

NINE TIPPETT ROAD

Retail for Sale at Wilson & Allen Rd

FOR SALE



NINE TIPPETT ROAD

The Offering

CBRE Limited is pleased to offer for sale on behalf of the Vendor, Tippet Developments Inc., premium ground floor retail/office spaces at Willson and Allen Road. The Property is located at the base of the currently under-construction condominium building, Southside Residences at Gramercy Park. The Property provides users or investors with an opportunity to acquire brand new, transit connected right-sized space.

5,953 sq. ft. | \$3,275,000

9,052 sq. ft. | \$4,970,000

BRAND NEW DEVELOPMENT

Currently under construction, Southside Residences at Gramercy Park is a two tower condo complex with 17 & 15 storeys and 500 units.

EXCELLENT CONNECTIVITY

9 Tippet is just a few minutes walk to Wilson subway station, making it accessible from anywhere in the city. It is also located next to Allen Road and just south of the 410 Expressway.

RAPIDLY GROWING NEIGHBOURHOOD

There is massive amounts of residential growth in the area. 9 Tippet Road is located within direct proximity to five new condominium buildings, bringing in an additional 3,950 units to the area.

GREAT ARCHITECTURE

The architecture of Southside Residences is contemporary with a traditional twist that relates visually to its successful neighbour, Gramercy Park and to the Midtown Manhattan architecture that was inspiration for it's design.

PROPERTY DETAILS

OPTION 1
Units 1-5 : 5,953 sq. ft.
Price: \$3,275,000

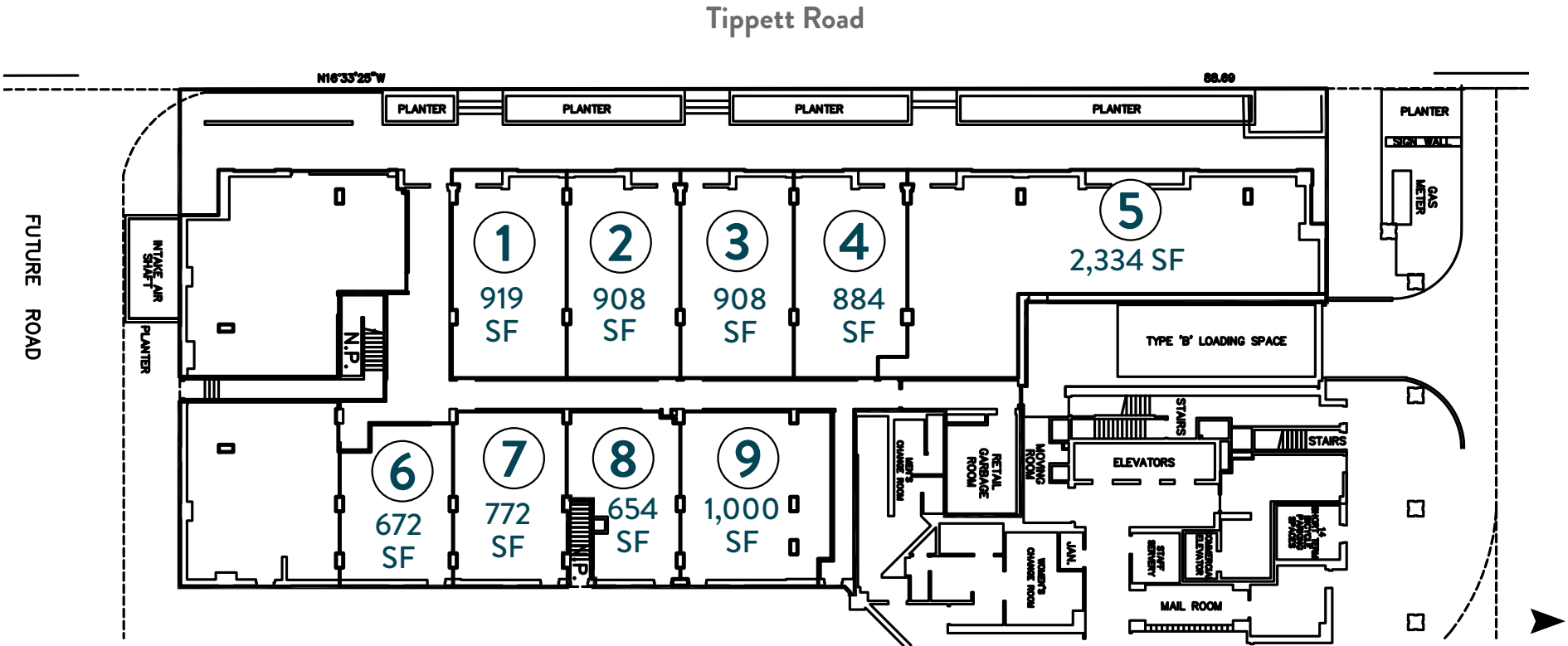
OPTION 2
Units 1-9 : 9,052 sq. ft.
Price: \$4,970,000



Highlights

- Rare opportunity to own your own retail/office space in the premium Southside Condos development by Malibu Investments
- Excellent location by Wilson & Highway 401, close to Yorkdale Mall, and a minutes walk to the TTC's Wilson Station
- Parking spots available for \$45,000/spot + visitor parking is available for guests
- Massive residential growth in the area
- Space can be divided into smaller units
- Units 1-5 have ample signage opportunities and access to loading

FLOOR PLAN



Units 1-5 : 5,953 sq. ft.

Units 1-9 : 9,052 sq. ft.

NINE TIPPETT ROAD



THE LOCATION

9 Tippet is located in a prime location next to the **Allen Road**, just north of **HWY 401**.

It is located in a rapidly growing area, directly next door to 5 proposed condominium buildings that will bring an additional 3,950 units to the immediate area. Directly to the west are two established retail hubs (SmartCentres Downsview & Build Toronto 75 Billy Bishop Way) and to the southwest is Yorkdale Mall, Toronto's premier shopping centre with an exclusive list of retailers and dining options.

9 Tippet Road is a few minutes walk to Wilson Subway Station making it easily accessible from anywhere in the city.



\$128,208
AVERAGE
HOUSEHOLD INCOME



102,758
ESTIMATED
POPULATION

*Within 3km of 9 Tippet Road

- (1) Rocket Condos**
Status: Under Construction
Units: 462
Storeys: 14,8
- (2) Express Condos**
Status: Under Construction
Units: 665
Storeys: 16
- (3) Tretti Condos**
Status: Under Construction
Units: 340
Storeys: 13
- (4) 50 Wilson Heights**
Status: Pre-Construction
Units: 1,150
Storeys: 16,16,14,12,7,3
- (5) Nordic Condos**
Status: Pre-Construction
Units: 429
Storeys: 12
- (6) 3450 Dufferin Street**
Status: Pre-Construction
Units: 904
Storeys: 29,27,23

TOTAL NEW UNITS

3,950 units



NEIGHBOURING DEVELOPEMENTS

Express Condos | Under Construction



Tretti Condos | Under Construction

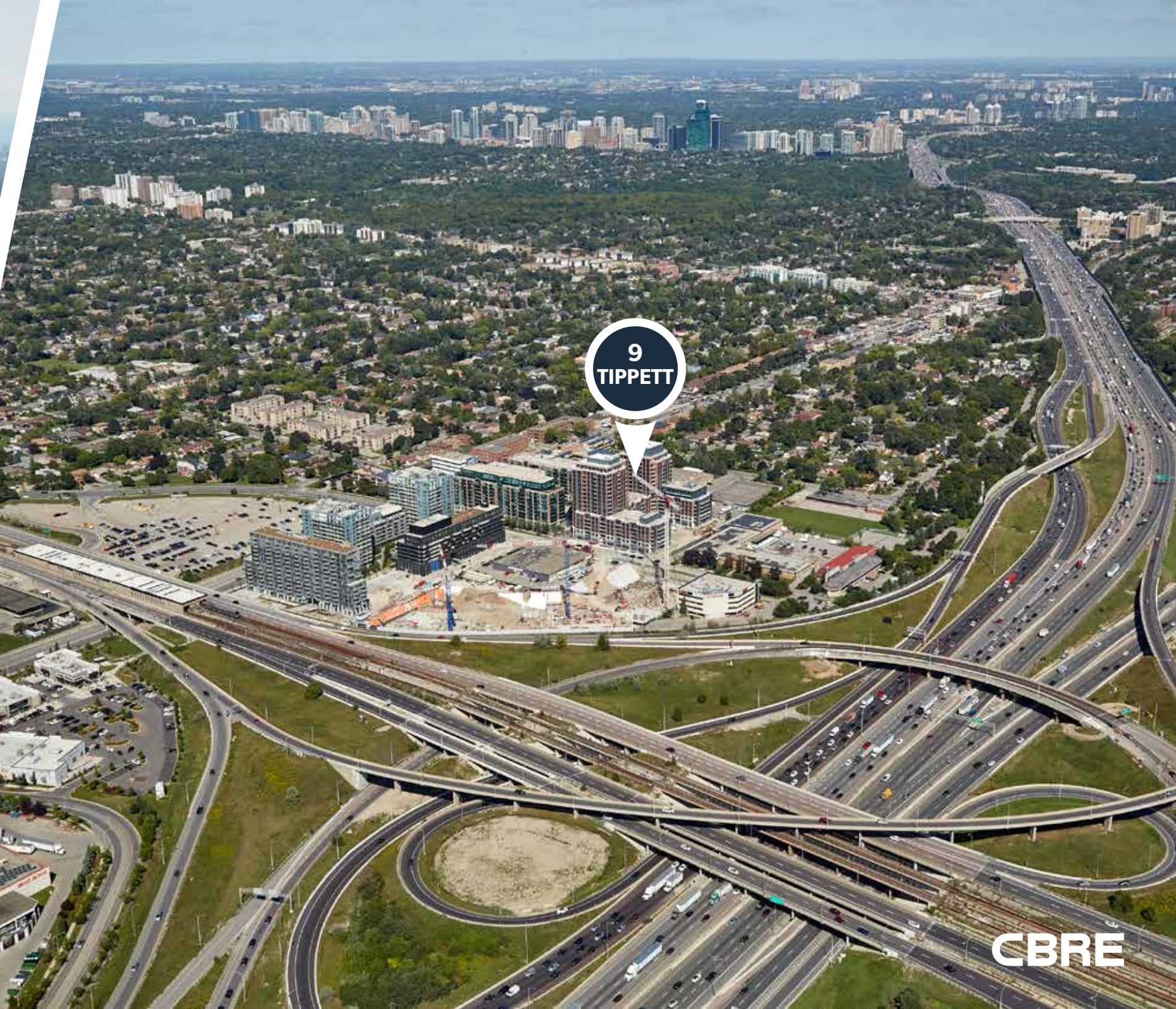
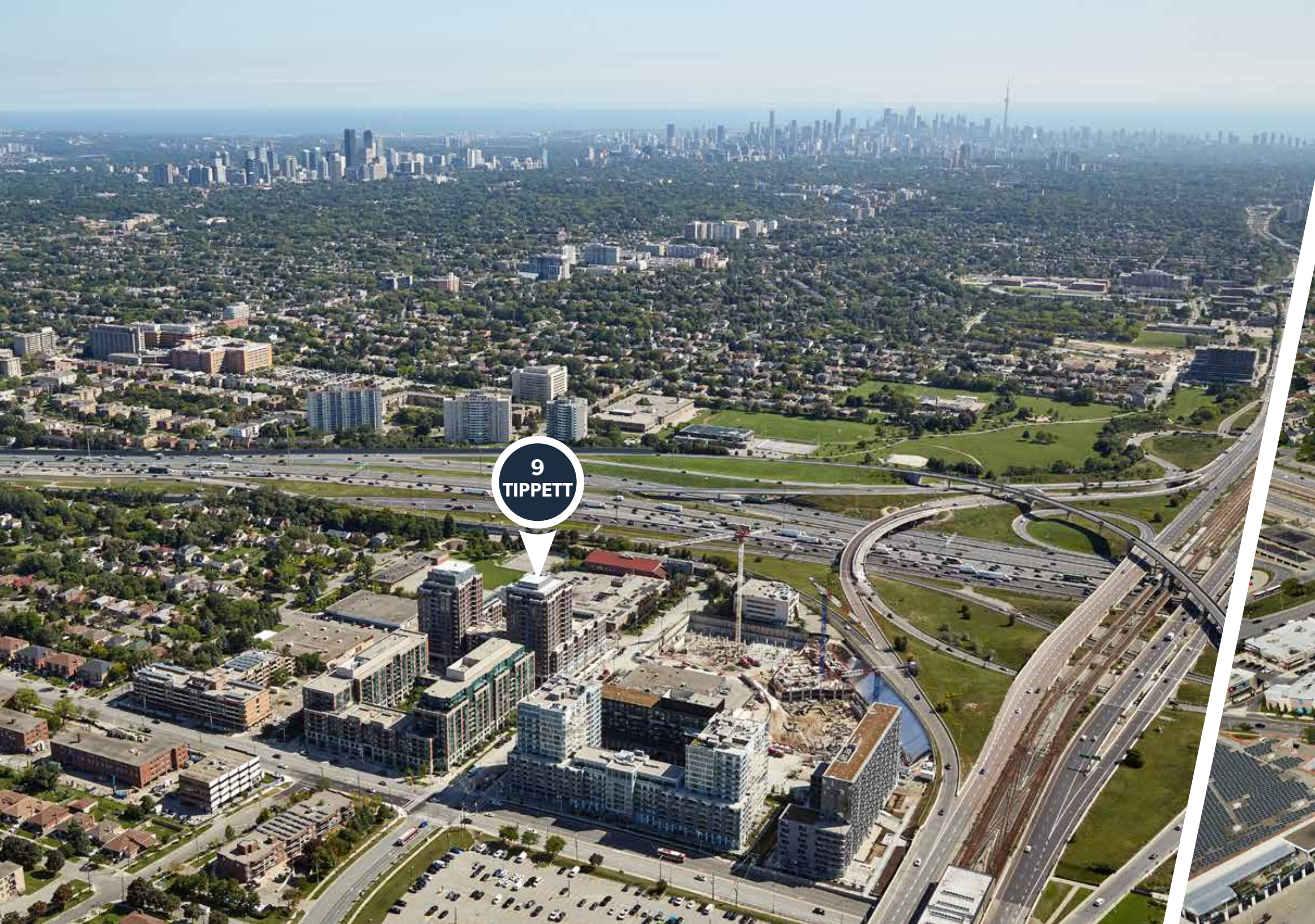


Rocket Condos | Under Construction



Nordic Condos | Pre-Construction







Builders with history.

Malibu Investments is a Toronto-based developments company with major residential high-rise condominiums throughout the GTA, representing over 3,500 residential suites.

Malibu, over the last decade, has been proud to take its place in Toronto's ever changing skyline - with iconic buildings designed to reflect the character of their neighbourhood while providing residents with modern amenities designed to compliment their lifestyles.



CBRE

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CBRE

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