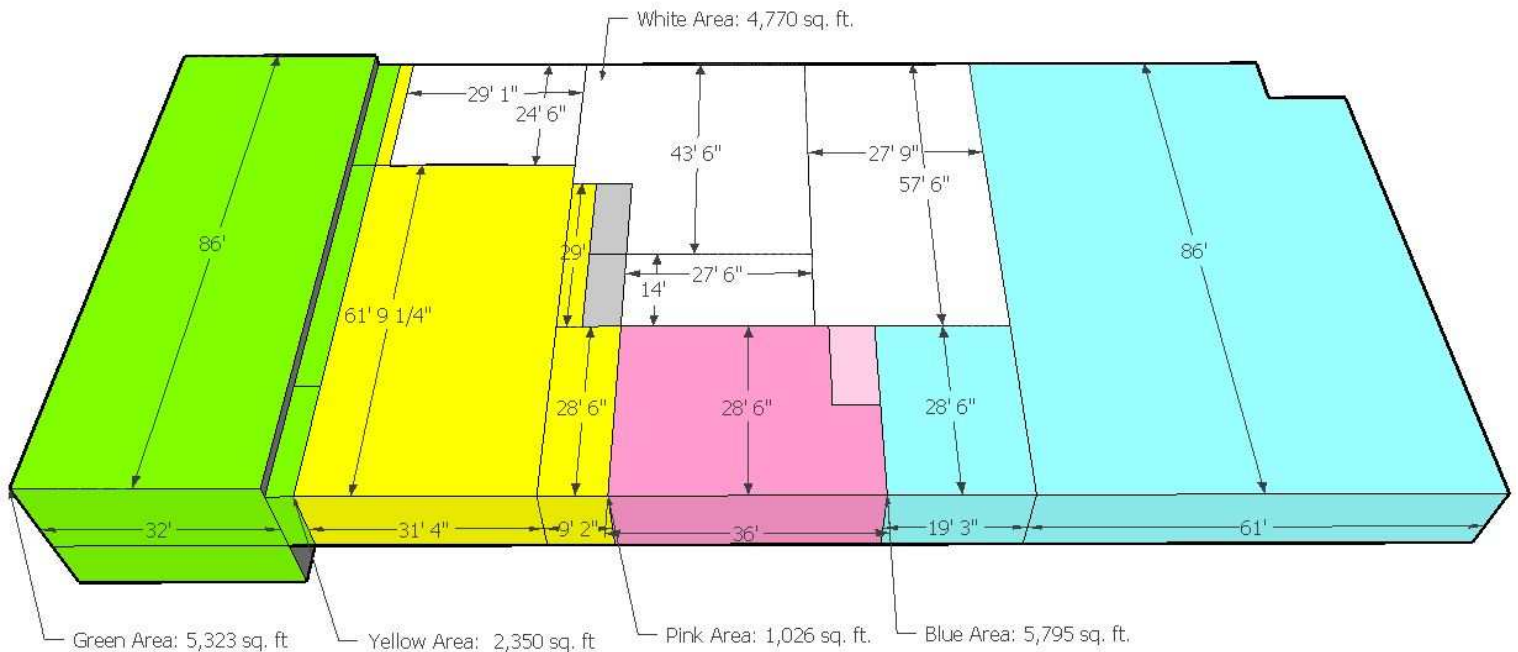
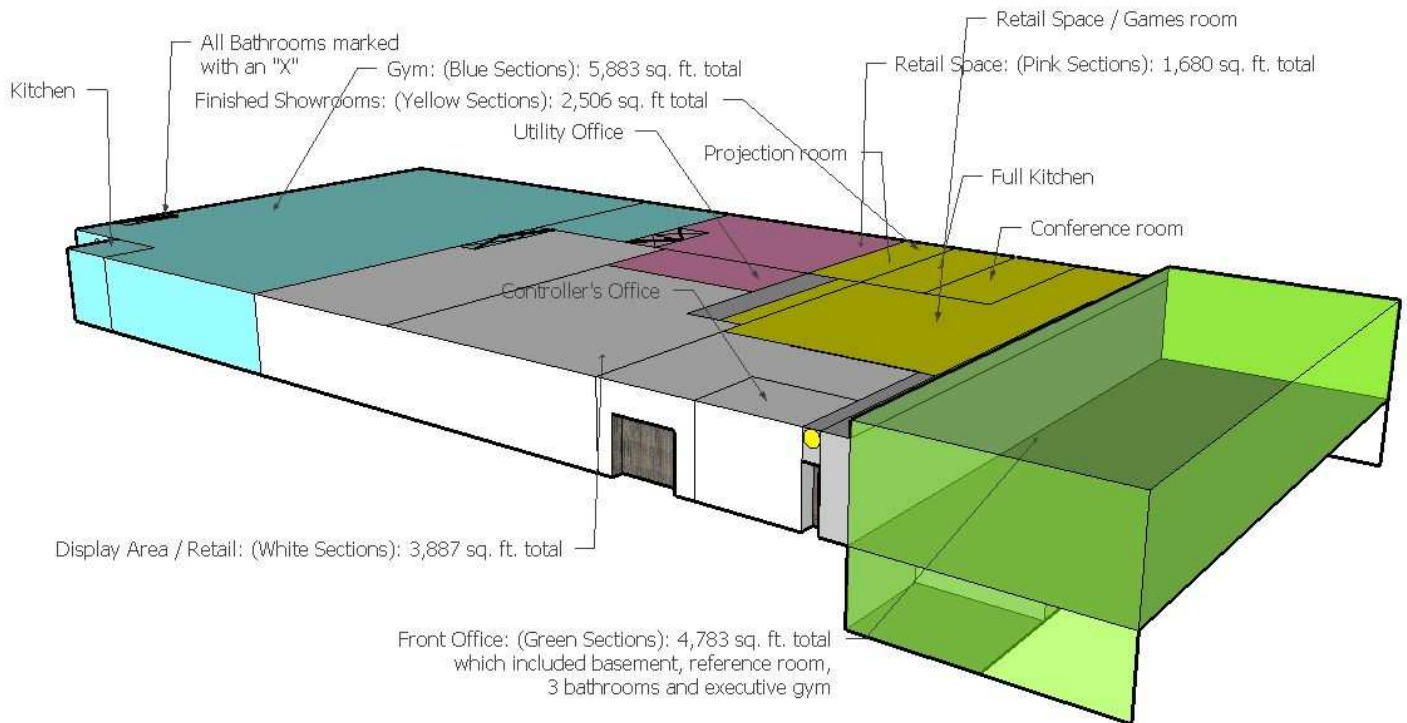


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16 Queen Elizabeth Blvd., Etobicoke - Floor Plan / Space Analysis



16 Queen Elizabeth Boulevard, Toronto

PART OF BLOCK A
REGISTERED PLAN 1212
CITY OF TORONTO
(FORMERLY CITY OF ETOBICOKE)

AND CAN BE CONVERTED TO FEET BY
DIVIDING BY 0.3048

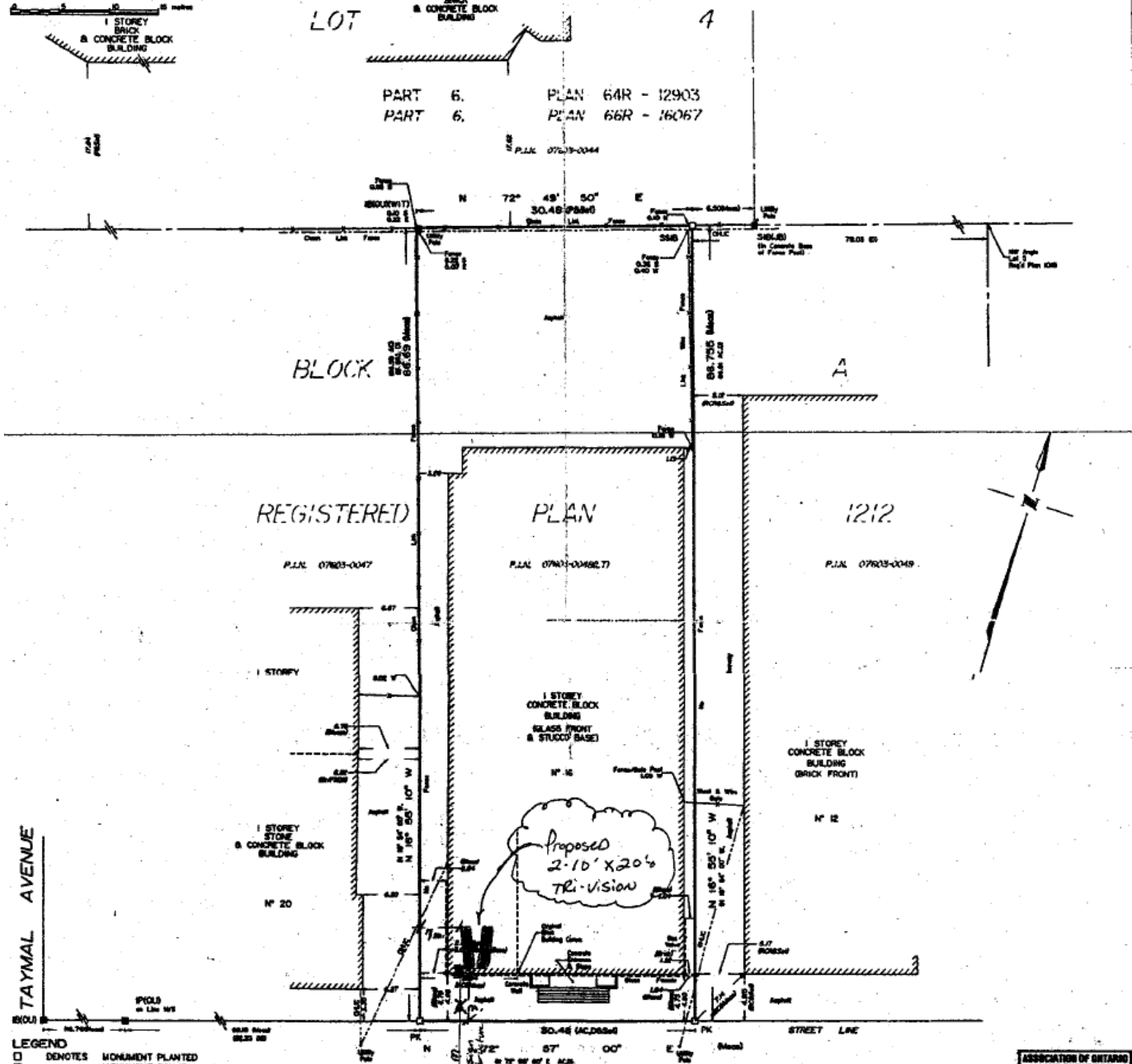
WHEREAS THIS SURVEY REPORT
DATED JANUARY 16TH, 2007,
2) THIS PLAN AND REPORT WERE PREPARED
FOR CSTRVY ONTARIO INC.
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER
PARTIES.

REG'D PLAN 3959

LOT 4

PART 6. PLAN 64R - 12903
PART 6. PLAN 66R - 16067

P.L.N. 07623-0044



REGISTERED PLAN 1212

P.L.N. 07623-0047 P.L.N. 07623-00462.7 P.L.N. 07623-0049

TAYMAL AVENUE

QUEEN ELIZABETH BOULEVARD

By By-Law 7495 ETOBICOKE, Inst. N° EB 78473)

HIGHWAY PROPERTY LINE P.L.N. 07623-0039

LEGEND

□	DENOTES	MONUMENT PLANTED
■	---	MONUMENT FOUND
WT	---	WITNESS
IP	---	IRON PIPE
IB	---	IRON BAR
SB	---	STANDARD IRON BAR
SSB	---	SHORT STANDARD IRON BAR
PK	---	PK NAIL & WASHER
RS	---	REGISTERED PLAN 1212
P.L.M.	---	PROPERTY IDENTIFIER NUMBER
D	---	INST. N° CA 323180
D2	---	INST. N° TB 943199
F	---	PLAN 64R-12903
JB	---	JOHN C. BEATSON, O.L.S.
AC	---	FIELD NOTE & SKETCH BY A. COOK, O.L.S. DATED FEBRUARY 22/23, 1949.
BC	---	FIELD NOTE BY S. HOWE & CAVELL, O.L.S. DATED MARCH 8TH, 1948.
ROR	---	PLAN OF SURVEY BY R.C. RABIDEAU, O.L.S. DATED AUGUST 30TH, 1964.
OHUC (B/P/FOH)	---	OVERHEAD UTILITY CABLES BRICK FOUNDATION

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BEARING NOTE
BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF PART I HAVING A BEARING OF N 72° 49' 50\"/>

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON JANUARY 16TH, 2007.
DATE: Jan 16, 2007
DAVID J. HAWLEY
Ontario Land Surveyor

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN IDENTIFICATION FORM
1633172
THIS PLAN IS NOT VALID UNLESS IT IS AN APPROVED ORIGINAL COPY ISSUED BY THE SURVEYORS 14 GERRARD ST. E. TORONTO, ONTARIO M5C 1S6

RABIDEAU & CZERWINSKI
ONTARIO LAND SURVEYORS
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