RETAIL FOR LEASE

IRIDESA

1156 The Queensway

TORONTO, ON



APPROX. 3,550 SF | DIVISIBLE 1-2 UNITS

HORIZON BROKERS

Leader Lane Developments

ELM DEVELOPMENTS

About the Offering

SIZE	Approx. 3,550 SF
DIVISIBILITY	1 to 2 units
FRONTAGE	Approx. 115 ft of exposure
CEILING HEIGHT	Approx. 18 ft
ASKING RENT	$60.00 PSF Net
ADDITIONAL RENT	$17.00 PSF (Est.)
TERM	5 to 10 years
PARKING	3 PUDO spaces at the rear
LOADING	Type G; separate retail BOH & corridor
AVAILABILITY	February 1, 2027 (Est.)

Set at the base of IRIDESA, a new 12-storey residence at The Queensway and Nordin Avenue, this space draws on two sources of customers from opening day: the 220 households upstairs and the growing Stonegate-Queensway neighbourhood around it.

The surrounding block is already a daily-needs destination. With Longo's, Starbucks, RBC, BMO, TD and Scotiabank all within a short walk, and Costco and IKEA minutes away, shoppers are already coming to this stretch of The Queensway. A new tenant here can capture that existing traffic from day one.

The space was designed for retail, with tall glazed storefronts, two entrances that allow for one tenant or two, a dedicated retail service corridor to rear-lane loading, and kitchen connections in place. It's well suited to a café or specialty food operator, a clinic or wellness studio, or a neighbourhood service business looking for a new-build location on a high-exposure corridor.





Prime Queensway Corridor

OFFERING HIGHLIGHTS:

CORNER EXPOSURE
Approx. 115 ft of exposure on The Queensway & Nordin Avenue

220 RESIDENTIAL UNITS ABOVE
12-storey residential development

HIGHLY ACCESSIBLE
Minutes to the Gardiner Expwy, QEW & Hwy 427, with TTC on The Queensway

DIVISIBLE 1-2 UNITS
Approx. 3,550 SF of new-build retail with on-site loading

1156 THE QUEENSWAY
TORONTO, ON

FLOOR PLAN

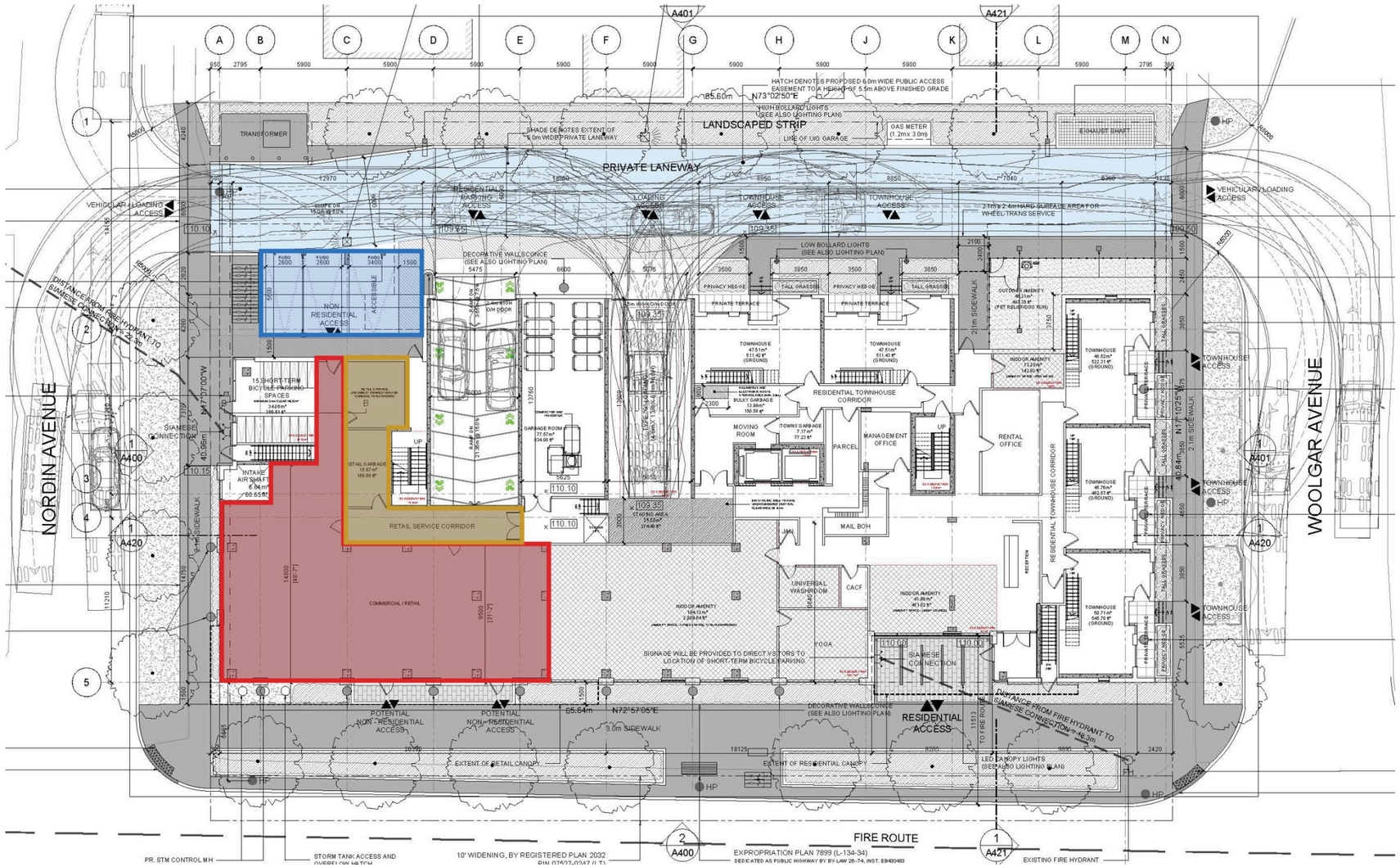
Retail
Divisible 1-2 units

Retail Service Corridor
Retail storage, retail garbage & service corridor

RETAIL + SERVICE CORRIDOR APPROX. 3,550 SF TOTAL

Parking
3 pick-up / drop-off spaces at the rear, incl. 1 accessible

- Approx. 115 ft of exposure on The Queensway and Nordin Avenue
- Approx. 18 ft ceiling heights
- Commercial kitchen connections
- Type G loading off the rear lane



Ground floor plan: CORE Architects, A202. Plan not to scale; outlines and areas approximate.

1156 THE QUEENSWAY
TORONTO, ON

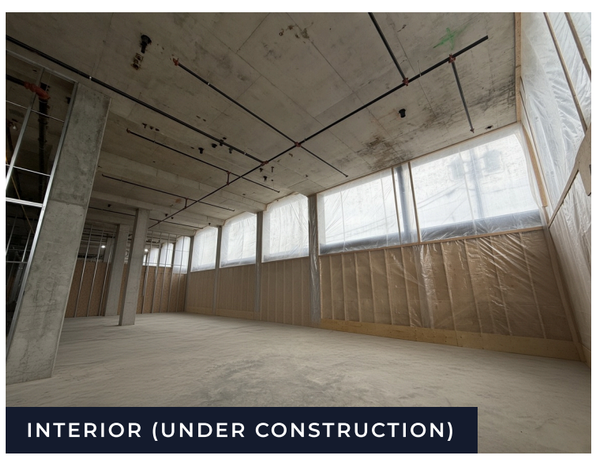
RENDERING, FRONTAGE & INTERIOR



BUILDING RENDERING



RETAIL FRONTAGE ELEVATION


INTERIOR (UNDER CONSTRUCTION)


INTERIOR (UNDER CONSTRUCTION)

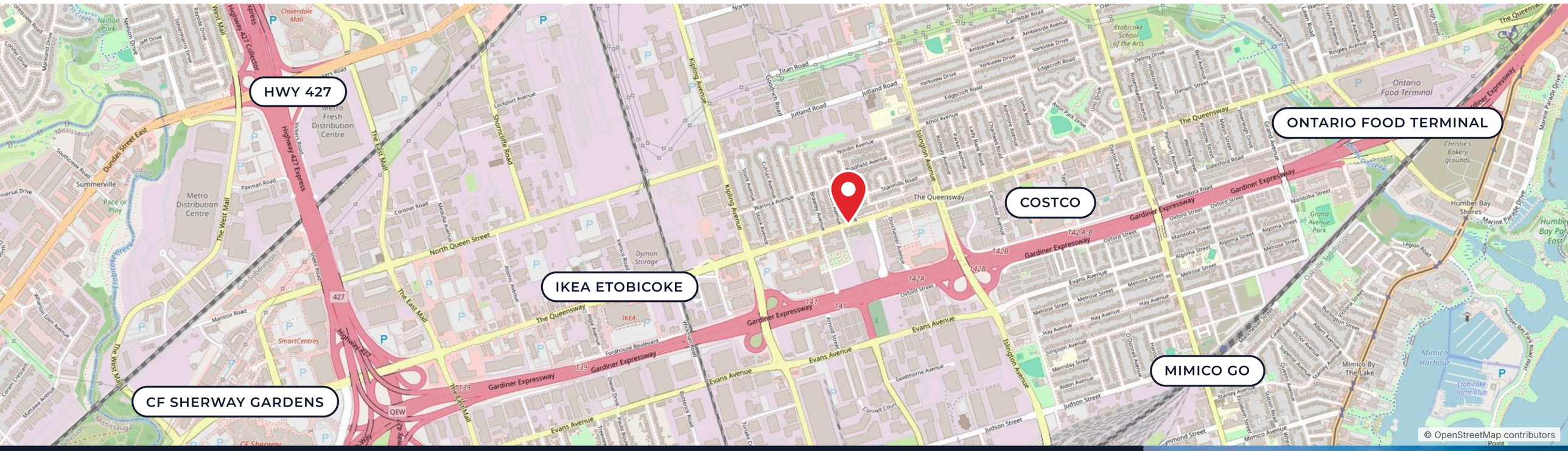
IDEAL USES

- Café & Coffee
- Specialty Food & Restaurants
- Medical & Dental
- Wellness & Fitness
- Personal Services
- Neighbourhood Convenience

Rendering: Leader Lane Developments. Elevation: CORE Architects, A411 (re-issued for SPA, Sept 27, 2024), not to scale. Interior photos taken during construction; construction debris digitally removed.

Advisory & Disclaimer

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All outlines are approximate. Unit size, additional rent and possession date are estimated. | www.horizonbrokerscre.com | 416-557-4450

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